KENDALL COUNTY
REGIONAL PLANNING COMMISSION

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560

AGENDA

Wednesday, January 26, 2022 – 7:00 p.m.

CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from December 8, 2021 Meeting (Pages 3-79)

PETITIONS

1. **Petition 21 – 49 – Irma Loya Quezada (Pages 80-170)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PINs: 09-18-300-018 (Part) and 09-18-300-019 (Part)
Location: On the East Side of Brisbin Road Across from 14859 and 14975 Brisbin Road, Seward Township
Purpose: Petitioner Wants to Rezone the Property in Order to Divide the Property and Construct Two Homes

2. **Petition 22 – 01 – Jose and Silvia Martinez (Pages 171-248)**
Request: Special Use Permit for a Landscaping Business, Variance to Section 7:01.D.30.b to Allow a Landscaping Business a Non-State, County, or Collector Highway as Defined by the Kendall County Land Resource Management Plan, and Variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance to Allow a Driveway Zero Feet from the Southern Property Line
PINs: 03-12-100-004 and 03-12-100-013
Location: 1038 Harvey Road, Oswego Township
Purpose: Petitioner Wants to Operate a Landscaping Business at the Subject Property; Property is Zoned A-1

3. **Petition 22 – 03 – Executive Pastor Sean Mabee on Behalf of Grace Bible Church of Shorewood and Fire Chief Andrew Doyle on Behalf of the Troy Fire Protection District (Pages 249-349)**
Request: Special Use Permit for a Governmental Building or Facility (Fire Station) and the Revocation of a Special Use Permit for a Church Granted by Ordinance 2004-24
PIN: 09-12-300-017
Location: 748 Jones Road, Seward Township
Purpose: Petitioners Want to Operate a Fire Station and Remove the Special Use Permit for a Church at the Subject Property; Property is Zoned A-1

4. **Petition 22 – 04 – John and Laura Gay (Pages 350-441)**
Request: Major Amendment to an Existing Special Use Permit for a Kennel Granted by Ordinance 2019-33 by Changing the Site Plan
PIN: 03-28-100-004
Location: 3601 Plainfield Road, Oswego Township
Purpose: Petitioner Wants to Change the Orientation of the Building, Change the Access Point on Plainfield Road, Move the Parking Area, and Change the Layout of the Turnaround Area; Property is Zoned A-1

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

1. Election of Officers-Chairman, Vice Chairman, Treasurer, Secretary and Recording Secretary
2. Appointments to Comprehensive Land Plan and Ordinance Committee
3. Annual Meeting-February 5, 2022 at 9:00 a.m. (Page 442)

OLD BUSINESS:

1. None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-37 Text Amendment Regarding Vegetable Gardens
2. Petition 21-38 Text Amendment Regarding Agricultural Experiences
3. Petition 21-40 LRMP Amendment for Land West of 16924 O'Brien Road
4. Petition 21-41 Rezoning of Land West of 16924 O'Brien Road
5. Petition 21-46 Special Use Permit Amendment at 3485 Route 126
6. Petition 21-48 Rezoning of 55 Riverside (Withdrawn at ZBA)

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Annual Meeting February 5, 2022

Next Regular Meeting February 23, 2022

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois

Unapproved - Meeting Minutes of December 8, 2021 - 7:00 p.m.

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

ROLL CALL
Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley
Members Absent: Dave Hamman
Staff Present: Matthew H. Asselmeier, Senior Planner
Others Present: Greg Dady, Gregg Ingemunson, Brian Henrichs, Rick Porter, Chris Lannert, Pat Kelsey, Rick Porter, James Kohout, James Clune, Shabbir Shamsuddin, and Gerald Chase

APPROVAL OF AGENDA
Chairman Ashton noted that the Petitioner for Petition 21-49 requested a layover to the January meeting. Member Nelson made a motion, seconded by Member Bledsoe, to approve the agenda by moving Petition 21-37 to after Petition 21-48 and laying over Petition 21-49 to the January meeting. With a voice vote of nine (9) ayes, the motion carried.

APPROVAL OF MINUTES
Member Rodriguez made a motion, seconded by Member Wormley, to approve the minutes of the October 27, 2021, meeting. With a voice vote of nine (9) ayes, the motion carried.

PETITIONS
Petition 21 – 46 – Greg Dady on Behalf of DTG Investments, LLC and Robert A. Baish on Behalf of Baish Excavating, Inc.
Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to sell the subject property to Baish Excavating. After exploring a text amendment to allow an excavating business on the subject property, the Petitioners decided to pursue a major amendment to the existing special use permit for a landscaping business at the subject property.

The application materials, aerial of the property, aerial with the flood zone, plat of survey, site plan, the court order regarding a previous excavating business at the property, and the special use permit for a landscaping business previously granted by Ordinance 2007-10 were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

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

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection.

Petition information was sent to Na-Au-Say Township on October 26, 2021.

Petition information was sent to the Village of Oswego on October 26, 2021. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on October 26, 2021. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on October 26, 2021. The Oswego Fire Protection District submitted an email on October 27, 2021, requesting that fuel tanks be installed, permitted, and inspected per applicable law, storage heights inside the storage bins be capped at twenty-five feet (25') in height, and no miscellaneous storage of vehicles, machinery, or equipment occur in the storage bins. The Petitioners were agreeable to these requests.

ZPAC reviewed this proposal at their meeting on November 2, 2021. The Petitioners stated that only trailers would be parked in the floodplain. No turning lanes off of Route 126 would be required. However, the Illinois Department of Transportation could review the need for turning lanes in the future. The Petitioners were agreeable to setting the maximum number of employees at fifteen (15). ZPAC recommended approval of the request with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The subject property has been used as a landscaping business and repair and restoration business. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the business plan, Baish Excavating, Inc. does excavation, concrete, landscaping, site maintenance, railroad and major pipeline work. Their work takes place offsite within a radius of approximately thirty-five (35) miles of Plainfield. They are relocating from their current location because their existing location has been sold.

The hours of operation are Monday through Friday from 6:00 a.m. until 5:00 p.m. The company operates outside these hours of operation during snowfalls and other emergencies. The company has eleven (11) employees, but this number could rise to fifteen (15) employees. Four (4) or five (5) of these employees work onsite while the remainder of employees work at job sites.

Equipment and trucks would be stored indoors as much as possible, but some equipment would be stored outside. Equipment consists of excavators, loaders, skid steers, track skids, two (2) semi dumps, and dump trailers. The site plan shows a sixty foot by one hundred foot (60' X 100') trailer parking area.

According the to the site plan, the Baish Excavating, Inc. would like to install three (3) fuel tanks on a concrete pad. The area would be twenty feet by thirty feet (20' X 30').

The site plan also calls for a twenty foot by sixty foot (20' X 60') outdoor storage bin area. This area would be used to store aggregates and salt in "tents". The "tents" would be a maximum of thirty feet (30') in height. The tents would be enclosed except for one (1) side. A picture of the "tent" was provided.

The existing special use permit for a landscaping business was granted on March 20, 2007, and included the following conditions and restrictions:

1. The maximum number of employees reporting to the site is 40.

2. The development of the site shall be in conformance with the submitted Site Enhancement Plan dated August 18, 2006 with a latest revision of date of March 9, 2007.

3. All commercial vehicles used for the special use are to be stored inside an accessory structure when not in use.

4. No construction activity can take place on the portion of the subject parcel located in Section 9 of Na-Au-Say Township until such time that a detailed flood plain study has been forwarded to PBZ staff and Strand Associates, to ensure that there are no negative impacts to Aux Sable Creek.

5. A site development permit will need to be secured prior to construction of the proposed parking stalls demonstrating that the post construction elevations of that portion of the parking lot located within the flood plain as depicted on the existing FEMA FIRM maps dated July 19, 1982 (Community Map Panel 170341 0100C) will not exceed the existing elevations of the existing grades on the site.

6. No construction activity shall take place and no permits (building, occupancy or site development) shall be issued for the subject property located in Section 9 of Na-Au-Say Township until such time that the required 15 foot Regional Trail easement, and the additional ROW along Route 126 per the previous Agreed Court Order, has been supplied and recorded.

7. All renovations to existing structures must conform to a commercial standard per the provisions of the Kendall County Building Code, including handicapped accessibility of the structures.

8. Other than the outside storage of non-growing landscaping materials, no outside storage shall be allowed on the site.

9. Occupancy in the existing residence will be restricted to an employee of the petitioner, for use as a caretaker's residence, and his/her immediate family members.

10. No composting will be done on-site. All grass clippings will be stored temporarily in a bin or dumpster and be hauled off the site periodically when the bin becomes full.

The Petitioner is requesting that conditions 1, 2, 3, and 8 be amended or repealed. Conditions 4, 6, and 7 have previously been met. The FEMA FIRM maps have been updated since the original special use permit was granted in 2007.

According to the site plan, there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property as shown on the flood zone aerial and plat of survey. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway.

On October 26, 2021, the Petitioners and their engineer met with the Senior Planner, a representative of WBK, and the Planning, Building and Zoning Committee Chairman at the property. The Petitioners agreed that no hazardous or flammable materials would be stored in the floodway. The Kendall County Stormwater Management Ordinance forbids the storage of such materials in the floodway.

The property has two accesses off of Route 126. The western access would be used by the existing house and the eastern access would be used by the business operating out of the metal building.

According to the site plan, a parking area is shown north of the metal building. The parking area is gravel.

Contrary to the business plan, no additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

There is one (1) existing four foot by eight foot (4'X8') freestanding sign. A light exists next to the sign. A picture of the sign was provided.

There is an existing wooden fence around the property and a single gate east of the metal building.

A berm and several mature trees are between the metal building and Route 126. Pictures of the landscaping were provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

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. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and Kendall County Stormwater Management Ordinance, and related ordinances.

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. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities exist on the site based upon the number of proposed employees at the property. No additional buildings are planned for the site. The Petitioners are aware that parking cannot occur in the front yard setback. Route 126 is a State maintained road and should be able to handle the traffic. The Petitioners are aware that floodplain exists on the property and certain materials cannot be stored in the floodplain per the Kendall County Stormwater Management Ordinance.

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 because the Petitioners are not asking for any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 10-11 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents."

Staff recommended approval of the requested major amendment to an existing special use permit subject to the following conditions and restrictions:

1. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.

2. The site shall be developed substantially in accordance with the site plan. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, wood frame machine shed, and corn crib without amending the site plan.
3. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the site plan. The parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.
4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the site plan. The maximum height of the bins or "tents" shall be thirty feet (30') and shall look substantial like the structures shown in the pictures. The maximum storage heights inside the storage bins shall be capped at twenty-five feet (25'). No miscellaneous storage of vehicles, machinery, or equipment shall occur in the storage bins.
10. One (1) maximum four foot by eight foot (4' X 8') freestanding sign may be located on the subject property. The sign may be illuminated.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
13. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business allowed by this special use permit may reduce these hours of operation.
15. 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.

16. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

17. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

18. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.

19. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.

20. 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.

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

22. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Member Nelson asked how the building located in the floodplain on the northeast side of the property was used. Gregg Ingemunson, Attorney for the Petitioner, stated the building is not used and has been on the property for a long time. Mr. Ingemunson was agreeable that a condition be added that this building not be used as part of the special use permit.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the major amendment to an existing special use permit with the conditions proposed by Staff and the additional condition that the building located in the floodplain not be utilized as part of the special use.

The votes were as follows:
Ayes (9): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley

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

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on December 13, 2021.

Petition 21-48 Brian Henrichs on Behalf of Baka Properties, LLC
Mr. Asselmeier summarized the request.

The Petitioner is requesting a map amendment rezoning the subject property from A-1 Agricultural District to R-3 One Family Residential District.

The Petitioner plans to submit preliminary and final plats dividing the property into two (2) parcels in order to construct one (1) house on each new parcel.

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

55 ILCS 5/5-12014(b)(B) allows for written protests signed by the owner or owners of land immediately touching, or immediately across a street, alley, or public right-of-way from, at least 20% of the perimeter of the land to be rezoned. In such cases, a three quarters (3/4) vote of the entire County Board is necessary to approve the map amendment. On November 30, 2021, this type of written protest was submitted to the County; the protest was provided.

The property is addressed as 55 Riverside Street and is Lot 183 in the Fox River Gardens Subdivision.

The property is approximately two point seven (2.7) acres in size.

The current land is Vacant; the property was previously used as horse pasture.

The Kendall County Future Land Use Map called for the property to be Suburban Residential (Max 1.00 DU/Acre). Yorkville's Future Land Use Map called for the property to be Estate/Conservation Residential.

Yorkville Road and Riverside Street are private streets.

Mr. Asselmeier read an email from Greg Chismark noting floodplain on the property and provided a map showing the approximate locations of the floodplain. There were no wetlands on the property.

The adjacent land uses were Single-Family Residential.

The adjacent properties were zoned A-1 and R-3.

The Kendall County Future Land Use Map called for the area to be Suburban Residential (Max 1.00 DU/Acre). Yorkville's Future Land Use Map called for the area to be Estate/Conservation Residential.

Zoning districts within one half (1/2) of a mile included A-1, A-1 SU, R-1, R-2, and R-3 in the unincorporated area. Properties inside Yorkville were zoned R-2 and OS-2.

The A-1 special use to the north was for a campground (Hide-A-Way Lakes).

EcoCat submitted on November 10, 2021. Protected resources may be in the vicinity, but adverse impacts were unlikely and consultation was terminated.

NRI application submitted on November 12, 2021. The draft LESA Score was 120 indicating a low level of protection.

Bristol Township was emailed information on November 16, 2021.

The Yorkville Economic Development Committee reviewed this proposal on December 7, 2021, and did not issue a recommendation. The Yorkville Planning and Zoning Commission will review this proposal on December 8, 2021.

The Bristol-Kendall Fire Protection District was emailed information on November 16, 2021.

ZPAC reviewed this proposal at their meeting on December 7, 2021. Discussion occurred about floodplain on the lot and restrictions about building in the floodplain. Appropriate federal, state, and local permits would be needed to build in the floodplain and applicable insurance would be required. An alternative septic system would likely be needed.

Rick Porter presented an objection to the requested rezoning from several neighbors. He felt having a R-3 zoned property in the area was inappropriate. He noted the exemptions in the Zoning Ordinance that allows houses on A-1 zoned properties. He noted the deed restrictions and argued that only one (1) home was allowed on Lot 183. The density would not be compatible with area. He noted that wetlands are located on the property. He noted the area and streets are prone to flooding with odor issues from septic systems and sanitary issues will worsen. He also noted the large amount of hydric soils on the property. Additional buildings will create additional flooding on downstream property owners. He also stated that the Petitioner has a history of not complying with County regulations. The trend of development is not toward increased density. Mr. Porter said the Committee could recommend R-1 zoning under the Zoning Ordinance.

Chris Lannert said development of the site was difficult. He argued that the previous rezoning in the area was probably illegal. He noted that fill had been placed on the property. He said it was a beautiful natural area. The Petitioner should not be able to build more than one (1) house on the parcel. Only a small portion of the lot was buildable. He advised the Committee not to be put into a position to accept the subdivision because the rezoning was approved.

Boyd Ingemunson, Attorney for the Petitioner, noted that the lot and neighboring lot merged Parcel Identification Numbers, otherwise the Petitioner could build one (1) house. He noted that every lot in the area was challenging to build. He noted that the request meets the Land Resource Management Plan and the intent of the subdivision. Mr. Asselmeier asked if the Petitioner was aware that, if the request was approved, two (2) houses might not be able to be built on the lot. Mr. Ingemunson acknowledged that the lot has challenges and will have to meet regulations.

Mr. Klaas questioned the nature of the Petition. Mr. Asselmeier responded the present request is to rezone the property. If the rezoning was approved, the Petitioner could pursue a subdivision with the intent of placing two (2) houses on the existing parcel. Mr. Ingemunson said the Petitioner would ideally like to have the ability to build two (2) houses. The item before the County is rezoning the property. Mr. Klaas felt the Petition was

flawed with the possibility that more than one (1) house could be placed on the parcel. He felt that the parcel should be entitled to one (1) and only one (1) house.

Mr. Guritz noted that deed restrictions exist. Discussion occurred regarding the deed restrictions. The question was raised regarding which entity enforces the deed restrictions.

Mr. Asselmeier noted that agricultural activities could occur on all of the properties in the area. He also noted that, if the rezoning was approved, a future property owner could decide to do a subdivision.

Dee Studler described the neighborhood. She noted the animals in the area. She noted the people admiring natural beauty when traveling in their kayaks down the river. The area was not high density. She said the Petitioner has already violated the deed restrictions and will not follow the rules. Mr. Asselmeier asked Ms. Studler if she would be fine if the Petitioner used the property for a cattle or hog farm. Ms. Studler responded yes.

Mr. Asselmeier explained how the property was originally zoned A-1.

James Kohoot, Dave Morgan, and Gerald Chase stated they were in favor of allowing the Petitioner to have one (1) house, but were opposed to multiple houses on the property.

Dave Morgan and JoAnn Willingham express concerns about stormwater runoff and standing water.

Dave Morgan also expressed concerns related to property values, lighting, and traffic congestion.

Shabbir Shamsuddin expressed concerns regarding the width of the road and septic issues.

Mr. Asselmeier asked Mr. Ingemunson if the Petitioner would be interested in obtaining a conditional use permit for single-family home while retaining the A-1 zoning. Mr. Ingemunson responded that he would need to discuss the matter with the Petitioner.

Chairman Gengler felt that only one (1) house should be on the property.

ZPAC recommended denial of the request map amendment by a vote of seven (7) against the proposal, one (1) in favor of the proposal and two (2) members absent. The minutes were provided.

The Petitioner desired to rezone the subject property in order to subdivide the property into (2) parcels and construct one (1) house on each of the two (2) new parcels created for a total of two (2) new houses.

Section 8:07.H of the Kendall County Zoning Ordinance does not allow properties larger than ten (10) acres in size to rezone to the R-3 One Family Residential District. The subject property is less than ten (10) acres in size.

The minimum lot size in the R-3 One Family Residential District is forty-five thousand (45,000) square feet.

Any new homes or accessory structures would be required to meet applicable building codes.

According to the Plat of Survey, there is one (1) existing steel and frame pole building and one (1) frame stable on the property.

No public or private utilities are onsite. Electricity is at Yorkville Road and Riverside Street.

The property fronts Yorkville Road and Riverside Street, two (2) private roads.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

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 used for single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or R-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. The property is less than forty (40) acres and does not qualify for any agricultural housing allocations. No new single-family homes can be constructed on the subject property without a map amendment.

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 is single-family residential uses found in rural settings with wooded lots.

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 Suburban Residential. The maximum density for the Suburban Residential classification is one density unit per acre (1.00 DU/Acre). The minimum lot size for R-3 One Family Residential District zoned land is slightly over one (1) acre at forty-five thousand (45,000) square feet. Accordingly, the R-3 One Family Residential District is consistent with the Suburban Residential classification.

Staff recommended approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

Mr. Asselmeier noted that the Planning, Building and Zoning Department would not enforce any deed or covenant restrictions in the subdivision. Also, the parcel might be old enough to qualify for the one (1) time division allowance under the Plat Act. There was a way to divide the property that would not involve the creation of new easements.

The subject property and property to west shared one (1) parcel identification number.

Chairman Ashton asked if the Commission had to consider the buildability of the property. Mr. Asselmeier responded that was not a consideration in cases of map amendments.

Commissioners reviewed the aerial showing the approximate location of floodplain. They have to obtain necessary permits to build in the floodplain. The possibility existed that the rezoning could be approved and no permits would be issued.

Boyd Ingemunson, Attorney for the Petitioner, said building in the floodplain was allowed with parameters. A mechanical septic system probably would be required. Applicable permits would be required. The buildability of the lot has not been determined.

Mr. Ingemunson noted that many of the houses in the area on located on lots less than one (1) acre is size; the subdivision was platted before the County adopted zoning.

Rick Porter, Attorney for the Objectors, distributed an objection. He stated that the subject property was combined with the neighboring lot under one (1) parcel identification number. He discussed the exemption that allows parties to build on property less than forty (40) acres. He argued that two (2) dwellings would be inappropriate for the area. He discussed issues and odors related to the septic systems in the area. He noted the less density in the area. He stated that his clients support having one (1) home on the subject property provided the property has a septic mound. He suggested that the Commission recommend a higher classification like R-1 or R-2. He noted the density and lot size of lots in the area and the Objectors' properties. He said the Petitioner was not neighborly. He stated that wetlands exist on the property. Fill was placed on the property in spring 2020. He provided a picture of flooding on River Street. He noted the amount of hydric soils on the property.

Chris Lannert stated the lot should not be subdivided. He noted the uniqueness of the area. He felt the R-3 zoning that was previously granted occurred improperly. He noted the location of wetlands on the property and the area where fill occurred. He noted the open space of the area. He called the development of two (2) lots unnecessary. He discussed several objectives in the Land Resource Management Plan related to stormwater and preserving the environment. He noted the amount of land available for one (1) house on the property.

Pat Kelsey discussed the fill on the property. He provided a picture of the fill. He discussed the drainage and plants in the area. He discussed the difficulty of putting septic systems in hydric soils and in the area. He discussed the engineering and earthwork that would need to occur to raise buildings out of the floodplain.

Member Rodriguez asked if this subject property was the lowest point in the area. Mr. Kelsey responded that the houses along the Fox River were naturally elevated.

Member Wilson asked about the location of the wetlands. Mr. Kelsey explained that the wetland grows and shrinks. Mr. Kelsey said approximately less than twenty-five percent (25%) of the property was impacted by the wetland. He said a wet stream was located on the property; he described the flow of the stream. There is a culvert under Yorkville Road.

Mr. Ingemunson explained rights of property owners. He said that the density of the area would not change if two (2) houses were constructed in the area. He discussed the previous map amendment for the Petitioners adjacent property in 2005. He noted that several of the objectors purchased their properties prior to the Petitioner's other application and none of the neighbors objected to that proposal at that time. He noted hydric

soils on neighboring properties. He noted that the deed restrictions did not prevent houses from being constructed on the property. He said it would be unreasonable to get farm implements to the property. He explained that the area is residential and residential zoning was appropriate; the land was not suitable for most agricultural uses. He noted that none of the neighbors objected to the classification in the Land Resource Management Plan. He stated that his client operated within the regulations with regards to the placement of fill. He also said neighbors did not like the Petitioners.

Member Wormley asked why the Petitioner wanted two (2) homes on the property. He questioned whether or not two (2) homes could actually fit on the parcel. He noted the issues raised by building homes on wet ground. Brian Henrichs, Petitioner, said the parcel was to keep his kids and grandkids in the area.

Mr. Porter argued the Petitioner does not have a right to rezoning. He said that neighbors did not receive notice about the rezoning in 2005. Chairman Ashton said the deed restrictions did not matter. Mr. Porter discussed the existing uses and the proposed densities and discussed the facts needed to rezone the property.

Member Nelson asked about the notice requirements. Mr. Porter said notice had to be proper and jurisdictional requirements never expire.

Discussion occurred regarding the definition of Suburban Residential.

Discussion occurred regarding the value of the lot.

Member Wilson asked the fill in the wetland. Fill was placed in area that was modeled by FEMA. Elevation by concrete structure could occur. No permit was issued for the placement of fill.

Dee Studler, neighbor, explained the neighborhood and uses in the neighborhood. She expected the area to be agricultural. She noted the judgment that recently occurred related to a tree dispute. She discussed the plants and animals that can be viewed from the Fox River. Mr. Ingemunson discussed the tree and access disputes.

James Kohout, neighbor, said that he still uses his property as active agriculture. He was agreeable to having one (1) home on the property. He noted that a portion of the Petitioner's other property was less than forty-five thousand (45,000) square feet. He questioned if the Petitioner would follow regulations. He stated that he visited with Mr. Asselmeier and Mr. Asselmeier indicated that farm animals could be placed on the property.

Member Wormley asked if Mr. Kohout favored the map amendment. Mr. Kohout did not want two (2) houses on the subject property. Member Wormley asked about changing the covenants. The zoning could invite other issues.

Member Nelson suggested neighbors should buy-out the Petitioner; the lot will be very expensive to build.

A neighbor said the southern portion of Fox River Gardens was different than the northern portion of Fox River Gardens. He noted the frequency of his sump pump running. He noted issues exist between neighbors. He was concerned about property values. He did not object to one (1) house on the property. The neighbors just want to protect and preserve the neighborhood.

James Clune, neighbor, was opposed to any buildings on the property because of the floodplain, stormwater, and mosquitos. He was concerned about the neighborhood getting a bad reputation with Realtors.

Shabbir Shamsuddin, neighbor, said that the has lived in the area since 1992. He was not against the Petitioner. He did not receive notice of the rezoning in 2005. He discussed the septic issues he has at his property. His yard was underwater when it rains. He said building one (1) home will cause issues with hydrology. He was also concerned about property values and increased traffic.

Gerald Chase, neighbor, said that he has not received notice of the previous zoning change. He was concerned about drainage and the impact of a second on the water situation.

Member Stewart asked about making motion for a zoning classification other than the requested R-3. Mr. Asselmeier responded the Commission could make that motion. The property is too small to meet the R-1 square footage requirements, but does meet the R-2 square foot requirements. Mr. Asselmeier provided the minimum square footage requirements for R-1, R-2, and R-3.

Mr. Porter indicated his clients would not be opposed to variance to the R-1 minimum square foot requirements.

Discussion occurred regarding doing a conditional use permit under A-1 to obtain one (1) house.

Member Rodriguez felt that one (1) house was enough and the challenges of building houses on the property.

Member Nelson asked if the Petitioner was aware that rezoning to R-3 forbids farm animals.

Mr. Henrichs explained the water table in the area. He said no wetlands were located on the property. He said that he likes wooded lots. He said that his septic system works fine. He noted that the back of his lot is a natural drainage area.

Member Wilson asked if the Petitioner would have to amend his Petition for R-2. Mr. Asselmeier said the Zoning Board of Appeals could recommend R-2. Additional discussions would have to occur if the advisory boards recommended one (1) classification and the Petitioner wanted a different classification.

Member Wilson made a motion, seconded by Member Bledsoe, that the Planning Commission recommend approval of the map amendment if the request was changed to R-2.

The votes were as follows:
Ayes (7): Bledsoe, Casey, McCarthy-Lange, Rodriguez, Stewart, Wilson, and Wormley
Nays (2): Ashton and Nelson
Absent (1): Hamman
Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on December 13, 2021.

Petition 21-37 Kendall County Planning, Building and Zoning Committee
Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0180 (formerly House Bill 0633) also known as the Garden Act.

The Garden Act allows people to plant vegetable gardens as the primary use on residential pieces of property. Further, no county in Illinois can prevent people from using residential property for the purpose of vegetable gardens. The Garden Act becomes effective January 1, 2022. A copy of Public Act 102-0180 was provided.

Presently, farming is a permitted use on A-1, RPD-1, RPD-2, and RPD-3 zoned property in unincorporated Kendall County.

Also, per Section 4:05.B of the Kendall County Zoning Ordinance, gardens may encroach up to all property lines.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Zoning Ordinance to allow vegetable gardening as a primary use on R-1, R-2, R-3, R-4, R-5, R-6, and R-7 zoned property, allow roadside stands selling agricultural products grown on the premises in the same residential zoning districts, and to restrict gardens from forty foot (40') sight triangles where two (2) public streets meet. Roadside stands must be setback at least ten feet (10') from the nearest right-of-way.

Below please find the original redlined version of the proposal:

8:02.A Permitted Uses in the R-1

5. Lands and buildings used for horticulture or farm purposes **including vegetable gardens as defined by the Garden Act.**

8:06.A Permitted Uses in the R-2

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**

~~**b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and**~~

~~**c.**~~ **b.** Farm-type animals shall be prohibited in the R-2 District with the exception of chickens.

8:07.A Permitted Uses in the R-3

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8:02.A except:

a. Lands and buildings used for horticultural or farm purposes, **not including vegetable gardens as defined by the Garden Act and roadside stands following the setback requirements in Section 8:02.A**

~~**b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and**~~

~~**c.**~~ **b.** Farm-type animals shall be prohibited in the R-3 District with the exception of chickens.

8:08.A Permitted Uses in the R-4, R-5, R-6, and R-7 Districts

6. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, provided that the stands and produce on display are located ten feet (10') back from the nearest right-of-way line.

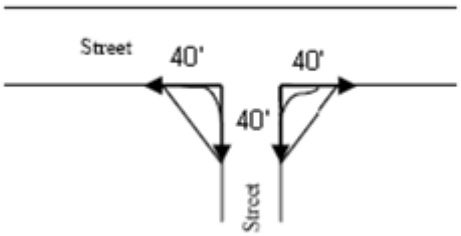
10. Vegetable Gardens as defined by the Garden Act.

Remaining Permitted Uses to be Renumbered.

Amendment to Appendix 9, Table of Uses to reflect the addition of Vegetable Gardens and Roadside Stands as Permitted Use in all Residential Zoning Districts.

Section 11:02.F.11 should be clarified as follows regarding sight triangles:

11. Landscape sight triangle. No landscaping including berms **and vegetable gardens as defined by the Garden Act** shall be planted within a forty foot (40') sight triangle measured at the intersection of two public streets.



Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of seven (7) in favor, zero (0) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

At the October 27, 2021, Kendall County Regional Planning Commission meeting, the consensus of the Commission was to establish a setback larger than ten feet (10') in the front yards and side yards of corner lots for Boulder Hill. The minutes were provided.

The Kendall County Zoning Board of Appeals started their review of the proposal on November 1, 2021. The discussion centered on increased traffic. They noted that existing garage sales, which are not regulated, caused additional traffic and parking issues. The Zoning Board also noted that the size of lots in Boulder Hill will restrict the amount produce available to be sold. The minutes of the hearing were provided.

Per the Zoning Ordinance, the required front yard setbacks in the R-4, R-5, and R-6 Districts are forty feet (40') from the right-of-way from freeway and arterial roads, thirty feet (30') for major and minor collector roads, and twenty-five feet (25') from all other roads. For the R-7 District, the front yard setbacks are fifty feet (50') for freeway and arterial roads, forty feet (40') from major and minor collector roads, and thirty feet (30') from all other roads. The side yard setback for corner lots in the R-4, R-5, R-6, and R-7 Districts is thirty feet (30').

A map showing the areas zoned R-4, R-5, R-6, and R-7 was provided.

The proposal could be amended to restrict roadside stands from the front yard and side yards of corner lots in the R-4, R-5, R-6, and R-7 Districts with the setbacks as noted in the previous paragraph. This would cause roadside stands to be placed closer to the house, including on porches and inside garages, on smaller lots.

Staff would like to point out that accessory structures are presently not allowed in the front yard or side yards of corner lot setbacks and that lawn furniture can be placed within two point five feet (2.5') of any property line. Staff has also been directed not to strictly enforce setback restrictions related to lemonade and similar stands in residential areas.

Member Wormley said there was not much the Commission could do regarding changing the proposal.

Mr. Henrichs asked about the procedure considering the Land Resource Management Plan calls for the area to be zoned R-3. Member Nelson said the Petitioner had a pretty good chance of winning in court. Member Nelson also felt that there would be difficulties get septic permits.

Member Wormley made a motion, seconded by Member McCarthy-Lange, to recommend approval of the text amendment to restrict roadside stands from the required front yard and corner yard setbacks in the R-4, R-5, R-6, and R-7 zoning districts.

The votes were as follows:
Ayes (9): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley
Nays (0): None
Absent (1): Hamman
Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on December 13, 2021.

CITIZENS TO BE HEARD/PUBLIC COMMENT
None

NEW BUSINESS
Review of Annual Meeting Invitation List
Mr. Asselmeier reported the Annual Meeting will be February 5, 2022.

Commissioners reviewed the invitation list.

OLD BUSINESS
None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Asselmeier reported that Petitions 21-26, 21-32, and 21-36 were approved by the County Board.

OTHER BUSINESS/ANNOUNCEMENTS
November 16, 2021 Letter from Clarence DeBold, Mayor of Shorewood, to County Board Chairman Scott Gryder RE: Village of Shorewood Extra-Territorial Jurisdiction
Commissioners reviewed the letter.

Mr. Asselmeier will research when the notification distance was placed in the Zoning Ordinance.

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member Wilson, to adjourn. With a voice of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:53 p.m.

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

Enc.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 8, 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)
Greg Ingemunson	[redacted]	
Boyd Ingemunson		
Chris Lannert		
Pat Kelsey		
Rick Porter		
James Kolhout		
James Coon		
Shabbir Shamsuddin		

Gerald Chase

DEPARTMENT OF PLANNING, BUILDING AND ZONING
KENDELL COUNTY, ILLINOIS

In Re: Petition of Baka Properties, LLC Map Amendment Rezoning of 55 Riverside Street Yorkville, Illinois (Lot 183 Fox River Gardens)	)))))	Petition 21-48

STUDLER, MUND AND SISO LLC OBJECTION TO PETITION 21-48

NOW COME Objectors, DM Studler, Ronald G. Mund, and SISO, LLC., by and through their attorneys Hinshaw & Culbertson and for their Objection to Petition 21-48 state as follows:

I. INTRODUCTION

The Petition for Rezoning should be rejected by the Department of Planning and Zoning and by the Members of the Kendell County Board for the following reasons:

1. The subdivision and specific lot of the Applicant has a deed restriction which limits the property to only one single family home and the purpose of the R-3 zoning request of allowing two homes cannot be met and thus the zoning must be denied.

2. The density that will be permitted is not compatible with the surrounding properties of single family homes on large parcels of land and the R-3 zoning change is objected to by the majority of surrounding landowners.

3. The property in question includes wetlands that will be destroyed if the development that is planned goes through.

4. The property is in a flood plain which will create flooding problems if developed as requested.

5. There is no available municipal sanitary sewer to the site and, if developed with the septic tanks, odor and sanitation problems will develop and be exacerbated because of site conditions.

6. The amount of floodplain and lack of buildable land on the site will not permit two houses to be situated on the property.

7. A R-3 designation includes retail and office uses, albeit with a special use permit, that are wholly inappropriate for the surrounding community.

8. The Petitioner has a history of failing to comply with the County's ordinances and intrusion upon neighbors and their properties.

9. The Petitioner has not satisfied the conditions required by the Zoning Ordinance for a Map Amendment.

II. BASIS FOR OBJECTION

1. THE LOT WHICH IS THE SUBJECT OF THE PETITION IS PART OF A SUBDIVISION PLAT AND THE DEED HAS RESTRICTIONS OF ONE DWELLING ONLY.

The lot at issue is part of a subdivision which was platted in 1927. **(See Subdivision Plat attached hereto as Ex. A)**. After the subdivision was platted deeds were issued with covenants, conditions and restrictions one of which explicitly provides that on the subdivided lots "only one such [single family residence] shall be erected on any lot..." **See April 22, 1030 Deed – Restriction No. 6 – attached hereto As Ex. B**. It has been stated by the Applicant that the purpose of the R-3 zoning change is to seek to build two homes on Lot 183 as R-3 zoning allows for a home per 45,000 sq. ft. However, the subdivision plat and deed covenants and restrictions explicitly disallow more than one home on the land designated lot 183 and thus the zoning change would be improper and serve no purpose.

2. THE DENSITY OF THE PROPOSED SUBDIVISION IS NOT COMPATIBLE WITH THE SURROUNDING COMMUNITY

The surrounding community was developed under the Ag-1 zoning though the lots, as originally laid out, may be developed with one single family residence pursuant to Section 7.01

C. 18. c. of the Zoning Ordinance. This has created a unique living experience for those that reside in the homes and is entitled to protection against incompatible density like any other established neighborhood. The majority of surrounding landowners have estate parcels that substantially exceed 45000 sq. ft and smaller lots (in violation of the subdivision restrictive covenants) would detract from the rural nature of the neighborhood. A majority of surrounding landowners object Petition 21-48. **See Petition Submitted to the County Board of the County of Kendall, State of Illinois, Submitted Pursuant to Section 13.07G.2 of the Kendall County Zoning Ordinance attached hereto as Ex. C and Map of Objector Parcels attached hereto as Exhibit D).**

3. THE PROPERTY IN QUESTION INCLUDES WETLANDS THAT WILL BE DESTROYED IN THEE DEVELOPMENT OF THE PROPERTY IN QUESTION.

Pursuant to the **Deuchler Engineering Wetlands Reconnaissance Report Dated July 17, 2020, attached hereto as Ex. E,** the subject property includes a significant area of hydric soils that qualify to be classified jurisdictional wetlands much of which have been covered by fill material by the Applicant. Upon information and belief, that fill material was placed without any Kendall County or Army Corps of Engineers permits. If the property is developed in the manner planned by Applicant the Wetlands would be destroyed. This area, immediately adjacent to and a part of the Fox River flowage, is extremely sensitive due to that proximity.

4. A SIGNIFICANT PART OF THE PROPERTY IN QUESTION IS LOCATED IN A FLOODPLAIN AND FURTHER DEVELOPMENT OF THE PROPERTY WILL CAUSE THE FLOODING IN THE AREA TO WORSEN.

The majority of lot 183 is located within floodplain as it is below the flood zone elevation of 582 MSL and the County has hired an engineer that has confirm same. **See Email from Engineer Chismark attached hereto as Ex. F and Flood Plain Map of Lot 183 attached hereto as Ex. G**. To build residences in the floodplain will require that the site be elevated by

bringing in even more fill. Elevating the property in question will substantially increase the water that is discharged during a storm. The neighborhood, being so close to the Fox River, is already prone to flooding events. **(See Photo of Flooded Riverside Road attached hereto as Ex. H)**. The development of the property in question as planned will only make that worse, not only because of the increased elevation but also because of the increase in impervious surfaces such as driveways, homes, patios, decks and walkways that inevitably come with new development.

The Petitioner has, over the last two years, dumped over 40 semi-trailer loads of dirt onto the property in question, and upon information and belief, without any county or Army Corps permits, which has increased the chance of more water discharging from the site, contributing to an increased chance of flooding. **(See Photos of Filling of Lot 183, attached hereto as Group Ex. I)** Despite that filling over ¾ of the property is still below the flood zone of 582 MSL per Ex. G. If the subdivision is approved, the subsequent development of the property will only make matters worse because of the significant increase in impervious surfaces. Because the Petitioner has not submitted a site plan with its application, the Board cannot evaluate the impact of the zoning change on the flooding problem.

5. IF ALLOWED TO BE DEVELOPED AS REQUESTED, THE SANITARY CONDITIONS IN THE AREA WILL WORSEN.

There is no sanitary sewer available to the property in question or the surrounding neighborhood. The soil cannot support more septic tanks and fields. Presently, after significant storms, the septic tanks and the fields they drain into fail to function properly, creating noxious odors and unsanitary conditions. Because of the wetlands and the fact that a majority of the property is located within a floodplain, adding additional septic tanks and fields will exacerbate this public health problem.

6. THE AMOUNT OF FLOODPLAIN, AND LACK OF BUILDABLE SOILS MAKE CONSTRUCTION OF TWO HOMES ON THE SUBJECT PROPERTY IMPOSSIBLE AND R-3 ZONING IMPROPER.

In order to further fill floodplain and wetland it is legally required that 1 ½ times of land mitigation be provided and per the expert opinion of land planner Chris Lannert there is insufficient buildable land to do so. Further, the Kendall County Soil & Water Conservation District has drafted a Natural Resources Inventory (NRI) Report and concluded that almost all of the property is comprised of hydric soils. **(See Hydric Soils Map Lot 183, attached hereto as Ex. J)**. In that same NRI report it was also found that almost all of the property has the most restrictive soil rating of being "very limited" for building purposes such that dwellings cannot have basements and the land is primarily useful for only lawn or landscape. **(See Very Limited Building Capability Lot 183, attached hereto as Ex. K).**

Because Lot 183 cannot support a dwelling on every 45,000 sq. ft zoning as R-3 would be improper.

7. A R-3 DESIGNATION INCLUDES RETAIL AND OFFICE USES.

A R-3 designation includes retail and office uses, albeit with a special use permit, that are wholly inappropriate for the surrounding community. While there is a requirement that a special use permit be obtained, there is nevertheless a threat of increased commercial use of the property in question by changing the zoning designation as requested by the petitioner.

8. THE PETITIONER HAS A HISTORY OF FAILING TO COMPLY WITH THE COUNTY'S ORDINANCES AND INFRINGING UPON NEIGHBORS AND THEIR PROPERTIES

As explained above upon information and belief, no permits were acquired for the filling of the wetlands and floodplain on lot 183. Further, upon information and belief the Applicant

has been involved in conflict with several neighbors and been the subject of petitions for order of protection which have been granted to neighbors.

9. THE PETITIONER HAS FAILED TO SATISFY THE CONDITIONS FOR A MAP AMENDMENT.

The following are the criteria that must be satisfied by the Petitioner to allow for the County Board to approve a Map Amendment and the Petitioner has failed to satisfy that criteria: *FINDING OF FACT AND RECOMMENDATION OF THE ZBA. Within thirty (30) days after the close of the hearing on a proposed amendment, the ZBA shall make written findings of fact and shall submit same together with its recommendation to the County Board of Kendall County. Where the purpose and effect of the proposed amendment is to change the Zoning classification of particular property, the Zoning Board of Appeals shall make findings based upon evidence presented to it in each specific case with respect to the following matters Amended 9/15/20):*

1. *Existing uses of property within the general area of the property in question.*

While the surrounding property is residential, it is not of the density as that proposed. The R-3 zoning allowing a dwelling on every 45,000 sq. ft of land as proposed by the Petitioner is wholly inconsistent with the surrounding properties. Further, the addition of impermeable surfaces such as driveways, patios, decks and multiple dwellings is inconsistent with the existing uses and poses odor, health and flooding issues.

2. *The Zoning classification of property within the general area of the property in question.*

The surrounding property is primarily Ag-1. While there is a parcel that is zoned R-3 (by the Applicant previously), the vast majority of the surrounding properties are zoned Ag-1.

3. *The suitability of the property in question for the uses permitted under the existing zoning classification.*

The property is wholly unsuitable for R-3 uses of a dwelling on every 45,000 sq. ft. The soils are almost entirely hydric, the property contains wetlands, the property is in flood plain and the existing area is already prone to flooding and odor and thus cannot support more septic systems. Further, the subdivision plat and restrictive covenants do not allow for multiple homes on the land no multiple access points to roadways.

4. *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.*

There is no trend toward increased density. To the contrary, the subdivision is well established and those properties at lower elevations nearer the Fox River are larger parcels with estate homes. The subdivision plan, relied upon by all of the owners of land in the subdivision does not allow for multiple dwellings on the site and limits access. Further, the Land Resource Management Plan discourages conversion of agricultural land to residential zoning.

The ZBA 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 ZBA 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-213-14 District shall be considered the lowest classification.

Clearly changing the zoning from A-1 to R-3 is not in the public's interest at this location and the majority of surrounding landowners object to dame. The Subdivision Plat has been in place for nearly 100 years and explicitly allows for only one dwelling per lot. That plan has been relied upon by all owners of property in the subdivision and there is no public purpose served in amending it. Further, the impermeable surfaces on this flood plain area of hydric soils and

wetlands will detrimentally affect the neighbors and the public by exacerbating flooding, odors and unhealthful conditions.

5. *Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

The Land Resource Management Plan encourages the protection of Agricultural lands and discourages "spot" zoning which create inherently contradictory land uses within each zone.

III. CONCLUSION

For the foregoing reasons the Petition 21-48 for a Map Amendment should be denied.

Date: 12-8-2021

Respectfully Submitted,

HINSHAW & CULBERTSON LLP,

By: _____
Richard S. Porter
One of their Attorneys

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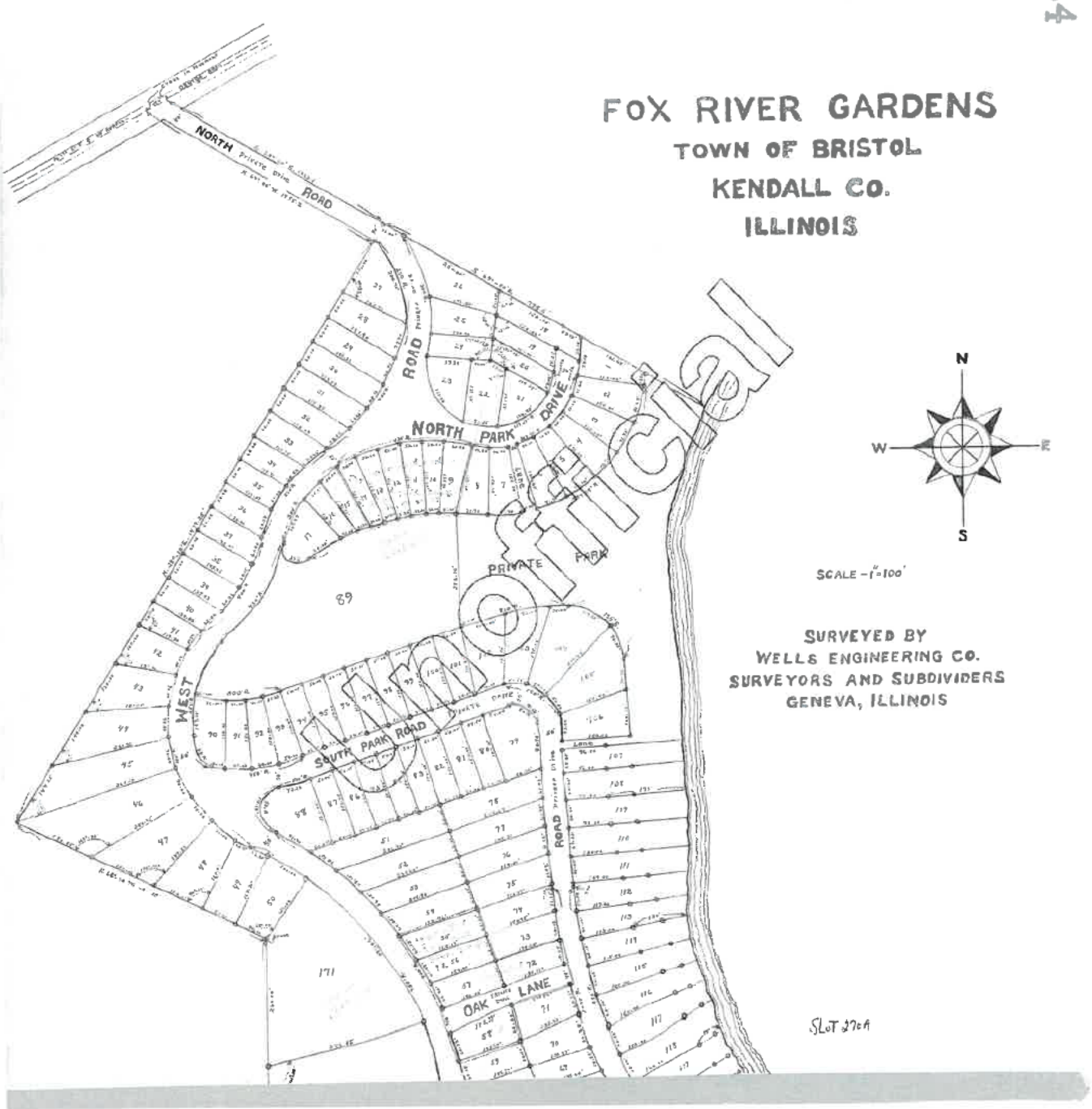
FOX RIVER GARDENS

TOWN OF BRISTOL

KENDALL CO.

ILLINOIS

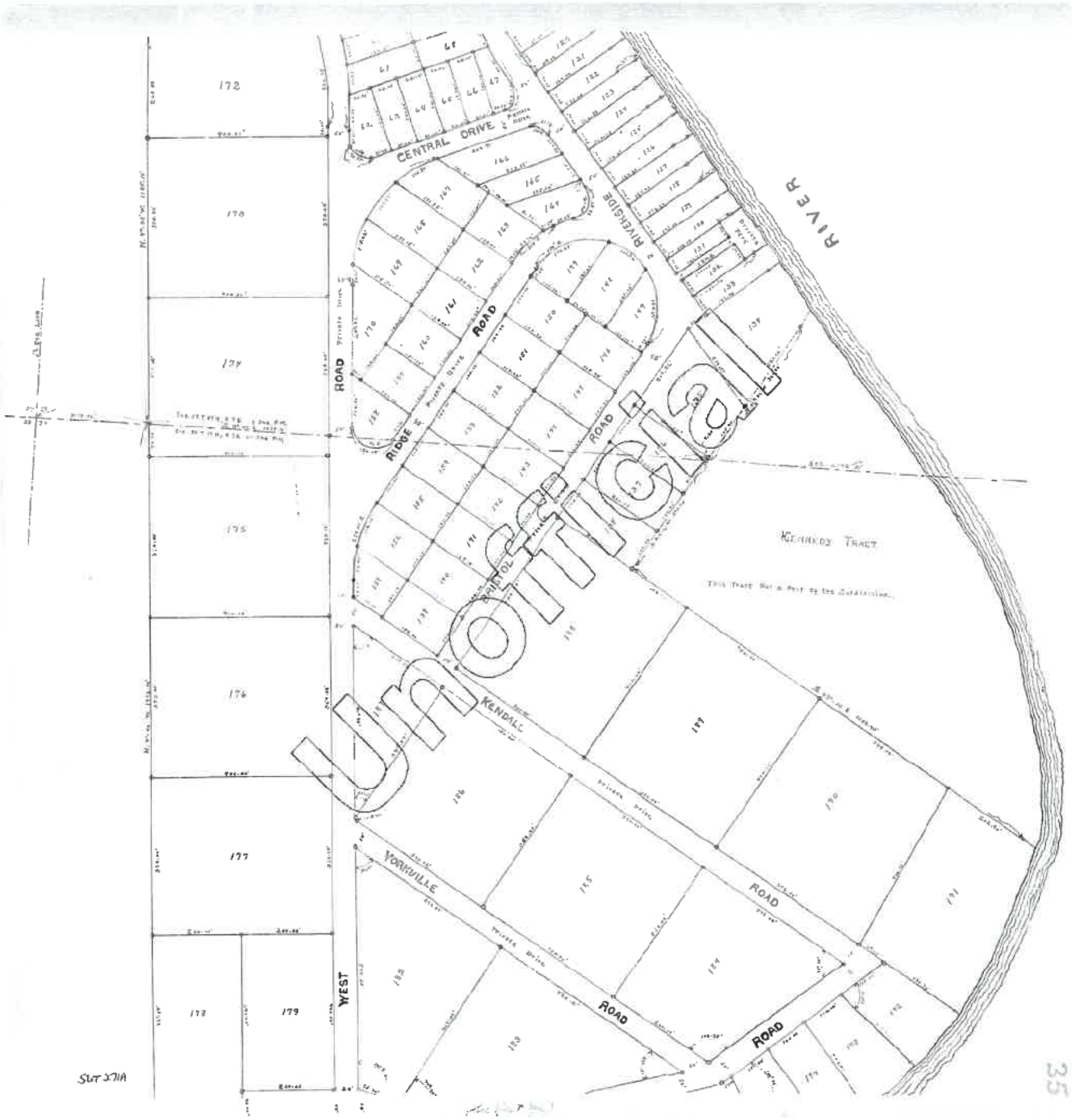


SURVEYED BY
WELLS ENGINEERING CO.
SURVEYORS AND SUBDIVIDERS
GENEVA, ILLINOIS

SLOT 270A

EXHIBIT

A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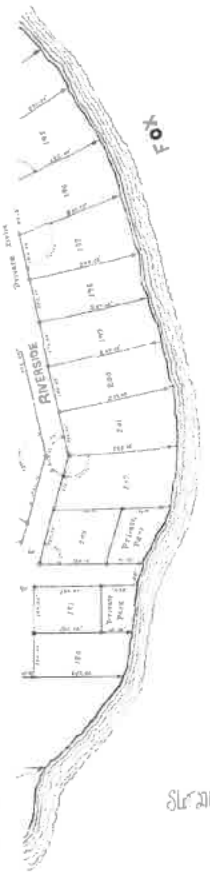
RIVERSIDE
ROAD
RIVER
RIDGE
Private Drive
BRISTOL
KENDALL
YORKVILLE
Private Drive
ROAD
WEST
KENNEDY TRACT
This Tract Not a Part of the Subdivision
Unofficial
35

36



SLF 2016

Unofficial

JOINT TENANCY DEED

Frank Tuma and Anna Tuma, his wife

to

Euan Michalek and Mary Michalek

This Indenture Witnesseth, That the Grantors FRANK TUMA and ANNA TUMA, his wife of the City of Berwyn in the County of Cook and State of Illinois for and in consideration of the sum of One and no/100 ($1.00) Dollar in hand paid, CONVEY and WARRANT to EMAN MICHALEK and MARY MICHALEK, his wife, not in tenancy in common but in Joint Tenancy, of the City of Berwyn, County of Cook and State of Illinois, the following described real estate; to-wit: Lots 1 to 4 both inclusive, 6, 10, 11, 12, 17 to 35 both inclusive, 40, 41, 42, 45 to 63 both inclusive, 67 to 113 both inclusive, 115 to 123 both inclusive, 126 to 149 both inclusive, 151, 152, 153, 155 to 170 both inclusive, 172, 173, 174, 175, 176 (except the South 18-½ feet), 182 to 203 both inclusive, in Fox River Gardens, same being part of Sections Twenty-seven (27), twenty eight (28) and thirty-four (34), Township thirty-seven (37) North, Range seven (7), East of the third (3rd) Principal Meridian, situated in the Town of Bristol County of Kendall in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This conveyance is subject to the following covenants, conditions and restrictions:

(1st) No part or parts of any lots in the subdivision aforesaid are to be sold or leased by the purchasers thereof or by the heirs, executors, administrators or assigns of any such purchasers for road or any other purpose without the consent or approval of the first party.

(2nd) Each and every residence built in the subdivision aforesaid must have a sanitary toilet.

(3rd) No building or any part thereof erected on said premises shall extend toward the street in front of said lot beyond a line parallel to and twenty feet distant from said street.

(4th) No trees on the premises herein described at the date hereof shall be removed without the consent of first party, except dead trees and those which may impede the construction of buildings.

(5th) No tents may be erected on said premises for commercial purposes.

(6th) No building shall be built on any of the lots in the subdivision aforesaid except private residences for the use and occupancy of one family only and only one such building shall be erected on any lot in said subdivision containing not to exceed one acre. At or after the erection of a residence as aforesaid, a garage or other out-building necessary or appurtenant thereto may be erected. That no garage, barn, or other building, erected on said lot, shall at any time be used as a residence.

(7th) All purchasers or owners of lots in Fox River Gardens Subdivision aforesaid and their families shall have free and unrestricted access to the community beach as shown upon the plat of said Subdivision.

(8th) Should the grantee herein improve the premises herein described with a residence, the cost of such residence shall not be less than $1,500.00.

(9th) It is expressly agreed that the premises herein described shall not be conveyed or leased by the grantee or any of the successors in title of the grantee, to any person who is not a Caucasian, that neither the premises herein described nor any of the improvements thereon shall be occupied by anyone who is not a Caucasian; and that in the event that the premises herein described shall be

EXHIBIT

tabbies 33 B

conveyed or leased by the grantee or any of the successors in title of the grantee , to any person who is not a Caucasian or in the event that said premises or any improvements erected thereon shall at any time be occupied by a person who is not a Caucasian, the property herein described shall revert to the grantor herein free and clear from any claim of the grantee or the successors in title of the grantees. To have and to hold the above granted premises unto the said parties of the second part forever not in tenancy in common, but in joint tenancy..

DATED this first (Ist) day of May A. D. 1930

Frank Tuma (SEAL)

Anna Tuma (SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, Charles T. Salak Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK TUMA and ANNA TUMA, his wife, who are 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 the said 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.

Given under my hand and notarial seal this first (Ist) day of May A. D. 1930

Charles T. Salak

Notary Public

Filed for record on the 3rd day of May A. D. 1930 at 11-25 o'clock A. M.

Recorder of Deeds.

PETITION SUBMITTED TO THE COUNTY BOARD OF THE COUNTY OF KENDALL, STATE OF ILLINOIS, SUBMITTED PURSUANT TO SECTION 13.07 G.2 OF THE KENDALL COUNTY ZONING ORDINANCE

The undersigned have been advised that that BAKA Properties LLC – Series 5 the owner of the property commonly known as Lot 183 Fox River Gardens (tax parcel number 02-34-130-004), (the "Development Parcel"), in unincorporated Kendall County, Illinois, pursuant to Petition 21-48, has requested that Kendall County pass a map amendment ordinance changing the zoning applicable to the Development Parcel from Ag-1 to R-3. The undersigned, being more than twenty percent of the owners of the frontage immediately adjoining or across an alley, street or public right-of-way from the Development Parcel, wish to notify the County Board of the County of Kendall that they protest and object to the rezoning of the Development Parcel from its existing zoning classification of Ag-1.

1. _____ (Signature)

Gerald Chase FOR 5150, LLC
Print Name

40 Riverside St.
Address
Tax Parcel Number 02-34-204-005

2. _____ (Signature)

JoAnn M. Willingham
Print Name

56 Riverside St.
Address
Tax Parcel Number 02-34-204-002

3. _____ (Signature)

DM Studler
Print Name

34 Riverside St.
Address
Tax Parcel Number 02-34-176-003

1031988/307180150v2
1038862\309504858.v1

EXHIBIT
C

The undersigned have been advised that that BAKA Properties LLC – Series 5 the owner of the property commonly known as Lot 183 Fox River Gardens (tax parcel number 02-34-130-004), (the "Development Parcel"), in unincorporated Kendall County, Illinois, pursuant to Petition 21-48, has requested that Kendall County pass a map amendment ordinance changing the zoning applicable to the Development Parcel from Ag-1 to R-3. The undersigned, being more than twenty percent of the owners of the frontage immediately adjoining or across an alley, street or public right-of-way from the Development Parcel, wish to notify the County Board of the County of Kendall that they protest and object to the rezoning of the Development Parcel from its existing zoning classification of Ag-1.

4. _____ (Signature)

David A. Morgan
Print Name

16 Yorkville Road
Address
Tax Parcel Number 02-34-130-005

5. _____ (Signature)

KEVIN HANNA
Print Name

15 YORKVILLE ST.
Address
Tax Parcel Number 02-34-129-006

6. _____ (Signature)

Print Name

Address
Tax Parcel Number 02-34-____-____

1031988/307180150v2
1038862\309504858.v1

Black arrows indicate the location of the parcels owned by the objectors. The parcels highlighted in orange below are also owned by the applicant. The parcel "004" outlined in blue is the parcel that is the subject of the proposed map amendment.

EXHIBIT
D

WETLAND RECONNAISSANCE REPORT

55 RIVERSIDE DRIVE, YORKVILLE
KENDALL COUNTY, ILLINOIS

JULY 17, 2020

Prepared for:

Hinshaw & Culbertson, LLP
151 N Franklin St Suite 2500, Chicago, IL 60606

Deuchler Engineering Corporation

230 Woodlawn Avenue | Aurora, Illinois 60506

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1.0 INTRODUCTION

A Wetland Reconnaissance was performed on atypical conditions in the common area immediate adjacent to the subject property, *BAKA Properties, LLC, Trust: Series 5, 55 Riverside Street, Yorkville, IL (Parcel Identification Number 02-34-130-00)*. The purpose of the investigation was to determine the likelihood of fill having been placed in a wetland on the subject parcel. This project is in unincorporated Bristol Township in Section 34 of Township 37, North, Range 7 East in Kendall County, Illinois. See Site Location Map included as **Figure 1**.

Deuchler Engineering Corporation (DEC) was contracted by Hinshaw & Culbertson, LLP to conduct a wetland delineation survey of the subject site. The project site evaluated is an open field in Fox River Gardens, a rural residential subdivision in unincorporated Yorkville, IL. Field work for the project was completed on July 1, 2020. Aerial Photograph analysis was completed on July 14 and 15, 2020.

2.0 METHODS

A wetland reconnaissance was performed by Deuchler Engineering Corporation (DEC) in accordance with the Corps of Engineers Wetland Delineation Manual (1987) and the Midwest Regional Supplement to 1987 Wetland Delineation Manual (2010). The scope of work performed by Deuchler staff includes the following:

2.1 Map and Aerial Photograph Review

Prior to the field survey, a preliminary site evaluation was performed to identify the physical setting of the subject area utilizing an aerial photographs, National Wetland Inventory Mapping Tool (NWI), and Natural Resources Conservation Service (NRCS) Web Soil Survey and the FEMA Flood Insurance Rate Mapping Tool (Firmette).

2.2 Field Survey

The site was visually and physically observed to determine if any jurisdictional wetlands exist within the site by examining the soil, hydrology, and vegetation. A USACE Routine Wetland Delineation Data Sheet was completed for a data point.in the potential wetland and a comparative data point was taken from the surrounding upland.

To be considered a jurisdictional wetland, an area must meet minimum criteria in all three of the following categories: soils, hydrology, and vegetation. These criteria are discussed as follows:

1) Soil:
   The soil criterion for a wetland is met when the soils have been classified as hydric. Field indicators of hydric soils include: a) organic soils, b) specific low chroma soil color (gleyed matrix with or without bright mottles), c) presence

of a histic epipedon (high organic content in the surface horizon), d) presence of sulfidic material (the soil smells like hydrogen sulfide), e) aquic or peraquic moisture regime (the soil is saturated for long periods), and f) reduced soil conditions (soil contains reduced iron).

Soil borings were taken to a minimum depth of 18 inches below existing grade and soil properties were recorded, at locations of concern. Soil color (matrix), and redoximorphic features (if present) were determined using the Munsell Soil Color Charts (1990).

2) Hydrology:
The hydrology criterion for a wetland is met when the area is inundated either permanently or periodically at a maximum water depth of 6.6 feet, or the soil is saturated to the surface for at least 5% of the growing season. Indicators include drainage patterns, drift lines, sediment deposition, watermarks, stream gage data and flood prediction, historic records, visual observation of saturated soils, and visual observation of inundation. Hydrologic indicators were recorded.

3) Vegetation:
The vegetation criteria for a wetland is met when more than 50% of the dominant plant species are classified as hydrophytic. Hydrophytes are plants which can grow in water or on a substrate that is at least periodically deficient in oxygen because of excessive water content. A *Regional List of Plant Species that Occur in Wetlands* has been prepared by the U.S. Fish and Wildlife Service (USFWS). Wetland plants are categorized into three classes based on wetland indicator status: (1) obligate wetland species (OBL), (2) facultative wetland species (FACW), or (3) facultative species (FAC). Dominant plant species were recorded for each data point.

2.3 Report

DEC prepared a Wetland Reconnaissance Report documenting the findings of the wetland investigation. This Report includes sources and documents supporting the analysis, opinions, and conclusions.

3.0 PROJECT DESCRIPTION

The subject property is a 2.68-acre open field and lies on a minor terrace of the Fox River in Fox River Gardens subdivision, unincorporated Yorkville, IL The northeast side of the property is bounded by Yorkville Street and the southern edge of the property is bounded by Riverside Street. The rest of the property is bounded by residential lots. The property contains recently placed fill over a large portion of the open area of the parcel. The parcel also contains a single drainageway that has a Silver Maple Swamp (forested wetland) on either side of the bed and bank channel.

The investigation was undertaken to determine if the limits of fill extended into the wetland. The fill appears to cover about half of the open field. It extends under the Silver Maple branches and stops at the limit of a white plastic 3 rail fence. The fill appears to be several feet in thickness at the edge of the Silver Maple swamp. Standing water was present in the wetland as well as the stream channel on the day of the site investigation.

A data point was taken just outside the fill in the Yorkville Street road easement where wetlands vegetation was like that seen at the base of the fill. An upland data point was taken along the road easement several feet in elevation higher than the data point where the vegetation appeared to be hydric. The description of the field investigation can be found in Section 5.0.

4.0 MAP AND AERIAL PHOTOGRAPH REVIEW

Aerial photography, Kendall County LIDAR topographic mapping, National Wetland Inventory mapping, NRCS Web Soil Survey, and FEMA Flood Insurance Rate Mapping, were reviewed to evaluate topographic conditions and whether any wetlands have been identified within the project area.

4.1 National Wetland Inventory Map (Figure 2)

The United States Fish and Wildlife Service (USFWS) conducted a wetland inventory of the wetland locations within the United States. That data has been aggregated into a national data tool, the NWI Mapper. The subject property is not identified by the NWI as having wetlands.

It should be noted that the "National Wetland Inventory" was compiled via review of high-altitude aerial photography over a period of the last 30 years and may not accurately represent current conditions. Therefore, the presence of potential wetlands was field investigated by DEC.

4.2 Kendall County Topographic Map (Figure 3a)

The Kendall County GIS topographic data was reviewed for the physical setting conditions of the subject property. According to the Topographic Map, the general topography of the subject area and its surroundings is a river valley with broad floodplain and terraces on either side of the river. The project site is at the bottom of the bluff and the creek on the property comes down the bluff from the upland above.

The topographic map show that much of the subject property lies between the elevations of 582 and 584 ft msl. The creek and wetland are at elevations below 582 ft msl. During heavy precipitation events the channel shows evidence of overbank flooding.

4.3 FEMA Flood Insurance Rate Map (Figure3b)

The FEMA Flood Mapping Tool produces a Firmette of the project site and surrounding area. The Firmette of the site is derived from the Kendall County FIRM Panel 17093C0045H, effective date 1/8/2014. The 1% chance of recurrence (100-year flood elevation) is elevation 582 ft msl. The subject property is mapped by FEMA as Zone X, outside the 100-year floodplain. However, portions of the wetland on the property are below elevation 582.

4.4 NRCS Web Soil Survey Map (Figure 4)

The NRCS Soil Survey Map of the area was reviewed as a preliminary evaluation to identify soils which exist within the subject area. These soils were identified as hydric or non-hydric using the National Hydric Soils Database. The NRCS Soil Survey Map indicated that the project site was mapped as 8082A Millington silt loam, a floodplain soil map unit.

4.5 Aerial Photographic Maps (Figure 5)

Using aerial photography, the project site was reviewed for the presence of wetland and open water visual signatures. Historic aerial photography was reviewed for the period1998-2019. This type of aerial reconnaissance review is how the USDA-NRCS and US Fish and Wildlife Service screen parcels for potential wetlands prior to a field investigation. In this project, a time-series of wetlands was evaluated, and an approximate wetland boundary was drawn on each aerial examined.

The years examined include a range of wetness conditions from very wet years to droughty years. The specific years that photos were evaluated for are 1998, 2002, 2005, 2008, 2013, 2015, 2017, 2018 and 2019. The approximate limits of the wetland signature in any given year is outlined in yellow on each of the aerial photographs in Figure 5.

The aerial interpretation of each photo shows evidence of two wetland types in most years: an herbaceous wetland either sedge meadow or wet meadow dominated by sedges and grasses surrounding the incipient Silver Maple swamp. The bed and bank of the creek is evident in all years. The size of the trees in the swamp have grown significantly over the last twenty-two years. While the size of the wetland signature varies by year, which is typical, there was wetland on the property prior to any development on the parcel. Those wetlands remain today and are the subject of the field investigation portion of this report.

Based upon the 2019 Kendall County Geographic Information System Parcel Viewer Data, there were 3 3 wetland signatures on the subject property when the 2019 aerial photograph was flown. Table 1 summarizes their size and percentage of parcel coverage

Table 1. Wetland Signatures from 2019 Aerial Photography Interpretation

Wetland Signature	Area (Square Feet)	Area (Acres)	Parcel Coverage (%)
1	21,880	0.502	18.7
2	550	0.013	0.49
3	2,300	0.053	1.98

5.0 FIELD INVESTIGATION

The purpose of the field investigation was to determine if any jurisdictional wetlands existed within the site, and if so, their approximate size and boundaries. Potential jurisdictional areas encountered in the field were delineated using the USACE Corps of Engineers Wetlands Delineation Manual (1987) and the Midwest Regional Supplement to the Wetland Delineation Manual (2010).

One data point was selected to represent the conditions in the project site area. The project site is approximately 2.7 acres. The site investigation was performed on July 1, 2020 by Patrick Kelsey, CPSS/SC. Dominant plants, soil type, and evidence of wetland hydrologic indicators were recorded on USACE Wetland Delineation Data Sheets for the Midwest Regional Supplement. The data sheets are included in **Appendix A**.

Following are the results of the field survey:

Data Point 1
Data Point #1 is located on the northeast side of the subject property. The Data Point 1 plant community was dominated by hydrophytic plant species including Silver Maple (*Acer saccharinum*). Box Elder (*Acer negundo*), Crested Sedge (*Carex cristatella*), and Barnyard Grass (*Echinochloa crus-galli*). The soil observed at Data Point 1 was determined to be Millington silt loam, a poorly drained and hydric soil This is also the soil map unit determined by the public soil survey. Primary wetland hydrology indicators observed included surface water, sediment deposits, and drift deposits.

Data Point 1 is identified as a single wetland with two distinct communities: A Silver Maple swamp on either side of a small creek and a wet meadow dominated by sedges and grasses.

Data Point 1A
Data Point 1A was selected in the adjacent upland to capture the difference between the wetland and non-wetland conditions. Data Point 1A is located along Yorkville Street approximately 2 ft in elevation above the wetland. The two sites are approximately 125 ft apart. The vegetation surveyed was decidedly upland in nature and was dominated by planted turf grasses including Fescue (Festuca elatior), Perennial Ryegrass (Lolium perenne), and Kentucky Bluegrass (Poa pratensis). The soil identified is Dresden silt loam, a non-hydric soil. No indicators of wetland hydrology were found at Data Point 1.

6.0 SUMMARY AND CONCLUSIONS

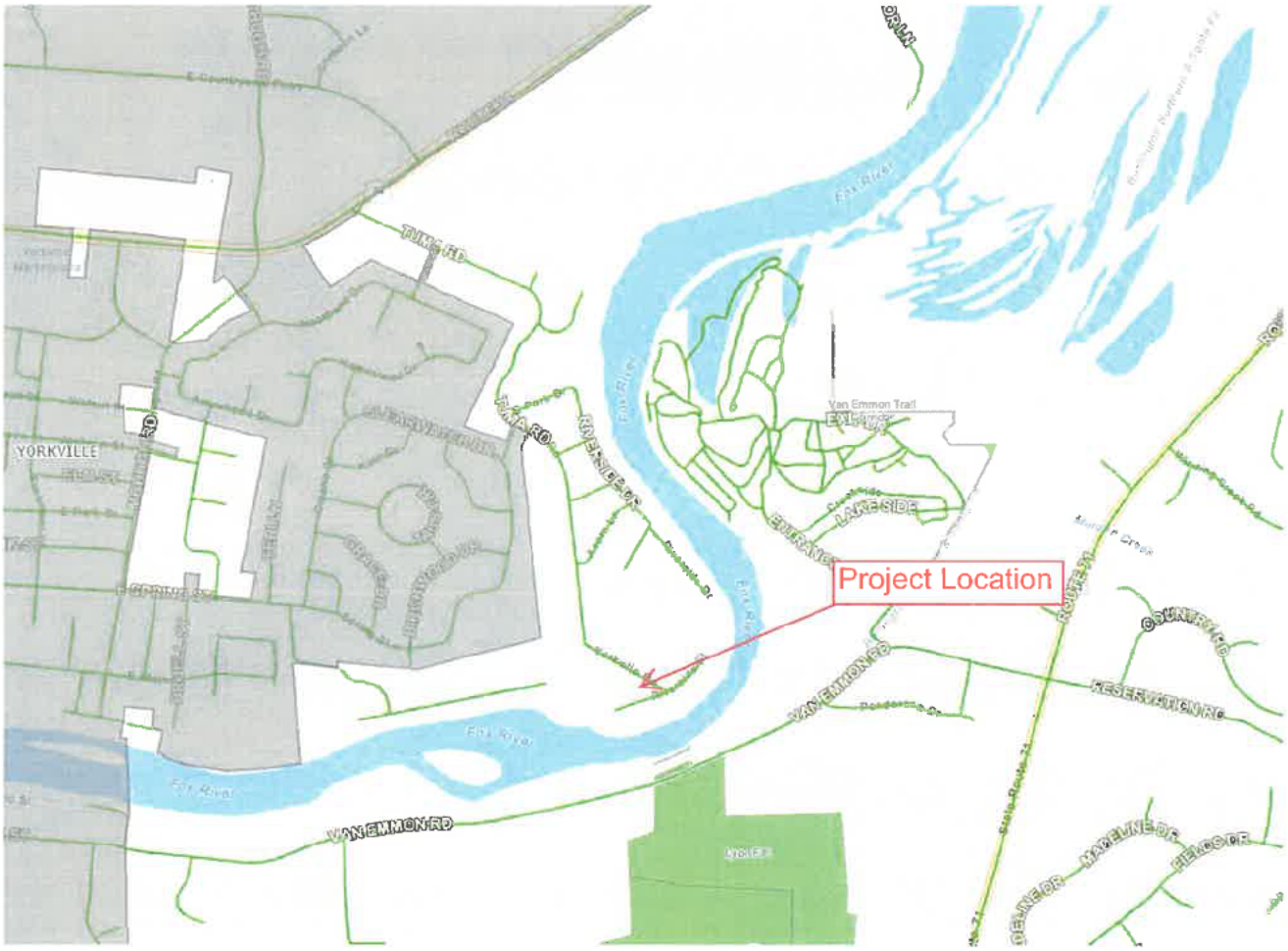
Deuchler Engineering Corporation (DEC) conducted a routine wetland reconnaissance of 55 Riverside Street, unincorporated Yorkville, IL. The purpose of this wetland reconnaissance was to determine if any jurisdictional wetlands or Waters of the US exist within the project site, and if so, whether recently placed fill was placed within boundaries of these wetlands.

The project site contains one Wetland (as defined in 33 CFR Part 328 and 40 CFR Parts 110, 112, 116, 117, 120, 122, 230, 232, 300, 302, and 401, inclusively). It is our professional opinion that fill has been placed over hydric soils and that wetland hydrology is present within the limits of the fill that has been placed. Based on the requirements for atypical wetland conditions, there is more than adequate evidence that the fill placed also had hydrophytic vegetation.

The limits of encroachment can only be identified by excavating the fill to the depth of the original soil/vegetation line at the original ground surface. The extent of the wetland encroachment is likely not more than 50 feet along the northeast-southwest fence line based upon review of historic aerial photographs. These same photographs and the Web Soil Survey map suggest that the limit of hydric soils in this field is likely up near the pole barn structure along the northern boundary of the subject property.

Though a jurisdictional determination has not been performed by the USACE Rock Island District, it is likely that the wetland is jurisdictional under the current rules for determining federal jurisdiction. The conclusion is drawn by the evidence of an overland flow connection to a bed and bank stream with hydrologic connection to the Fox River, a traditional navigable waterway.

FIGURES



DEUCHLER CIVIL | STRUCTURAL | ELECTRICAL | ENVIRONMENTAL	REVISIONS	1. 2. 3. 4.	DATE: 7-16-2020 SCALE: NTS JOB NO. 555-20035-00 FIELD BOOK NO.: N/A	DESIGNED: PK DRAWN: AS CHECKED: PK APPROVED: PK	**55 RIVERSIDE DRIVE YORKVILLE, IL LOCATION MAP**	1 SHT 1 OF 9

ILLINOIS DESIGN FIRM #184.001839 230 WOODLAWN AVENUE, AURORA, IL 60506 PH. 630-897-4651 FAX 630-897-5696 www.deuchler.com

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U.S. Fish and Wildlife Service
National Wetlands Inventory

55 Riverside Drive, Yorkville, IL

July 15, 2020

Wetlands

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

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SCALE: NTS | DRAWN: AS
JOB NO. 555-20035-00 | CHECKED: PK
FIELD BOOK NO.: N/A | APPROVED: PK

55 RIVERSIDE DRIVE
YORKVILLE, IL
NWI MAP

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OF 9

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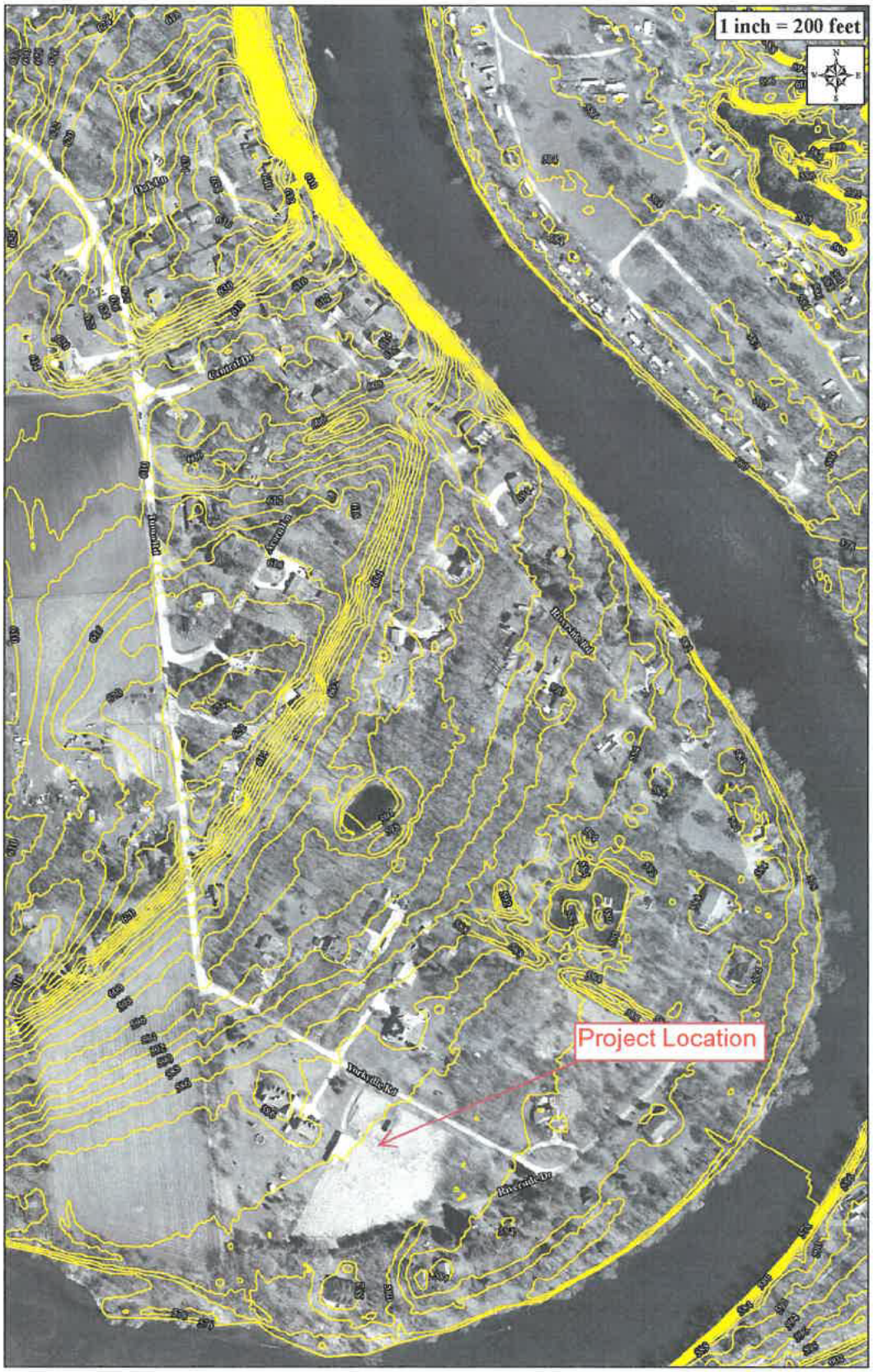

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SCALE: NTS
JOB NO. 555-20035-00
FIELD BOOK NO.: N/A
DESIGNED: PK
DRAWN: AS
CHECKED: PK
APPROVED: PK

55 RIVERSIDE DRIVE
YORKVILLE, IL
TOPOGRAHIC MAP

3a
SHT 3a
OF 9

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FAX 630-897-5696
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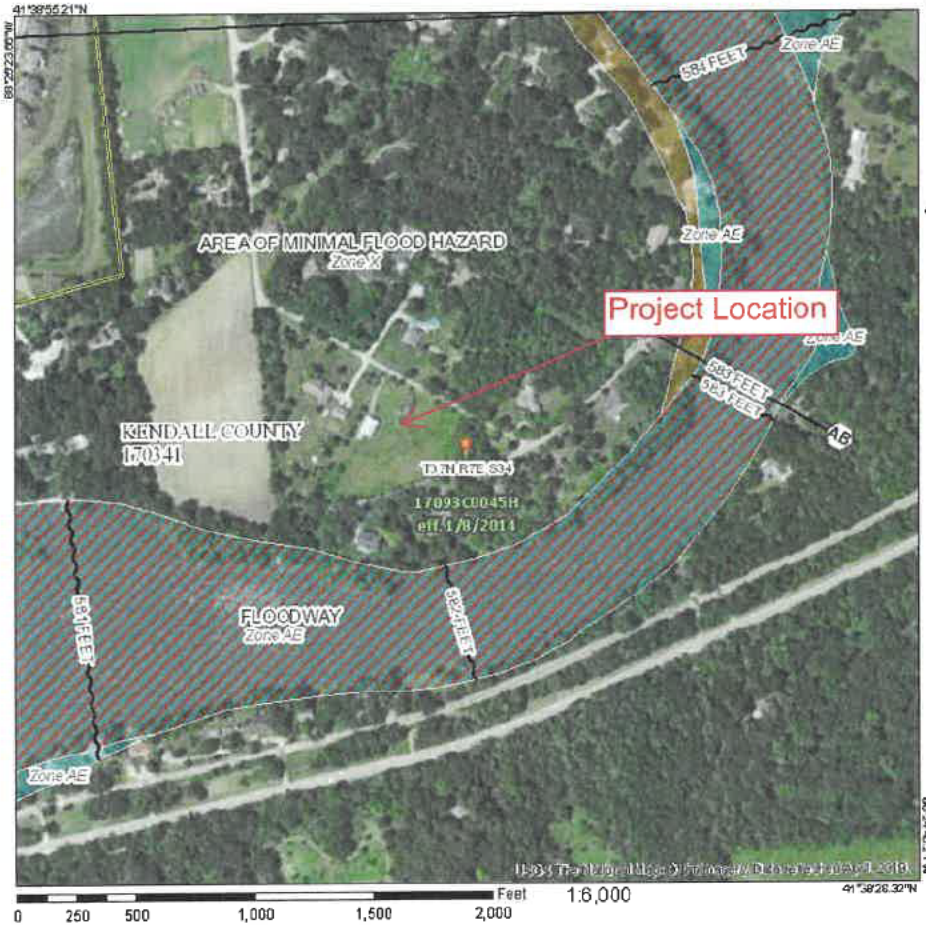
National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 16.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
  - Coastal Transect
  - 513 Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/3/2020 at 1:42:16 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/15/2020
Page 1 of 4

Map Unit Symbol	Map Unit Name	Acres in AOI
8082A	Millington silt loam, 0 to 2 percent slopes, occasionally flooded	53.6
8321A	Du Page silt loam, 0 to 2 percent slopes, occasionally flooded	39.2
W	Water	45.9
Totals for Area of Interest		**403.4**

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REVISIONS
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4.

DATE: 7-16-2020 | DESIGNED: PK
SCALE: NTS | DRAWN: AS
JOB NO. 555-20035-00 | CHECKED: PK
FIELD BOOK NO.: N/A | APPROVED: PK

55 RIVERSIDE DRIVE
YORKVILLE, IL
SOIL MAP

4
SHT 4
OF 9

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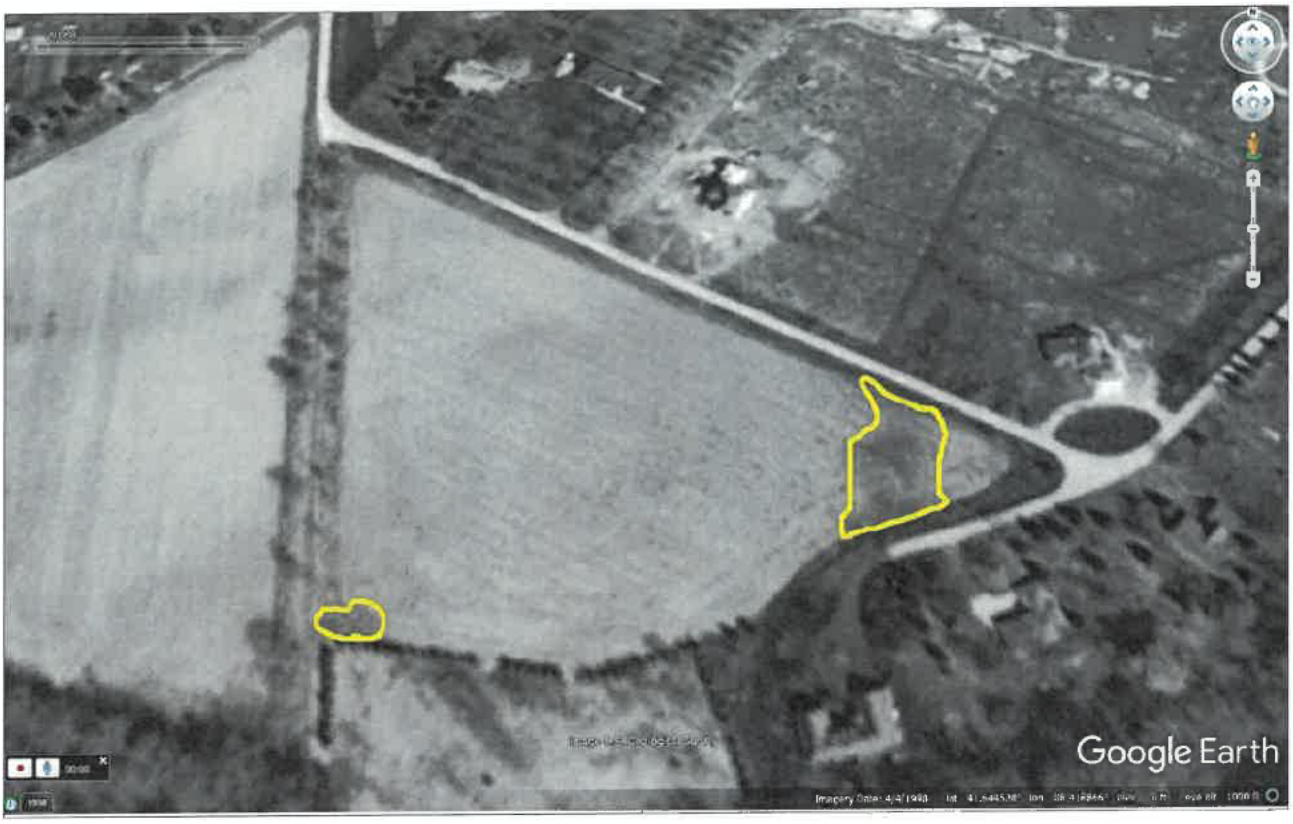

1998

2002

DEUCHLER CIVIL | STRUCTURAL | ELECTRICAL | ENVIRONMENTAL	REVISIONS 1. 2. 3. 4.	DATE: 7-16-2020 SCALE: NTS JOB NO. 555-20035-00 FIELD BOOK NO.: N/A	DESIGNED: PK DRAWN: AS CHECKED: PK APPROVED: PK	**55 RIVERSIDE DRIVE YORKVILLE, IL**	5 SHT 5 OF 9

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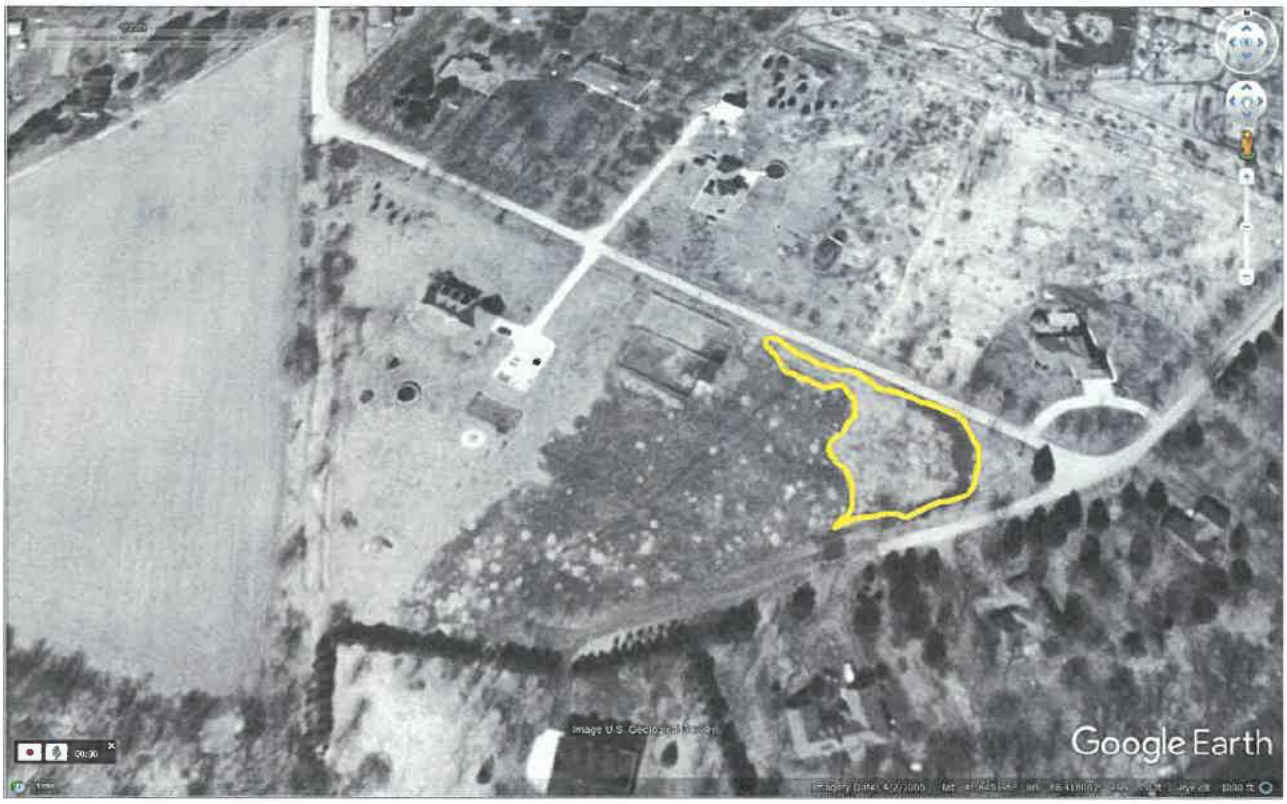

2005

2008

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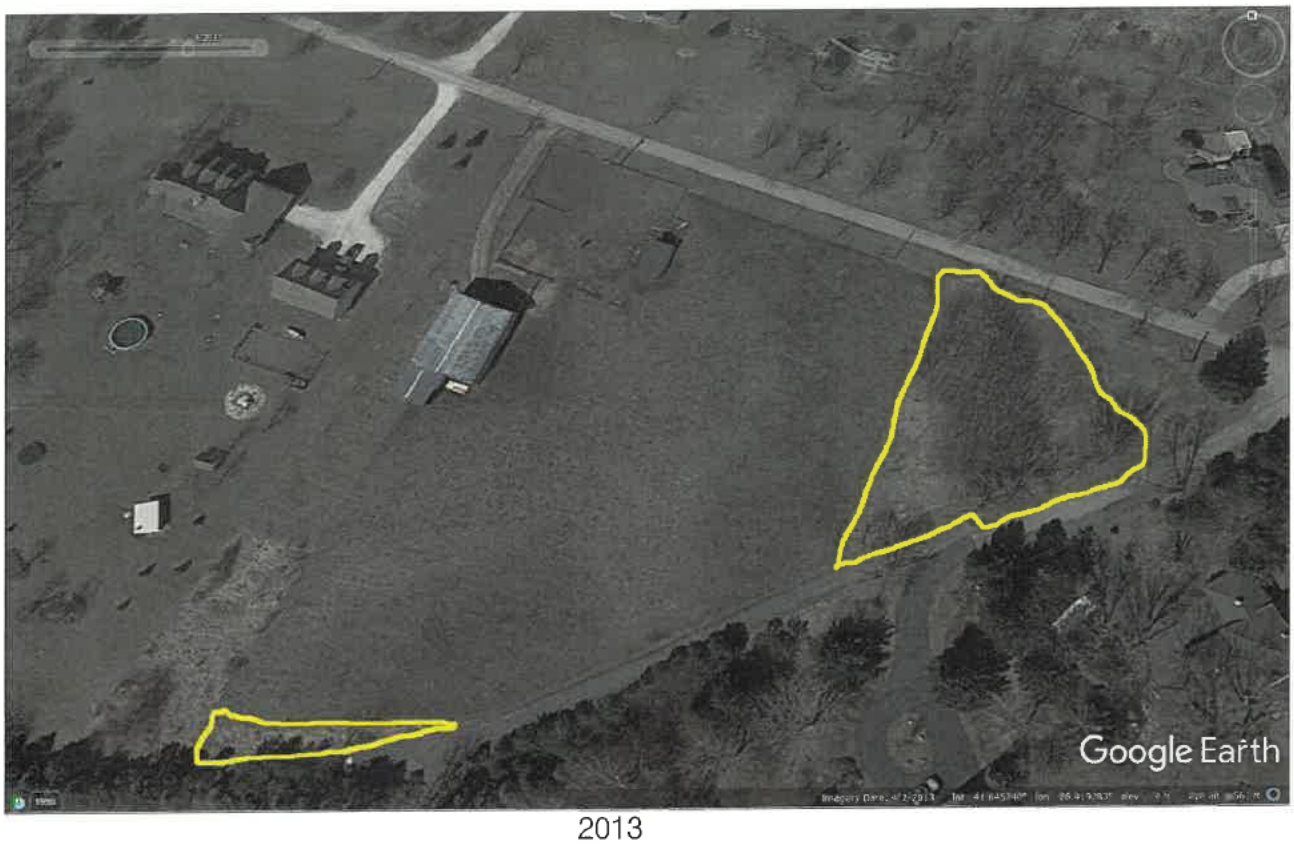
DATE:	7-16-2020	DESIGNED:	PK
SCALE:	NTS	DRAWN:	AS
JOB NO.	555-20035-00	CHECKED:	PK
FIELD BOOK NO.:	N/A	APPROVED:	PK

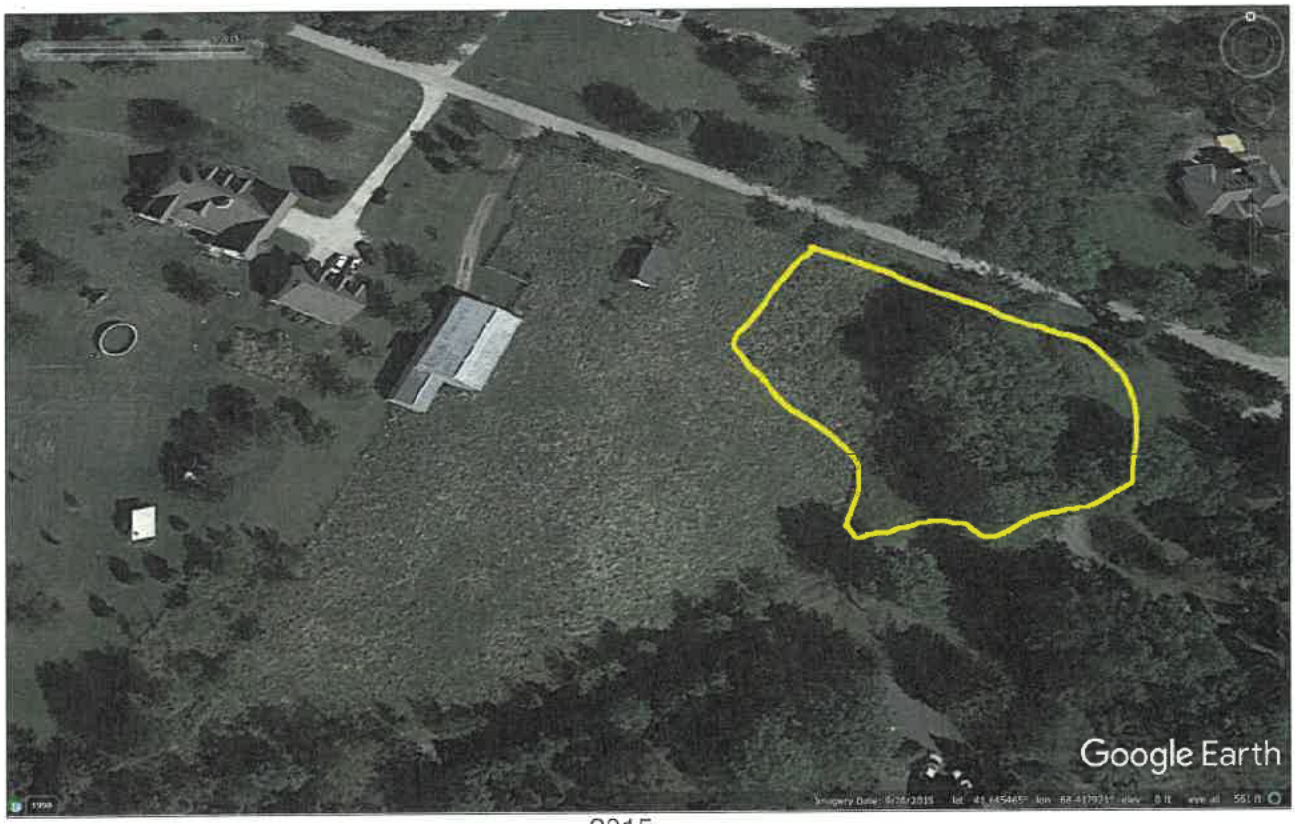
55 RIVERSIDE DRIVE
YORKVILLE, IL

SHT 5 OF 6 9

ILLINOIS DESIGN FIRM #184.001830 230 WOODLAWN AVENUE, AURORA, IL 60506 PH. 630-897-4651 FAX 630-897-5696 www.deuchler.com



2013



2015

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SCALE:	NTS	DRAWN:	AS
JOB NO.	555-20035-00	CHECKED:	PK
FIELD BOOK NO.:	N/A	APPROVED:	PK

55 RIVERSIDE DRIVE
YORKVILLE, IL

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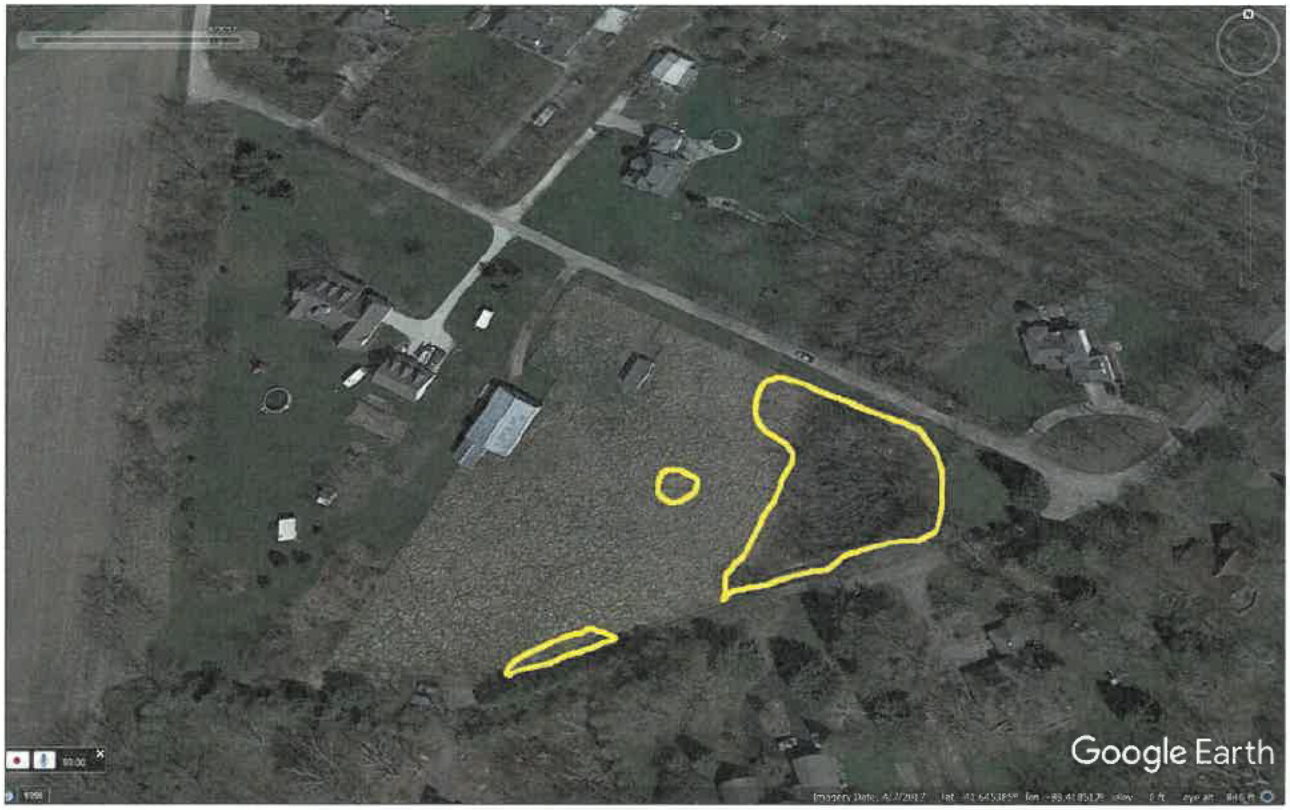
OF 9

ILLINOIS DESIGN FIRM #184.001830 230 WOODLAWN AVENUE, AURORA, IL 60506 PH. 630-897-4651 FAX 630-897-5696 www.deuchler.com



2017

2018

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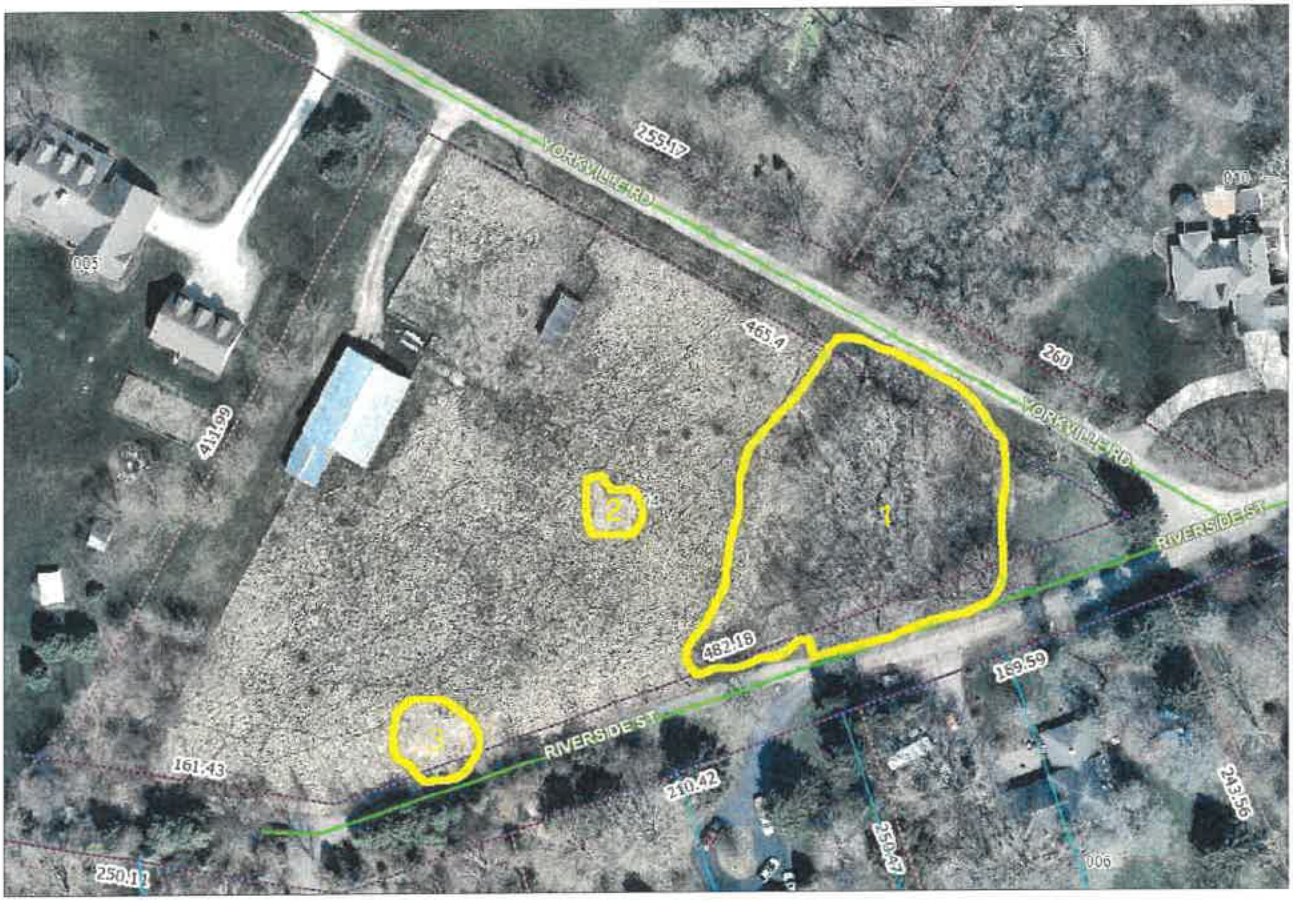
DATE:	7-16-2020	DESIGNED:	PK
SCALE:	NTS	DRAWN:	AS
JOB NO.	555-20035-00	CHECKED:	PK
FIELD BOOK NO.:	N/A	APPROVED:	PK

55 RIVERSIDE DRIVE
YORKVILLE, IL

5
SHT 8
OF 9

ILLINOIS DESIGN FIRM #184.001830 230 WOODLAWN AVENUE, AURORA, IL 60506 PH. 630-897-4651 FAX 630-897-5698 www.deuchler.com



2019

Wetland Signatures

1 21,850 SF

2 550 SF

3 2,300 SF

Source: Kendall County GIS Parcel Viewer

DEUCHLER
CIVIL | STRUCTURAL | ELECTRICAL | ENVIRONMENTAL

REVISIONS
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3.
4.

DATE:	7-16-2020	DESIGNED:	PK
SCALE:	NTS	DRAWN:	AS
JOB NO.	555-20035-00	CHECKED:	PK
FIELD BOOK NO.:	N/A	APPROVED:	PK

55 RIVERSIDE DRIVE
YORKVILLE, IL

SHT 5
OF 9

ILLINOIS DESIGN FIRM #184.001830 230 WOODLAWN AVENUE, AURORA, IL 60506 PH. 630-897-4651 FAX 630-897-5696 www.deuchler.com

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APPENDIX A

USACE Midwest Regional Data Sheets

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 55 Riverside Street | City/County: Yorkville/Kendall | Sampling Date: 07/01/2020

Applicant/Owner: Hinshaw & Culbertson, LLP | State: IL | Sampling Point: 1

Investigator(s): Patrick Kelsey Deuchler Engineering Corp. | Section, Township, Range: 34, T37N, R7E

Landform (hillslope, terrace, etc.): Floodplain | Local relief (concave, convex, none): none

Slope (%): 0-2% | Lat: | Long: | Datum: NADV 88

Soil Map Unit Name: Millington silt loam | 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 X, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or 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 X No ____	Is the Sampled Area within a Wetland? Yes X No ____
Hydric Soil Present?	Yes X No ____	
Wetland Hydrology Present?	Yes X No ____	

Remarks:
Area has been recently filled in part.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 9.0 m2)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharinum	30	x	FAC
2. Acer negundo	5		FACW
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 4.0 m2)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 1.0 m2)			
1. Carex cristatella	25	x	FACW
2. Cyperus esculentus	5		FACW
3. Echinochloa crus-galli	30	x	FACW
4. Juncus effusus	5		OBL
5.			
6.			
7.			
8.			
9.			
10.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
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	5	x 1 =	5
FACW species	65	x 2 =	130
FAC species	30	x 3 =	90
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	100 (A)		215 (B)

Prevalence Index = B/A = 2.15

Hydrophytic Vegetation Indicators:

X 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - 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 X No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Vegetation is hydrophytic.

SOIL

Sampling Point: _____

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	N2.5/0						sil	Saturated at 8 inches
18-24	10YR3/1						sicl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: 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)
- X 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 (inches): _____

Hydric Soil Present? Yes X No _____

Remarks:

Soil is a Cumulic Endoaquoll. Soil is on the County hydric Soil List.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- X 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 (B13)
- ___ 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 X No _____ Depth (inches): in channel

Water Table Present? Yes X No _____ Depth (inches): 8 inches

Saturation Present? (includes capillary fringe) Yes X No _____ Depth (inches): 8 inches

Wetland Hydrology Present? Yes X No _____

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

Remarks:

The hydrology criterion is met by water table depth, soil saturation, and one additional primary indicator.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 55 Riverside Street City/County: Yorkville/Kendall Sampling Date: 07/01/2020

Applicant/Owner: Hinshaw & Culbertson, LLP State: IL Sampling Point: 1A

Investigator(s): Patrick Kelsey Deuchler Engineering Corp. Section, Township, Range: 34, T37N, R7E

Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): none

Slope (%): 0-2% Lat: Long: Datum: NADV 88

Soil Map Unit Name: Millington silt loam 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 X, Soil X, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or 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 X	No ____	
Hydric Soil Present?	Yes X	No ____	Is the Sampled Area within a Wetland? Yes X No ____
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Area has been recently filled in part.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 9.0 m2)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 4.0 m2)			
1.			
2.			
3.			
4.			
6.			
	= Total Cover		
Herb Stratum (Plot size: 1.0 m2)			
1. Bromus inermis	5		UPL
2. Digitaria sanguinalis	10		FACU
3. Festuca elatior	25	x	FACU
4. Hordeum jubatum	5		FAC
5. Lolium perrene	25	x	FACU
6. Plantago lanceolata	5		FACU
7. Poa pratensis	25	x	FAC
8.			
9.			
10.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
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: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species	30	x 3 =	90
FACU species	65	x 4 =	260
UPL species	5	x 5 =	25
Column Totals:	100 (A)		375 (B)

Prevalence Index = B/A = 3.75

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - 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 X

Remarks: (Include photo numbers here or on a separate sheet.)
Hydrophytic vegetation criterion is not met

SOIL

Sampling Point: _____

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/2						sil	
12-18	10YR5/4		10YR2/1	<2	MnO		cl	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: 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 (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

Soil is not hydric.

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 (B13)
- ___ 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 X Depth (inches): in channel

Water Table Present? Yes _____ No X Depth (inches): 8 inches

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): 8 inches

Wetland Hydrology Present? Yes _____ No X

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

Remarks:

Hydrology indicator is not met.

APPENDIX B

Floristic Quality Assessments

FLORISTIC QUALITY ASSESSMENT DATA POINT 1

SITE: 55 Riverside DP1
LOCALE:
BY: PDK
NOTES:

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	1.67	SPECIES RICHNESS (ALL)	6
MEAN C (ALL SPECIES)	1.67	SPECIES RICHNESS (NATIVE)	6
MEAN C (NATIVE TREES)	0.50	% NON-NATIVE	0.00
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	-1.00
MEAN C (NATIVE HERBACEOUS)	2.25	WET INDICATOR (NATIVE)	-1.00
FQAI (NATIVE SPECIES)	4.08	% HYDROPHYTE (MIDWEST)	1.00
FQAI (ALL SPECIES)	4.08	% NATIVE PERENNIAL	0.83
ADJUSTED FQAI	16.67	% NATIVE ANNUAL	0.17
% C VALUE 0	0.50	% ANNUAL	0.17
% C VALUE 1-3	0.17	% PERENNIAL	0.83
% C VALUE 4-6	0.33		
% 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
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
CXCRIS	Carex cristatella	Carex cristatella	Crested Sedge		4 FACW	FACW	-1	Sedge	Perennial	Native
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
juneff	Juncus effusus ssp. solutus	Juncus effusus	Lamp Rush		5 OBL	OBL	-2	Forb	Perennial	Native

FLORISTIC QUALITY IASSESSMENT DATA POIT 1A

SITE: 55 Riverside DP1A
LOCALE:
BY: PDK
NOTES:

CONSERVATISM-BASED METRICS	
MEAN C (NATIVE SPECIES)	0.00
MEAN C (ALL SPECIES)	0.00
MEAN C (NATIVE TREES)	n/a
MEAN C (NATIVE SHRUBS)	n/a
MEAN C (NATIVE HERBACEOUS)	0.00
FQAI (NATIVE SPECIES)	0.00
FQAI (ALL SPECIES)	0.00
ADJUSTED FQAI	0.00
% C VALUE 0	1.00
% C VALUE 1-3	0.00
% C VALUE 4-6	0.00
% C VALUE 7-10	0.00

ADDITIONAL METRICS	
SPECIES RICHNESS (ALL)	7
SPECIES RICHNESS (NATIVE)	1
% NON-NATIVE	0.86
WET INDICATOR (ALL)	0.71
WET INDICATOR (NATIVE)	0.00
% HYDROPHYTE (MIDWEST)	0.29
% NATIVE PERENNIAL	0.14
% NATIVE ANNUAL	0.00
% ANNUAL	0.14
% PERENNIAL	0.86

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
broine	Bromus inermis	BROMUS INERMIS	Smooth Brome		0 FACU	UPL	1	Grass	Perennial	Adventive
digsan	Digitaria sanguinalis	DIGITARIA SANGUINALIS	Hairy Crab Grass		0 FACU	FACU	1	Grass	Annual	Adventive
horjub	Hordeum jubatum	HORDEUM JUBATUM	Fox-Tail Barley		0 FAC	FAC	0	Grass	Perennial	Native
LOLPER	Lolium perenne	LOLIUM PERENNE	Perennial Rye Grass		0 FACU	FACU	1	Grass	Perennial	Adventive
plalan	Plantago lanceolata	PLANTAGO LANCEOLATA	English Plantain		0 FACU	FACU	1	Forb	Perennial	Adventive
poapra	Poa pratensis	POA PRATENSIS	Kentucky Blue Grass		0 FAC	FACU	0	Grass	Perennial	Adventive
fesela	Schedonorus pratensis	FESTUCA ELATIOR	Meadow False Rye Grass		0 FACU	FACU	1	Grass	Perennial	Adventive

Matt Asselmeier

From: Greg Chismark <gchismark@wbkengineering.com>
Sent: Saturday, November 13, 2021 4:29 PM
To: Matt Asselmeier
Subject: RE: [External]RE: Unincorporated Kendall County

Yes, I have a comment.
The base flood elevation of the Fox River in proximity to this lot is 582. The County GIS contours indicates there is hydraulic connectivity from the Fox River to the property. The survey submitted shows elevations lower than 582 which documents floodplain exists on the property.
Unless the petitioner can provide a survey that depicts ground elevation at or above 582 between the lot and the Fox River, my opinion is that there is floodplain on the lot. Let me know if you need anything formal on this.
Greg

Greg Chismark, PE
President
Direct: (630) 338-8527| Main: (630) 443-7755
gchismark@wbkengineering.com

WBK Engineering, LLC
116 W. Main Street, Suite 201, St. Charles, IL 60174

Part of Bodwé Professional Services

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Friday, November 12, 2021 8:49 AM
To: Greg Chismark <gchismark@wbkengineering.com>
Subject: RE: [External]RE: Unincorporated Kendall County

Greg:

The owner of Lot 183 in Fox River Gardens is submitting an application to rezone the property R-3 in order to build 2 houses.

The Petitioner submitted the attached topographic survey and is claiming no floodplain and no BFE on the property.

Do you have any comments on this?

Thanks,

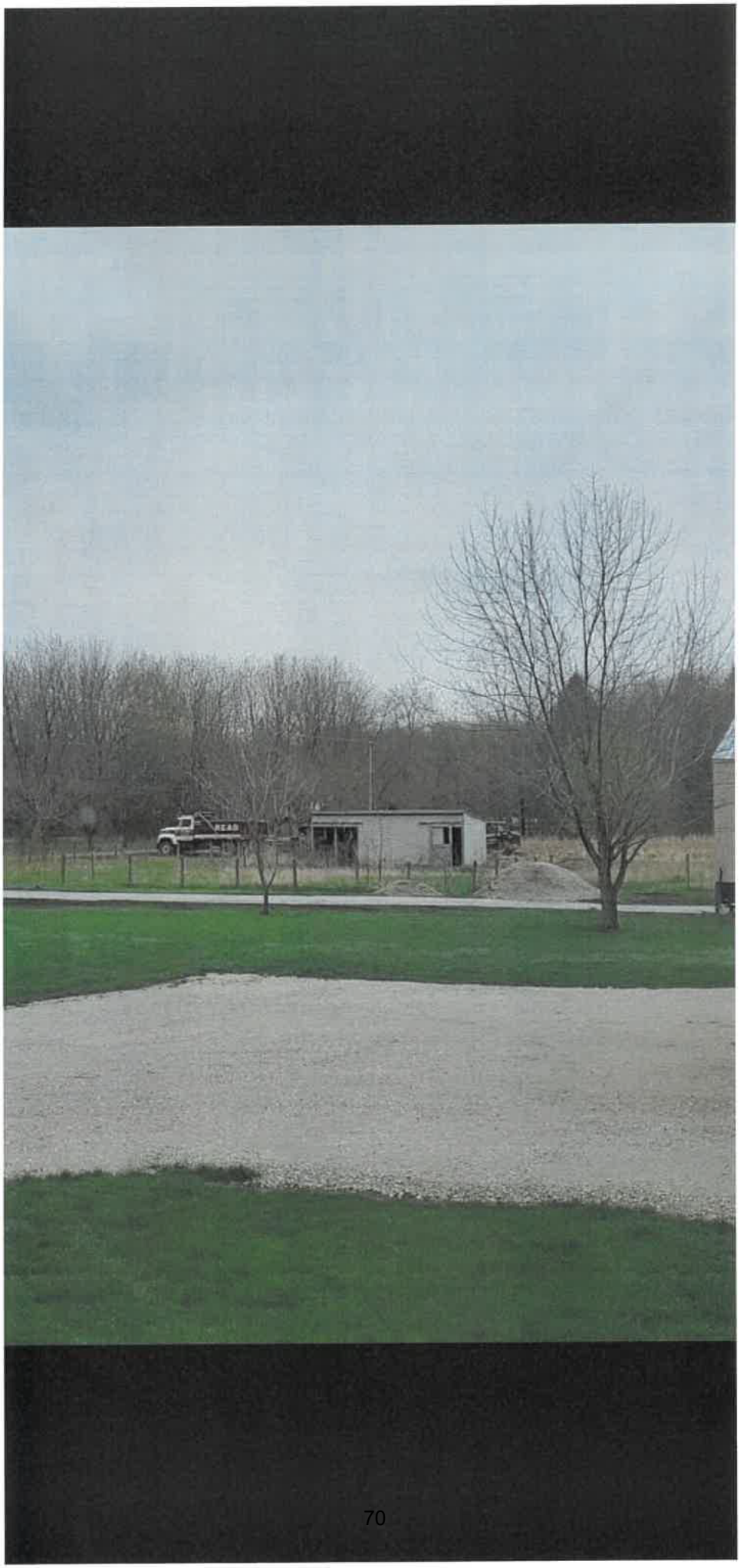
Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

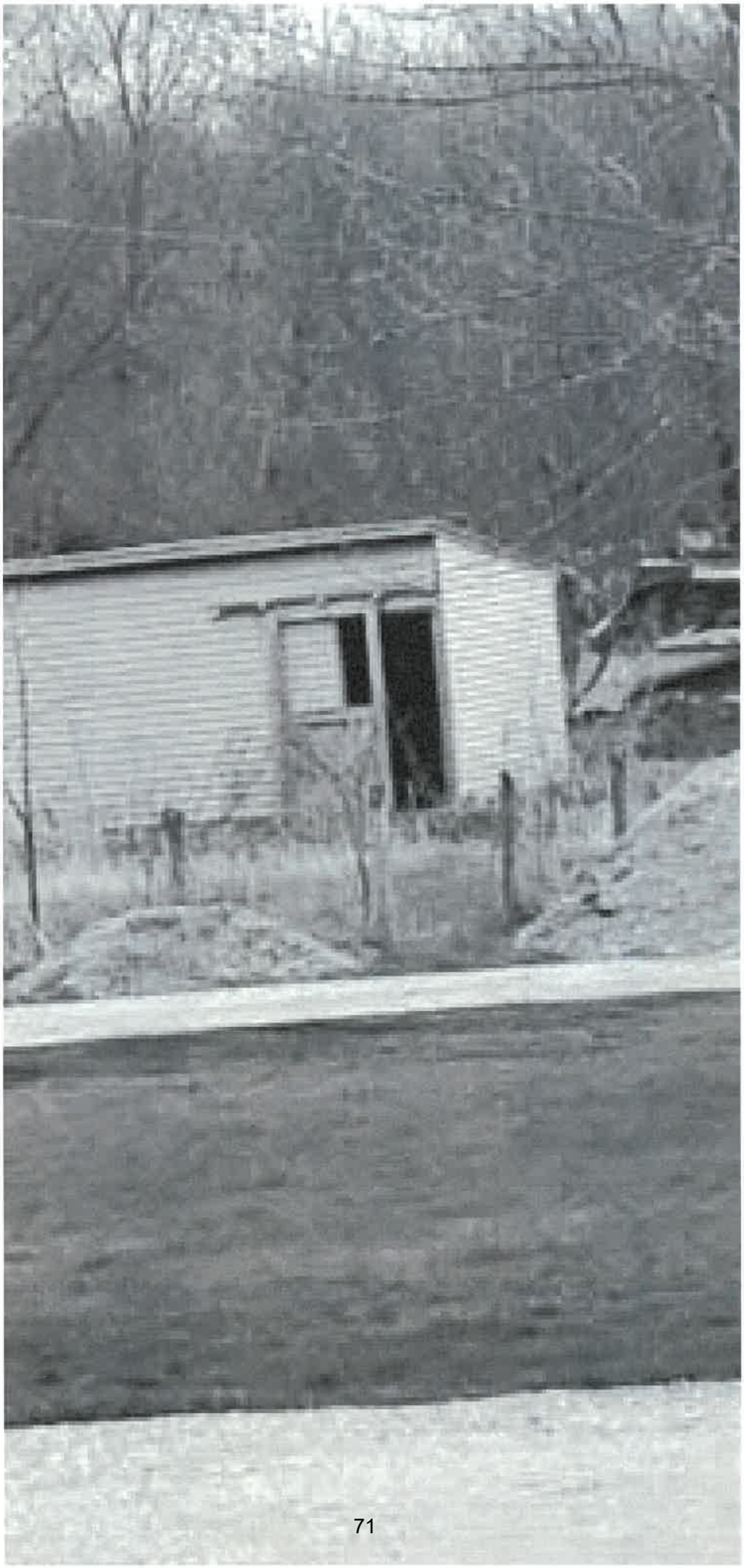
Attachment 6

EXHIBIT
G

EXHIBIT
H

10:33 AT&T
84%
20210409_0832...
CC
GIF
2:05
3:04
EXHIBIT
I





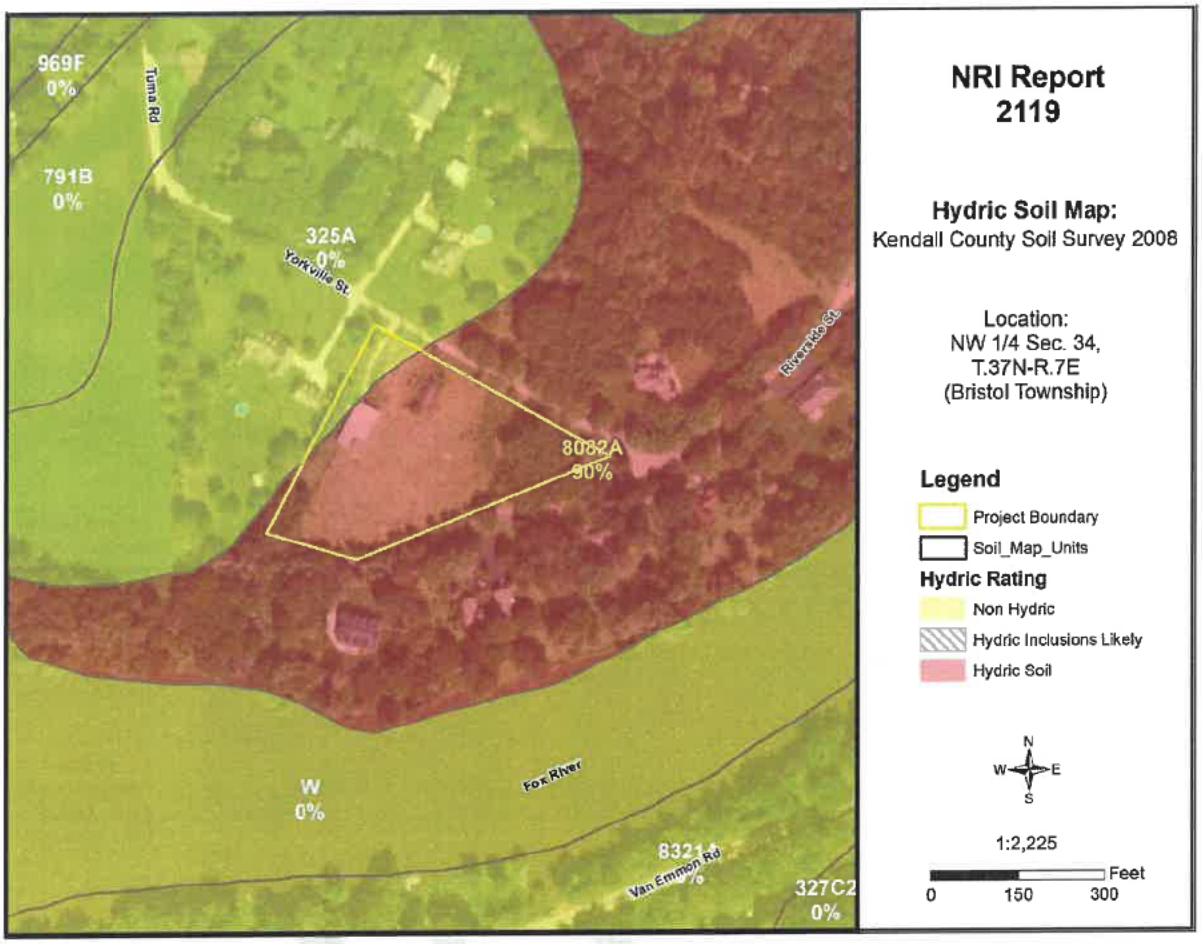


Figure 11: Hydric Soil Map

EXHIBIT
J

Figure 6B: Map of Building Limitations – Dwellings without Basements, Shallow Excavations, and Lawns/Landscaping

EXHIBIT
K

CONTEXT AERIAL

SCALE 1" = 10

NORTH

Lannert Group
Landscape Architecture ▪ Planning ▪ Community Consulting
215 Fulton Street
Geneva, Illinois 60134
(630) 208-8568
Fax (630) 208-8950
http://www.lannert.com
lg @ lannert.com

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HINSHAW ETAL
HINSHAW & CULBERTSON LLP
100 Park Avenue
Rockford, Illinois 61101
815.490.4900

Kendall County Zoning
A1
R1
R3
Municipal
Incorporated Areas
Yorkville
Objectors
Fox River
R3 | Ord 05-38
KENDELL CO. ZONING
SCALE 1" = 150'
NORTH
Lannert Group
Landscape Architecture • Planning • Community Consulting
215 Fulton Street
Geneva, Illinois 60134
(630) 208-8082
Fax (630) 208-8086
http://www.lannert.com
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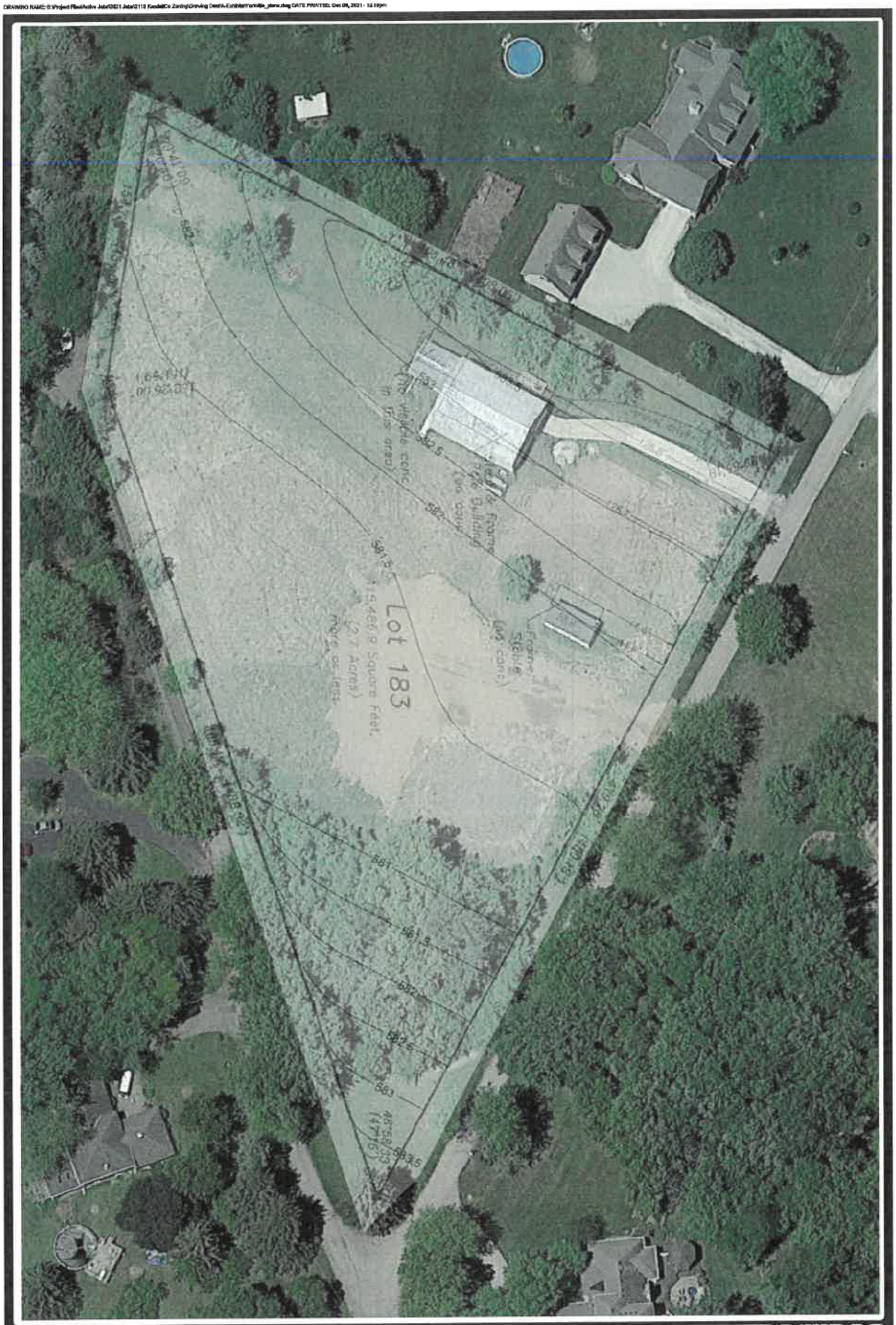
100 Park Avenue
Rockford, Illinois 61101
815.490.4900
DRAWN BY: TCL
DATE: 12.06.21
JOB NO.: 2110
SHEET NUMBER 2



SIRE AERIAL

SCALE 1" = 50'

NORTH

SHEET NUMBER 3 OF 5

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100 Park Avenue
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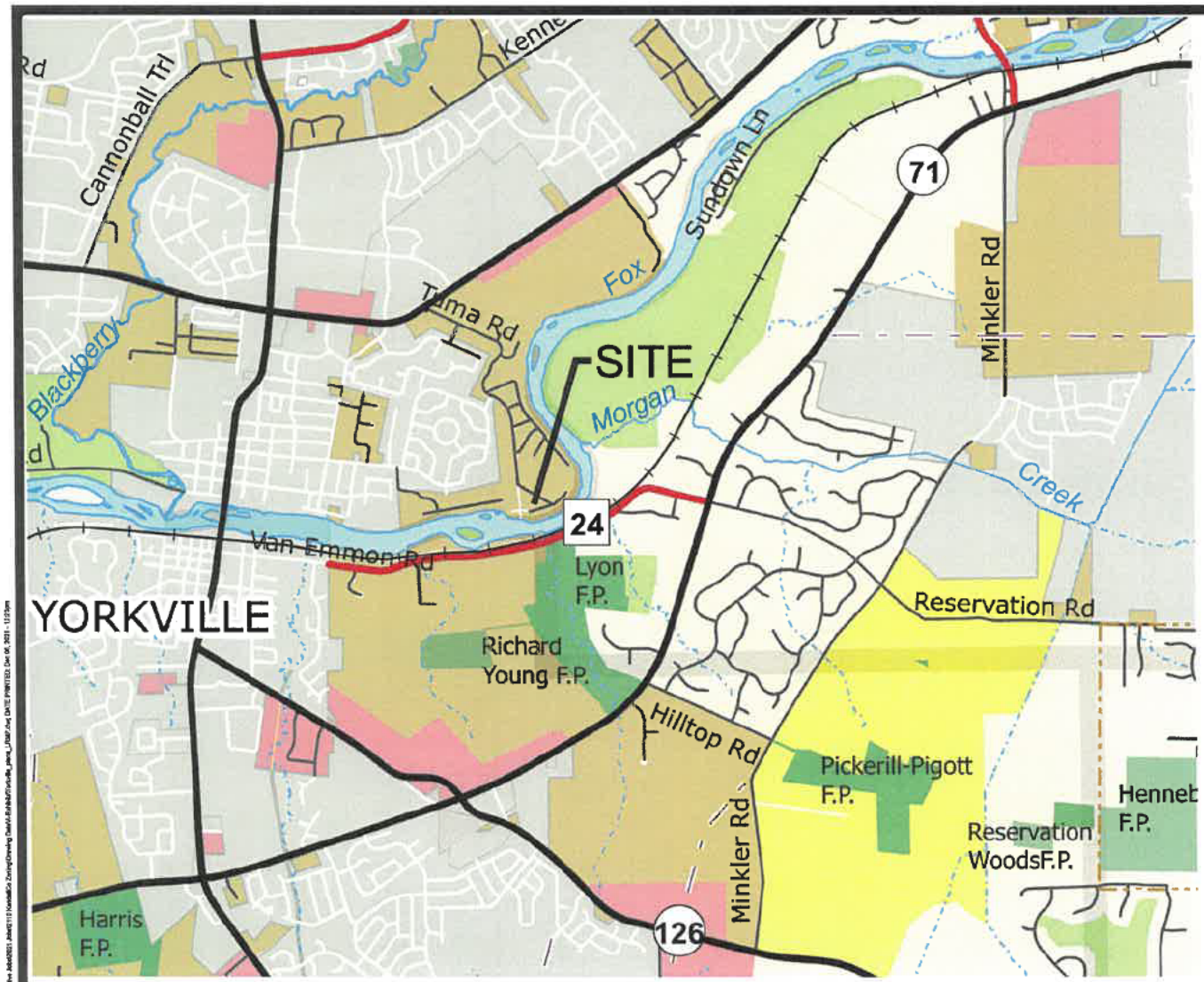
815.490.4900

DRAWN BY: KL
REVISIONS:
DATE: 12.06.21
JOB NO.: 2110



Future Land Use

- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential 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 Preserves
- Open Space
- Proposed Roadway Improvements

JOB NO: 2110
DATE: 12.06.21
REVISIONS:
DRAWN BY: KL

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100 Park Avenue
Rockford, Illinois 61101
815.490.4900

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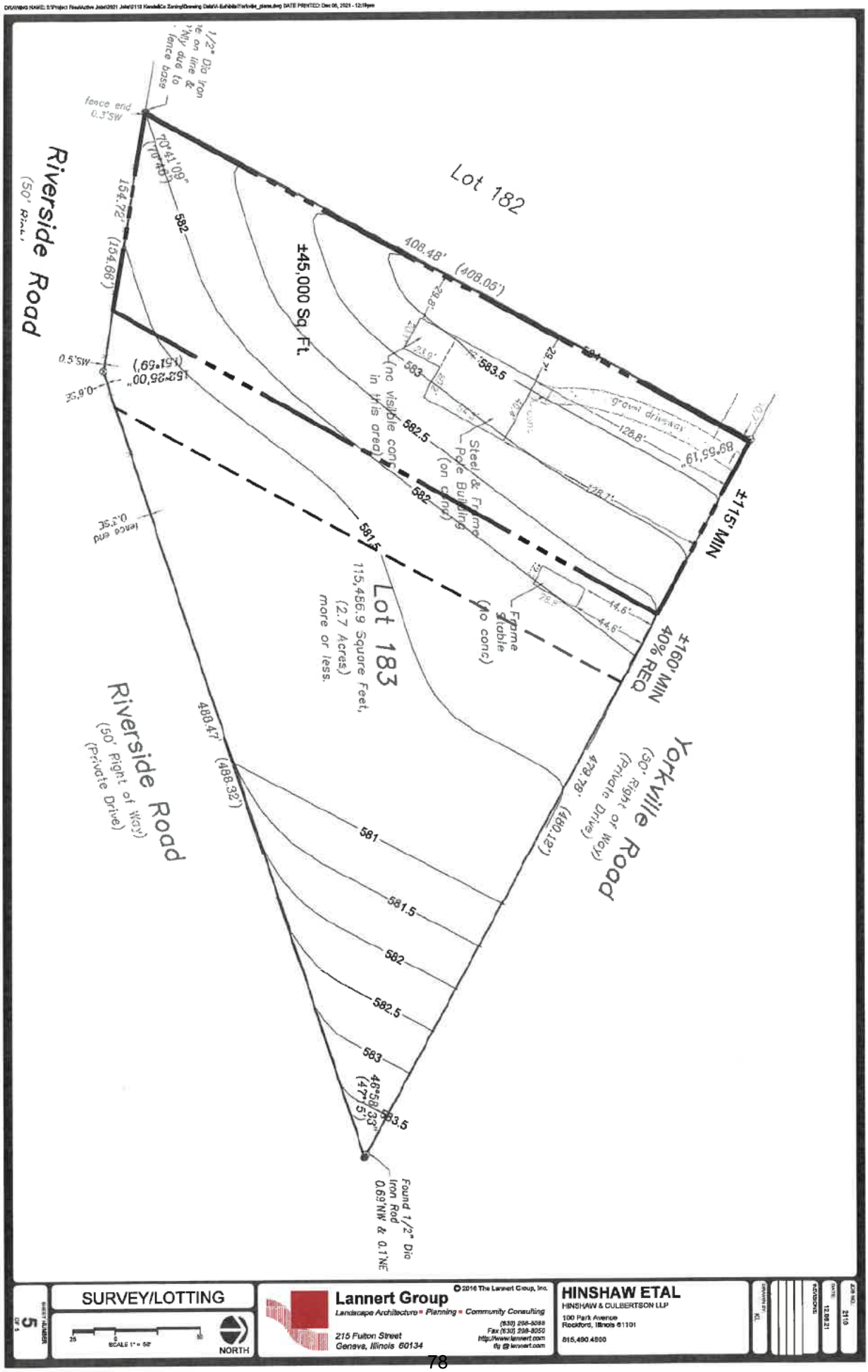
lg@lannert.com

KENDALL CO LRMP

SCALE 1" = 1/2 MILE

SHEET NUMBER 4 OF 5


Riverside Road
(50' Right of Way)
(Private Drive)
Lot 182
±45,000 Sq. Ft.
Lot 183
115,456.9 Square Feet,
(2.7 Acres)
more or less.
Yorkville Road
(50' Right of Way)
(Private Drive)
Steel & Frame Pole Building (on conc)
Frame Stable (no conc)
gravel driveway
no visible con in this area
1/2" Dia Iron ... on line & ... fence base
fence end 0.3'SW
fence end 0.1'SE
Found 1/2" Dia Iron Rod 0.69'NW & 0.1'NE
408.48' (408.05')
154.22' (154.68')
70°41'09" (70°40')
480.47' (488.32')
479.78' (480.12')
128.8'
128.1'
89°55'19"
44.6'
44.6'
46°58'33" (47°1'5")
582
582.5
583
583.5
581.5
581
581.5
582
582.5
583
583.5
±715' MIN
±160' MIN
40% REQ
SURVEY/LOTTING
SCALE 1" = 50'
NORTH
SHEET NUMBER 5 OF 5
Lannert Group
Landscape Architecture ■ Planning ■ Community Consulting
215 Fulton Street
Geneva, Illinois 60134
(630) 208-5088
Fax (630) 208-5050
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HINSHAW & CULBERTSON LLP
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Rockford, Illinois 61101
815.490.4900
DRAWN BY: TCL
REVISIONS
DATE: 12.06.21
JOB NO.: 2110

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 21-49
Irma Loya Quezada
Map Amendment Rezoning Property from A-1 to R-1

INTRODUCTION
The Petitioner is requesting a map amendment rezoning two (2) approximately three point two-four (3.24) acre parcels from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house on each parcel.

The Petitioner plans to use Plat Act exemptions to divide the subject areas proposed for rezoning from the larger parcels.

The agricultural building permits for the parcels were used in 2003 and 2004. The only way houses can be constructed on the subject parcels is by obtaining the requested map amendment.

The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. The aerial of the property is included as Attachment 3.

On December 4, 2021, five (5) neighbors submitted a written objection to the map amendment. These objections were included as Attachment 4.

On December 7, 2021, the Petitioner's Attorney submitted a request to continue the Petition from the December Kendall County Regional Planning Commission meeting and Kendall County Zoning Board of Appeals hearing. This email was included as Attachment 5.

SITE INFORMATION
PETITIONER Irma Loya Quezada

ADDRESS Across from 14859 and 14975 Brisbin Road

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

TOWNSHIP Seward

PARCEL #s 09-18-300-018 and 09-18-300-019

LOT SIZE 20.7 Acres-Total of Both Parcels; 6.48 Acres-Total Proposed Rezoned Area

EXISTING LAND USE Agricultural

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 Map Amendment Rezoning Property from A-1 to R-1

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	A-1	Rural Estate Residential (Max 0.45 DU/Acre)	A-1

			(County) Low Density Residential (Plattville)	
South	Agricultural	A-1	Rural Estate Residential and Agricultural	A-1
East	Agricultural	A-1	Rural Estate Residential	A-1
West	Agricultural/Farmstead/Hogan's Market	A-1 and A-1 SU	Rural Estate Residential	A-1 and A-1 SU

The A-1 special use to the west is for the sale of agricultural products, art, pottery, and home décor not produced on the premises (Hogan's Market).

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on November 11, 2021, and consultation was terminated (see Attachment 1, Page 9).

NATURAL RESOURCES INVENTORY

NRI application submitted on October 18, 2021 (see Attachment 1, Page 8). The LESA Score was 199 indicating a low level of protection. The NRI Report was included as Attachment 6.

ACTION SUMMARY

SEWARD TOWNSHIP

Seward Township was emailed information on November 16, 2021. The Seward Township Planning Commission reviewed this proposal on December 7, 2021. Discussion occurred regarding the Land Resource Management Plan in relation to Seward Township and protecting farmland. Discussion also occurred regarding drainage and illegal dumping on the property. The Seward Township Planning Commission issued a negative recommendation by a vote of four (4) against the proposal and zero (0) in favor of the proposal with one (1) member absent. The minutes were included Attachment 7. On December 27, 2021, the Petitioner's Attorney submitted a response to the actions of the Seward Township Planning Commission; this letter was included as Attachment 8. On January 11, 2022, the Seward Township Board voted to submit a formal objection to the map amendment. Per State law, the objection must be submitted within thirty (30) days after the zoning hearing; Staff anticipates the objection will be filed in February 2022. The objection will require a positive vote of at least eight (8) County Board members in order to approve the requested map amendment.

VILLAGE OF PLATTVILLE

The Village of Plattville was emailed information on December 16, 2021.

LISBON-SEWARD FIRE PROTECTION DISTRICT

The Lisbon-Seward Fire Protection District was emailed information on November 16, 2021.

ZPAC

ZPAC reviewed this proposal at their meeting on December 7, 2021. The Petitioner's Attorney indicated the Petitioner only wanted to build two (2) houses at this time. The Highway Department requested a voluntary right-of-way dedication; the Petitioner's Attorney was agreeable to the request. ZPAC recommended approval of the requested map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were included as Attachment 9.

GENERAL INFORMATION
The Petitioner desires to rezone the subject property in order to build one (1) house on each of the two (2) new parcels created for a total of two (2) new houses.

BUILDING CODES
Any new homes or accessory structures would be required to meet applicable building codes.

UTILITIES
No public or private utilities are onsite.

ACCESS
The property fronts Brisbin Road. Staff has no concerns regarding the ability of Brisbin Road to support the proposed map amendment.

PARKING AND INTERNAL TRAFFIC CIRCULATION
Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

ODORS
No new odors are foreseen.

LIGHTING
Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING
Any fencing, landscaping, or screening would be for residential purposes.

SIGNAGE
Any signage would be residential in nature.

NOISE CONTROL
No noise is anticipated.

STORMWATER
Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

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 or larger lot single-family residential uses.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1 or A-1 SU for the sale of agricultural products, art, pottery, and home décor not produced on the premises.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned A-1. The agricultural housing allocations for the subject property have already been used and no new single-family homes can be constructed on the subject property without a map amendment.**

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 is a mix of agricultural and single-family residential uses found in rural settings.**

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 Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.**

RECOMMENDATION

Staff recommends approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Aerial
4. Objections of Neighbors
5. December 7, 2021 Dan Kramer Continuation Email
6. NRI Report
7. December 7, 2021 Seward Township Minutes
8. December 27, 2021 Dan Kramer Letter
9. December 7, 2021 ZPAC 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 _____ **FILE #:**_____

NAME OF APPLICANT
Irma Loya Quezada

CURRENT LANDOWNER/NAME(s)
Irma Loya Quezada

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
10	Brisbin Road Minooka, IL 60447	part of 09-18-300-018 & 09-18-300-019

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
farmland	A-1	

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE	X MAP AMENDMENT (Rezone to B-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	PRIMARY CONTACT 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
none		

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** 10/18/2021

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

Quezada Zoning Project

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

Existing uses of property within the general area of the property in question.

There is a mix of exiting uses of real property in the subject area of the Petitioner. They consist of A1 Agricultural Use. A1 Special Use and various residential classifications. The actual usesages in the area are a combination of Single Family large Lot Residential under Kendall County R-1 Zoning and Building Permits issued under various County Agricultrual Ordinances including Farm Allocations.

The Zoning classification of property within the general area of the property in question.

Same answer as to existing uses.

The suitability of the property in question for the uses permitted under the existing zoning classification.

The subject property is suitable for pasture, or low denisty agricultural uses, but because of its smaller size is not considered a prime agricultural use with the modern farm machinery where fields are desired to be of much greater size. The property is perfect for construction of two residential units as well as having low denisity agricultural uses such as pasture for horses.

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.

There is a moderate trend for development of large lot rural single family residential in the area.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

The proposed use of 2 Residential R-1 Building lots is consistent with the Lane Resource Management Plan of Kendall County in that the Land Resource Management Plan calls for low density Single Family Country Residential District type development.

REspectfully Submitted,

Daniel J. Kramer, 11/12/21

Legal Descriptions

Parcel 1A

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Northerly along said West Line, 302.08 feet; thence Easterly, perpendicular to said West Line, 470.00 feet; thence Southerly, perpendicular to the last ascribed course 298.98 feet to a line drawn Easterly from the point of beginning which is parallel to said North Line; thence Westerly parallel with said North Line, 470.01 feet to the point of beginning in Seward Township, Kendall County, Illinois.

Parcel 2A

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of sad Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Southerly, along said West Line 298.75 feet; thence Easterly, perpendicular to said West Line, 470.0 feet; thence Northerly, perpendicular to the last described course, 301.85 feet to a line drawn Easterly from the point of beginning, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 470.01 feet to the point of beginning, in Seward Township, Kendall County, Illinois.

202100012771
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 5/18/2021 3:47 PM
REC FEE: 57.00 RHSPS: 10.00
STATE TAX: 200.00
COUNTY TAX: 100.00
PAGES: 4

21L50184 SGR. 1001

WARRANTY DEED

Chicago Title

THIS INDENTURE WITNESSETH, That the Grantor,

ERB PROPERTIES, LLC, an Illinois Limited Liability Company, as to an undivided 70.45% interest, and Mark Brummel, as to an undivided 29.55% interest,

of the Village of Minooka in the County of Kendall and State of Illinois for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEY** and **WARRANT** to:

IRMA LOYA QUEZADA, A Single Person

whose address is [redacted]

the following described real estate to-wit:

PARCEL 1: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COMER OF SAID SOUTHWEST FRACTION QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 1548.37 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 817.41 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 551.95 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID NORTH LINE; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 819.55 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTION QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 2100.30 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET TO THE SOUTHWEST COMER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 815.23 FEET TO THE SOUTHEAST COMER OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 558.79 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH THE NORTL LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 817.41 FEET TC THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

SUBJECT TO covenants, conditions and restrictions of record, public and utility easements, general taxes for the tax year 2020 and 2021.

PIN #: 09-18-300-018 & 09-18-300-019
COMMON ADDRESS: 21 acres, Brisbon Road* Minooka, IL 60447
*and Illinois Route #52
situated in Kendall County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4 day of May, 2021.

ERB PROPERTIES, LLC

BY: [redacted]
EDWARD J. BALTZ
ITS: MANAGER and as Trustee of the EDWARD J. BALTZ DESCENDANT TRUST

BY: [redacted]
ROBERT D. BALTZ
MANAGER and as Trustee of the ROBERT D. BALTZ DESCENDANT TRUST

[redacted]
MARK BRUMMEL

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **EDWARD J. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE EDWARD J. BALTZ DESCENDANT TRUST,** personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said 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 4 day of May, 2021.

"OFFICIAL SEAL"
NICOLE A. BILLINGSLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/28/2022

[redacted]
NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ROBERT D. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE ROBERT D. BALTZ DESCENDANT TRUST,** personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said 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.

"OFFICIAL SEAL"
NICOLE A. BILLINGSLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/28/2022

Given under my hand and Notarial Seal this 4 day of May, 2021.

[redacted]

STATE OF ILLINOIS)
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **MARK BRUMMEL,** personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said 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 4 day of May, 2021.

[redacted]

"OFFICIAL SEAL"
NICOLE A. BILLINGSLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/29/2022

FUTURE TAXES TO:

IRMA LOYA QUEZADA
[redacted]

RETURN THIS DOCUMENT TO:

DANIEL J. KRAMER
[redacted]ET

PREPARED BY:

CORTINA MUELLER FROBISH
[redacted]

RECORDER OF DEEDS
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

ERB PROPERTIES, LLC being duly sworn on oath, states that he is the property owner of the real estate whose legal description is attached. The attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division of subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.

2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.

3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.

4. The conveyance is of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

7. The conveyance is made to correct descriptions in prior conveyances.

8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing in July 17, 1959 and not involving any new streets or easements of access.

9. The sale is of a single lot of less than five acres from a large tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.

10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

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.

ERB PROPERTIES, LLC

[redacted]

SUBSCRIBED AND SWORN TO
before me this 4 day of May, 2021.

[redacted]

NOTARY PUBLIC

"OFFICIAL SEAL"
NICOLE A. BILLINGSLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/28/2022

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: Irma Lova Quezada
Address: [redacted]
City, State, Zip: [redacted]
Phon [redacted]
Emai [redacted]

Contact Person: Daniel J. Kramer [redacted]

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

Site Location & Proposed Use

Township Name Seward Township 35 N, Range 8 E, Section(s) 18
Parcel Index Number(s) part of pins 09-18-300-018 ad 09-18-300-019
Project or Subdivision Name _____ Number of Acres 10
Current Use of Site farmland Proposed Use 2 single family homes
Proposed Number of Lots 2 Proposed Number of Structures 2
Proposed Water Supply well Proposed type of Wastewater Treatment septic
Proposed type of Storm Water Management _____

Type of Request

☒ Change in Zoning from A-1 to R-1 to build 2 single family homes
☐ 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
5 Additional Acres at $18.00 each	$ 90.00
Total NRI Fee	$ 465.00

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

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

X [redacted]
Petitioner or Authorized Agent

10/18/2021
Date

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

FOR OFFICE USE ONLY

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

EcoCAT
Ecological Compliance Assessment Tool

Applicant: Irma Loya Quezada
Contact: DANIEL J. Kramer
Address: [redacted]

Project: Quezada
Address: Brisbin Road, Minooka

IDNR Project Number: 2206967
Date: 11/11/2021

Description: Rezone property to build two single family homes

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, 8E, 18

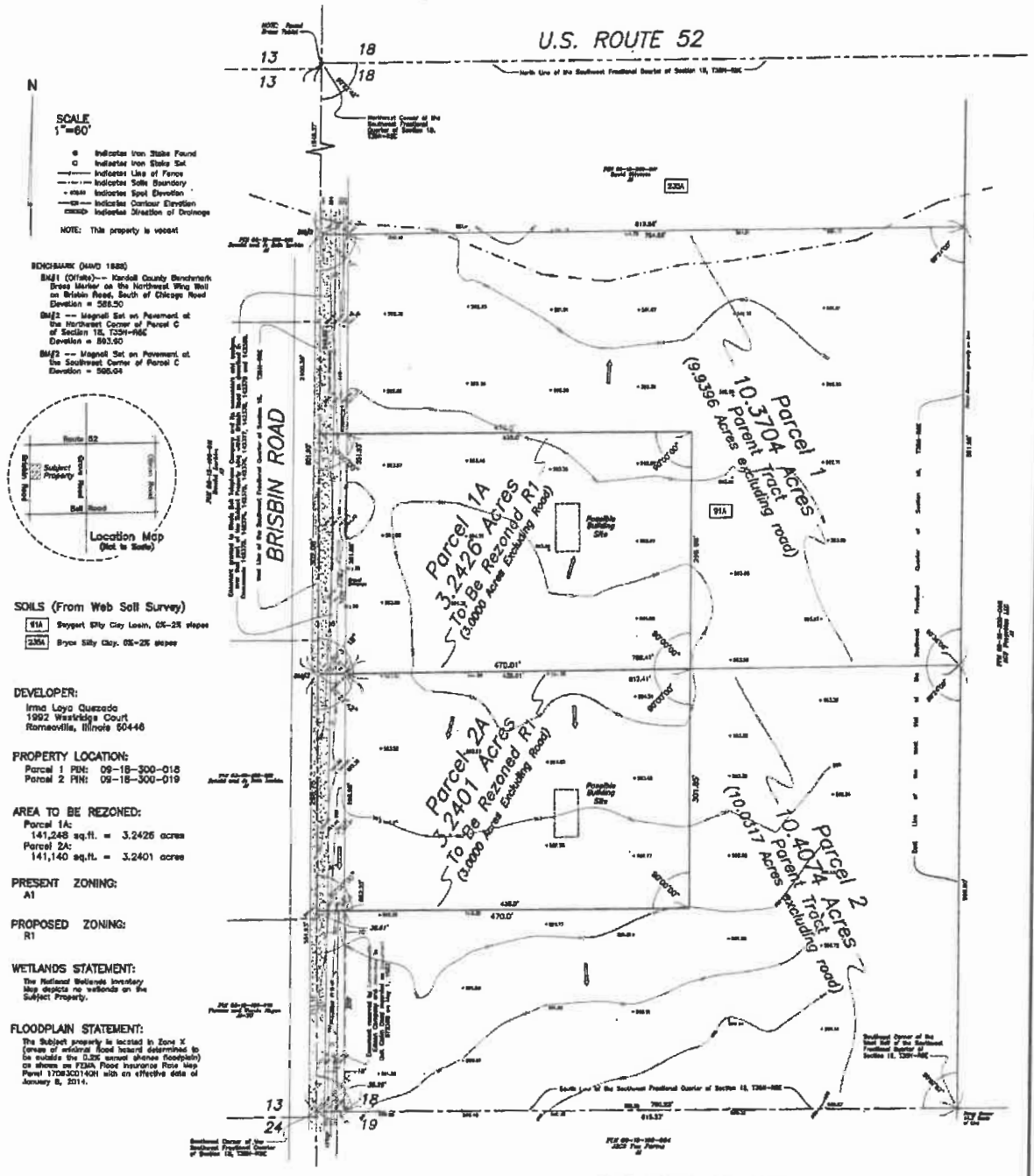
IL Department of Natural Resources Contact
Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

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

Disclaimer

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

ZONING PLAT OF
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, T35N–R8E, 3rd P.M.
SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS



BENCHMARK (NAVD 1988)

BM#1 (Offsite)-- Kendall County Benchmark Brass Marker on the Northwest Wing Wall on Brisbin Road, South of Chicago Road Elevation = 588.50

BM#2 -- Magnail Set on Pavement at the Northwest Corner of Parcel C of Section 18, T35N-R8E Elevation = 593.80

BM#3 -- Magnail Set on Pavement at the Southwest Corner of Parcel C Elevation = 595.04

SOILS (From Web Soil Survey)

91A Swygert Silty Clay Loam, 0%-2% slopes

235A Bryce Silty Clay, 0%-2% slopes

DEVELOPER:
Irma Laya Quezada
1992 Westridge Court
Romeoville, Illinois 60446

PROPERTY LOCATION:
Parcel 1 PIN: 09-18-300-018
Parcel 2 PIN: 09-18-300-019

AREA TO BE REZONED:
Parcel 1A:
141,248 sq.ft. = 3.2426 acres
Parcel 2A:
141,140 sq.ft. = 3.2401 acres

PRESENT ZONING:
A1

PROPOSED ZONING:
R1

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

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel 17093C0140H with an effective date of January 8, 2014.

LEGAL DESCRIPTION OF PARENT TRACT – PARCEL 1:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 1548.37 feet for the point of beginning; thence Southerly, along said West Line, 551.93 feet; thence Easterly, parallel with the North Line of said Southwest Fractional Quarter, 817.41 feet to the East Line of the West Half of said Southwest Fractional Quarter; thence Northerly, along said East Line, 551.86 feet to a line drawn Easterly from the point of beginning which is parallel with said North Line; thence Westerly, parallel with said North Line, 819.36 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED – PARCEL 1A:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Northerly, along said West Line, 302.08 feet; thence Easterly, perpendicular to said West Line, 470.0 feet; thence Southerly, perpendicular to the last described course, 298.99 feet to a line drawn Easterly from the point of beginning which is parallel with said North Line; thence Westerly, parallel with said North Line, 470.01 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF PARENT TRACT – PARCEL 2:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Southerly, along said West Line, 551.93 feet to the Southwest Corner of said Southwest Fractional Quarter; thence Easterly, along the South Line of said Southwest Fractional Quarter, 815.33 feet to the Southeast Corner of the West Half of said Southwest Fractional Quarter; thence Northerly, along the East Line of the West Half of said Southwest Fractional Quarter, 558.79 feet to a line drawn Easterly from the point of beginning, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 817.41 feet to the point of beginning, in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED – PARCEL 2A:

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Southerly, along said West Line, 268.75 feet; thence Easterly, perpendicular to said West Line, 470.0 feet; thence Northerly, perpendicular to the last described course, 301.85 feet to a line drawn Easterly from the point of beginning, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 470.01 feet to the point of beginning, in Seward Township, Kendall County, Illinois.

JOB NO.	21184
JOB NAME	QUEZADA
DWG FILE	21184
REVISION DATE	November 11, 2021

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775
11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

Attachment 3

Legend

Legal Descriptions

Parcels

0 200 400 800

Feet

N

95

Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

December 4. 2021

To Whom It May Concern:

To the chairpersons concerning the public hearing Dec. 8th, 2021 and Dec. 13th, 2021. The people on Brisbin Road are voicing our disapproval to change the zoning from A1 to R1. This zoning change is in regards to properties bought by Irma Loya Quezada.

This property has been agricultural for at least a hundred plus years. Let's keep it so. NO, NO, NO to change. We are writing this letter, because some of us may not be able to attend the meetings. This letter should be just as good as being in person.

We are concerned these parcels will be used for bringing landscaping debris. Don Schuck has been dealing with Brian Holdiman from zoning board for four plus years over Nely Landscaping illegally working off his property. He has hauled in landscape material off jobs and has dumped, buried, and burned debris on his property.

We would like signed receipts of this letter to each person who signed it, by the chairperson of the committees.

Thank you for your time and listening to our concerns.

[redacted]

Signature

Amy White Amy White

Print

14625 Brisbin Rd Minooka IL 60447

Address

December 4. 2021

To Whom It May Concern:

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We would like signed receipts of this letter to each person who signed it, by the chairperson of the committees.

Thank you for your time and listening to our concerns.

[redacted]

Signature [redacted]

DONALD SCHUCK SR

Print Jacqueline Schuck

14525 BRISBIN Rd

14525 Brisbin Rd.

MINOOKA, ILL. 60447

Address

minooka, Il. 60447

December 4. 2021

To Whom It May Concern:

To the chairpersons concerning the public hearing Dec. 8th, 2021 and Dec. 13th, 2021. The people on Brisbin Road are voicing our disapproval to change the zoning from A1 to R1. This zoning change is in regards to properties bought by Irma Loya Quezada.

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Thank you for your time and listening to our concerns.

[redacted]

Signature

JENNIFER E MILLER

Print

3700 US HWY 52

MINOOKA, IL 60447

Address

December 4. 2021

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Thank you for your time and listening to our concerns.

[redacted]

Signature

Bruce O. Knudson

Print

5765 US Hwy. 52

Minooka, IL. 60447-9672

Address

December 4. 2021

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To the chairpersons concerning the public hearing Dec. 8th, 2021 and Dec. 13th, 2021. The people on Brisbin Road are voicing our disapproval to change the zoning from A1 to R1. This zoning change is in regards to properties bought by Irma Loya Quezada.

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Thank you for your time and listening to our concerns.

[redacted]

Signature

Dustin Walzer

Print

14550 Brisbin Rd

Minooka IL 60447

Address

Matt Asselmeier

From: Real estate <realestate@dankramerlaw.com>
Sent: Tuesday, December 7, 2021 11:28 AM
To: Matt Asselmeier
Subject: [External]Quezada Zoning Petition

Dear Matt:

Can you please continue the Quezda Petition from the December RPC and ZBA to the January RPC and ZBA? [redacted]

DO NOT RESPOND TO THIS EMAIL PLEASE SEND DIRECT TO: dkramer@dankramerlaw.com

Very Truly Yours,

Daniel J. Kramer
Attorney at Law
1107A S. Bridge Street
Yorkville, IL. 60560
Phone-630.553.9500
Fax-630.553.5764

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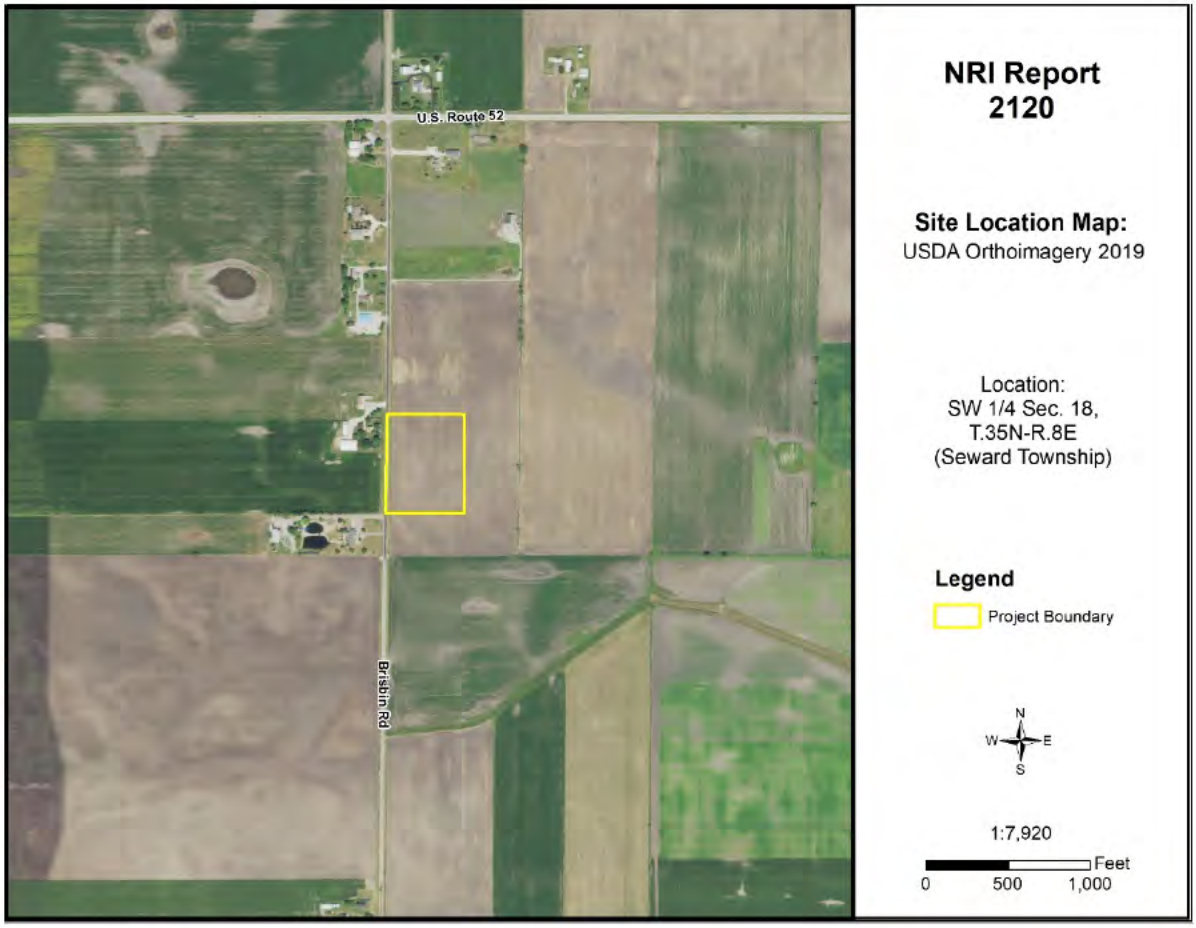
NATURAL RESOURCE INFORMATION (NRI) REPORT: #2120



Dec. 2021

Petitioner: Irma Loya Quezada
Contact: Attorney Daniel J. Kramer

Prepared By:

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

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION (NRI) REPORT

Natural Resource Information Report Number	2120
Date District Board Reviews Application	December 2021
Applicant's Name	Irma Loya Quezada
Size of Parcel	6.5 acres
Current Zoning & Use	A-1 Agricultural; Cropland
Proposed Zoning & Use	R-1 Residential; Two Single-Family Homes
Parcel Index Number(s)	09-18-300-018 & 09-18-300-019
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	#2120
Petitioner	Irma Loya Quezada
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SW ¼ of Section 18, Township 35 North, Range 8 East (Seward Township) of the 3rd Principal Meridian
Project or Subdivision Name	Loya Quezada Re-Zoning
Existing Zoning & Land Use	A-1 Agricultural; Cropland
Proposed Zoning & Land Use	R-1 Residential; Two Single-Family Homes
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	6.5 acres
Land Evaluation Site Assessment Score	199 (Land Evaluation: 79; Site Assessment: 120)

NATURAL RESOURCE CONSIDERATIONS

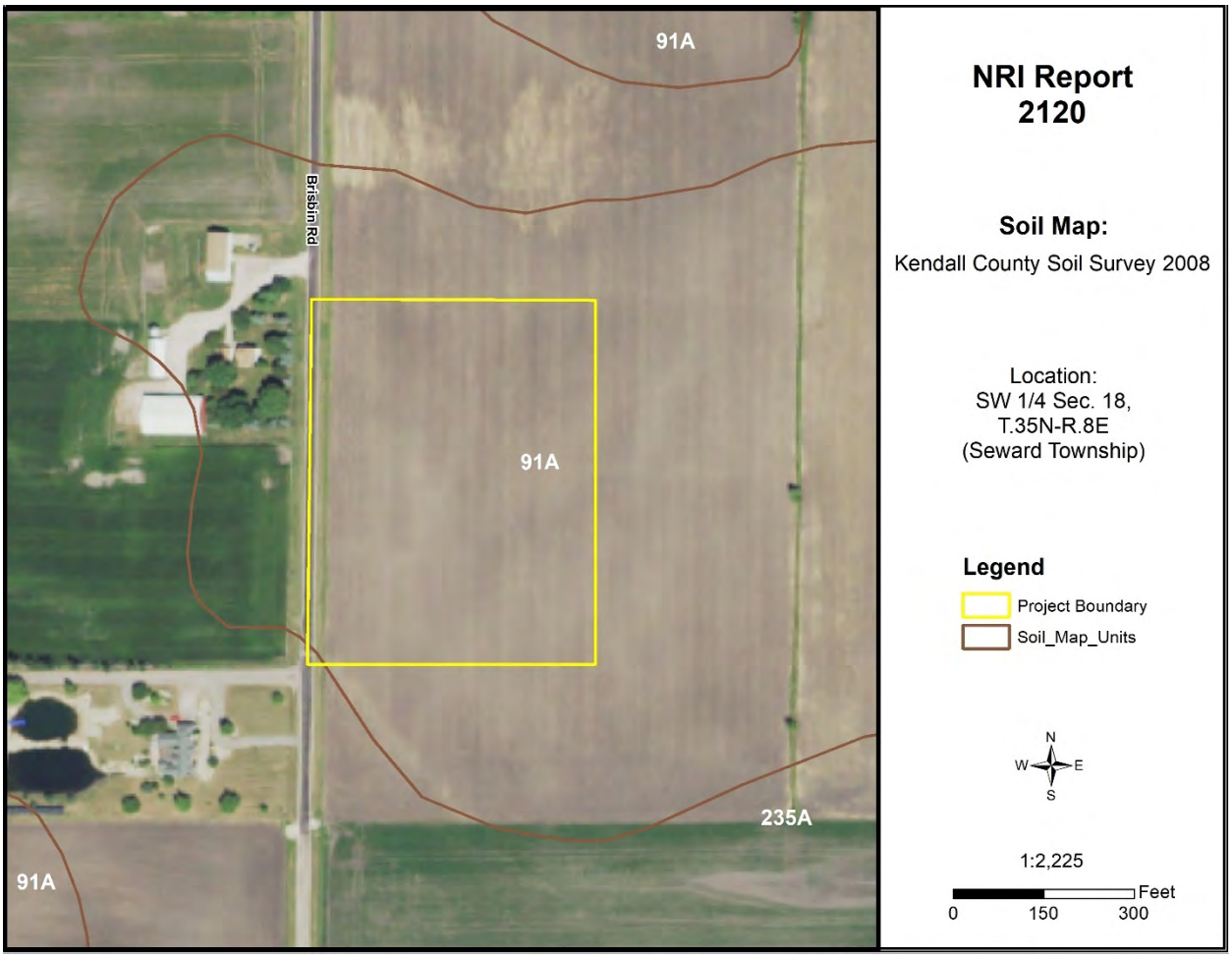

Figure 1: Soil Map

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, one is classified as hydric soil (235A Bryce silty clay), and the remaining soil is classified as a non-hydric soil with hydric inclusions likely (91A Swygert silty clay 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, both are designated as prime farmland (91A Swygert silty clay loam and 235A Bryce silty clay). The 235A Bryce silty clay is considered prime farmland if drained.

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, lawns/landscaping, and local roads and streets. 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	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/ Landscaping	Conventional Septic Systems
91A	Very Limited	Somewhat Limited	Very Limited	Somewhat Limited	Suitable/ Not Limited
235A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable/ Very Limited

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).

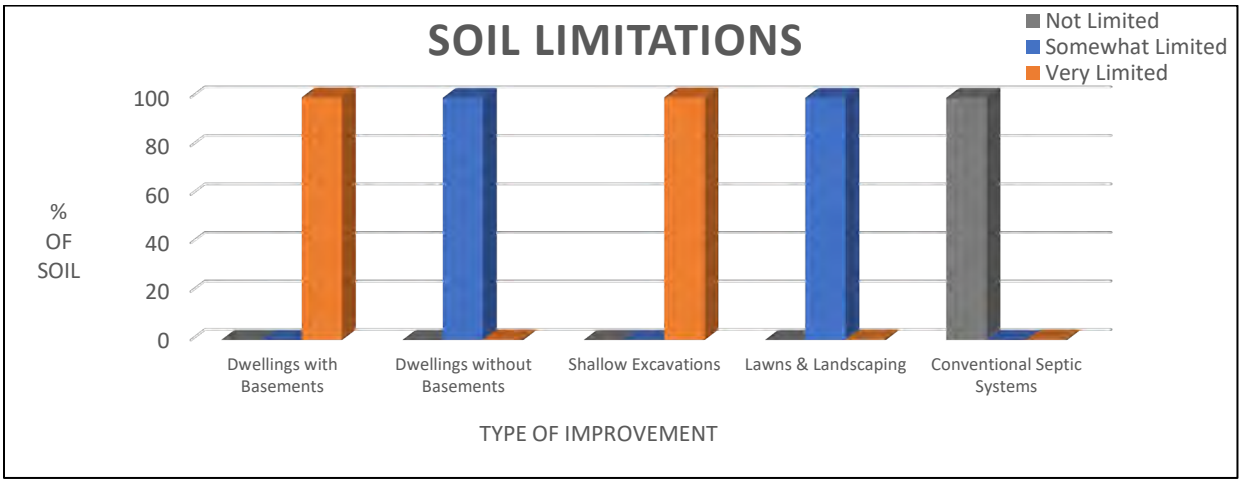

Figure 2: Soil Limitations

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 **79**, indicating that this site is **not well suited** for agricultural uses.

- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
    - The Site Assessment score for this site is **120**.

The **LESA Score for this site is 199 out of a possible 300, 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 Wetlands 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 **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 Irma Loya Quezada for the proposed change in zoning from A-1 Agricultural to R-1 Single-Family Residential to construct two single-family homes on parts of two parcels (Parcel Index Numbers 09-18-300-018 & 09-18-300-019) within Seward Township of Kendall County located in the SW ¼ of Section 18, 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 or prime farmland if drained. 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 79 out of a possible 100 points indicating that the soils are not well suited for agricultural uses. The total LESA Score for this site is 199 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 dwellings with basements and shallow excavations and 0.2% are very limited for dwellings without basements and lawns/landscaping. The remaining land is considered somewhat limited for these types of developments/uses. Additionally, 0.2% of the soils are considered 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 the Minooka 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).

[redacted]

SWCD Board Representative

12/16/2021

Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2120

SW ¼ of Section 18, Township 35 North, Range 8 East (Seward Township) on 6.5 acres. This parcel is located on the east side of Brisbin Road, west of Grove Road, north of Bell Road, and south of U.S. Route 52 in Minooka, IL. The parcel is part of unincorporated Kendall County.

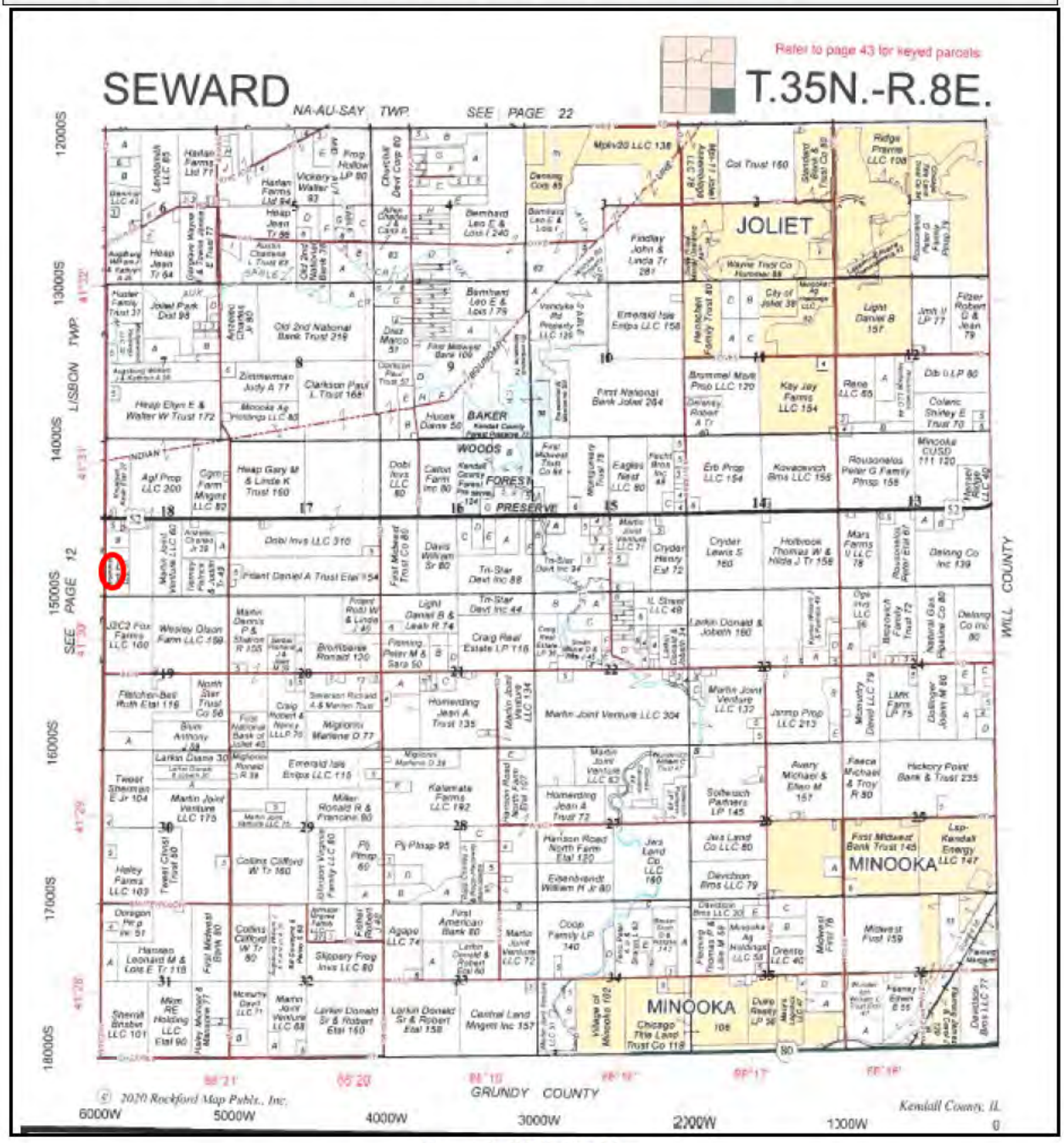

Figure 3: 2021 Plat Map

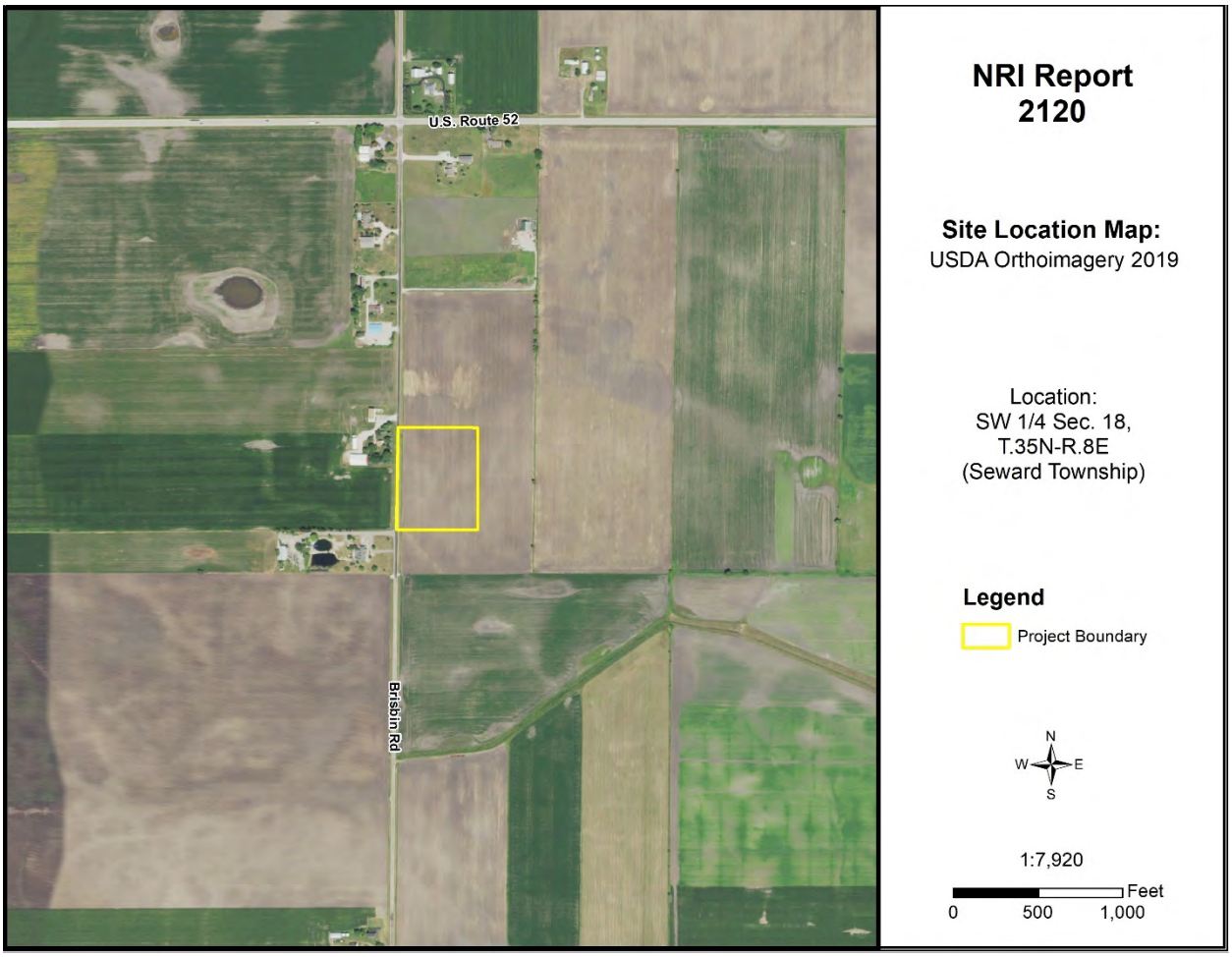

Figure 4: 2019 Aerial Map with NRI Site Boundary

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) are <u>not</u> located on or near the parcel in question (PIQ).

[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.

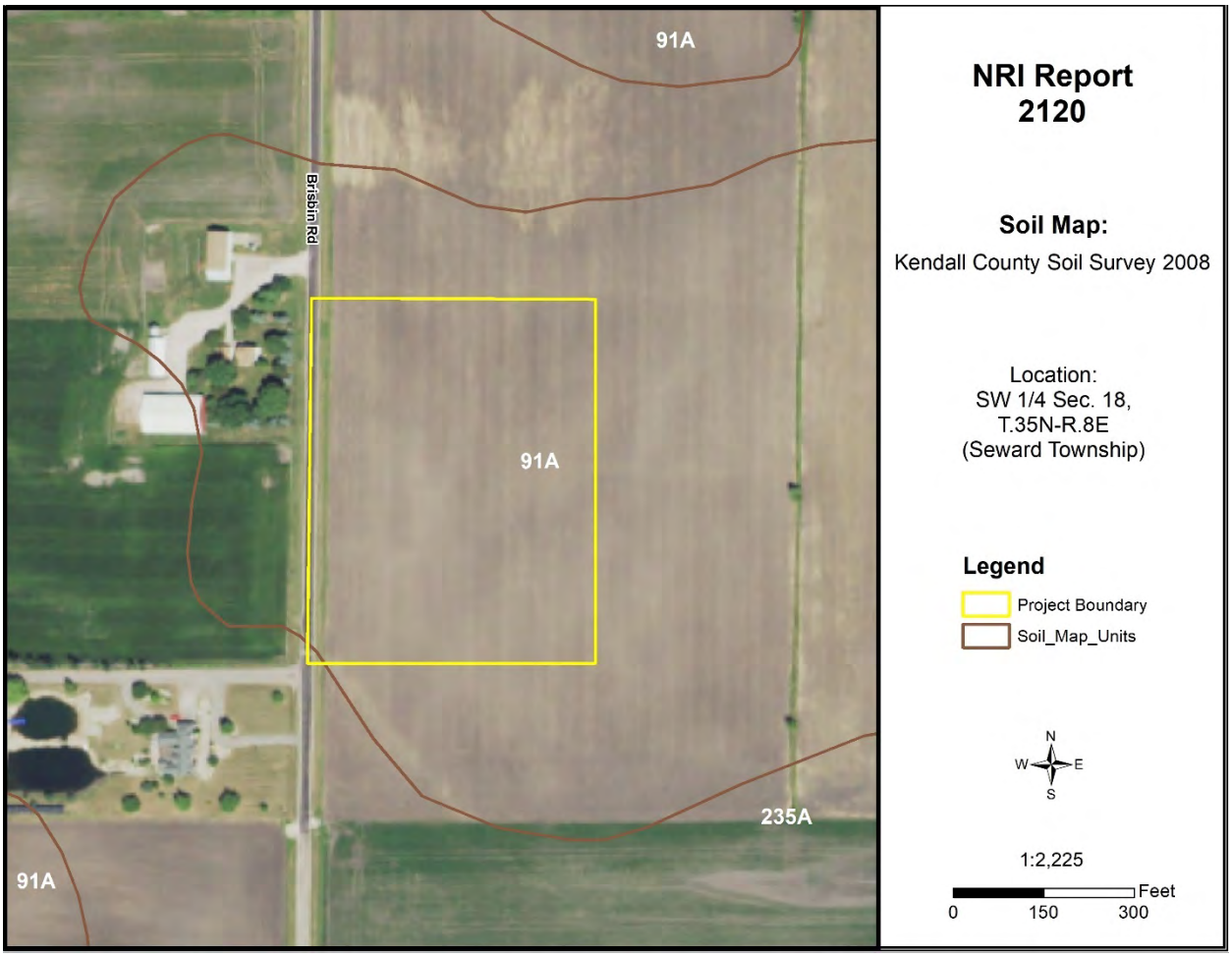

Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
91A	Swygert silty clay loam, 0-2% slopes	6.5	99.8%
235A	Bryce silty clay, 0-2% slopes	0.0	0.2%

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.

Dwellings with Basements – Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings 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.

Dwellings without Basements – Ratings are for undisturbed soil for a house of three stories or less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings 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.

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	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
91A	**Very Limited:** Depth to saturated zone; Shrink-swell	**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/Not Limited**	6.5	99.8%
235A	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**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/Very Limited:** Wet	0.0	0.2%
% Very Limited	**100%**	**0.2%**	**100%**	**0.2%**	**0.2%**		

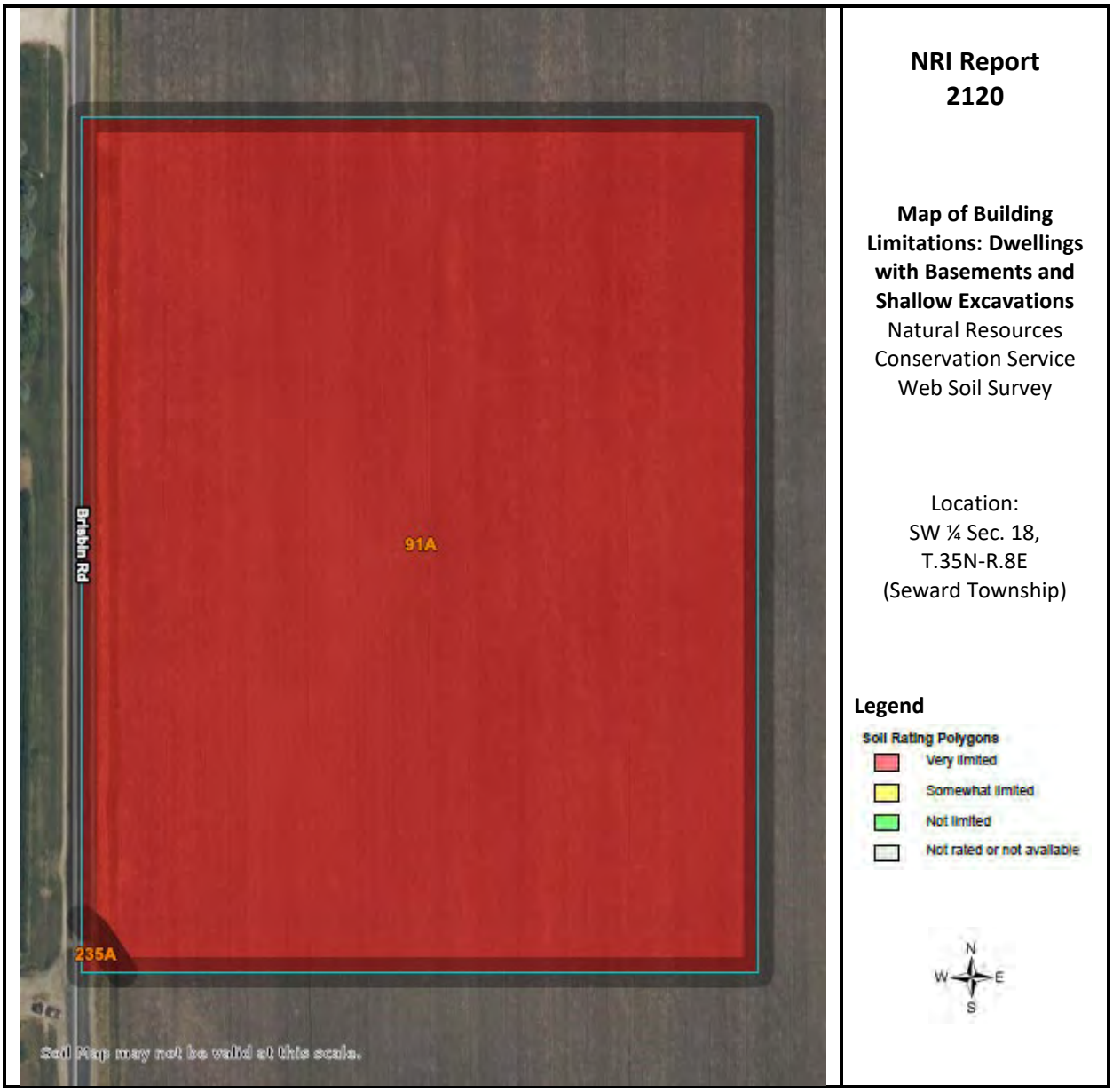

Figure 6A: Map of Building Limitations – Dwellings with Basements and Shallow Excavations

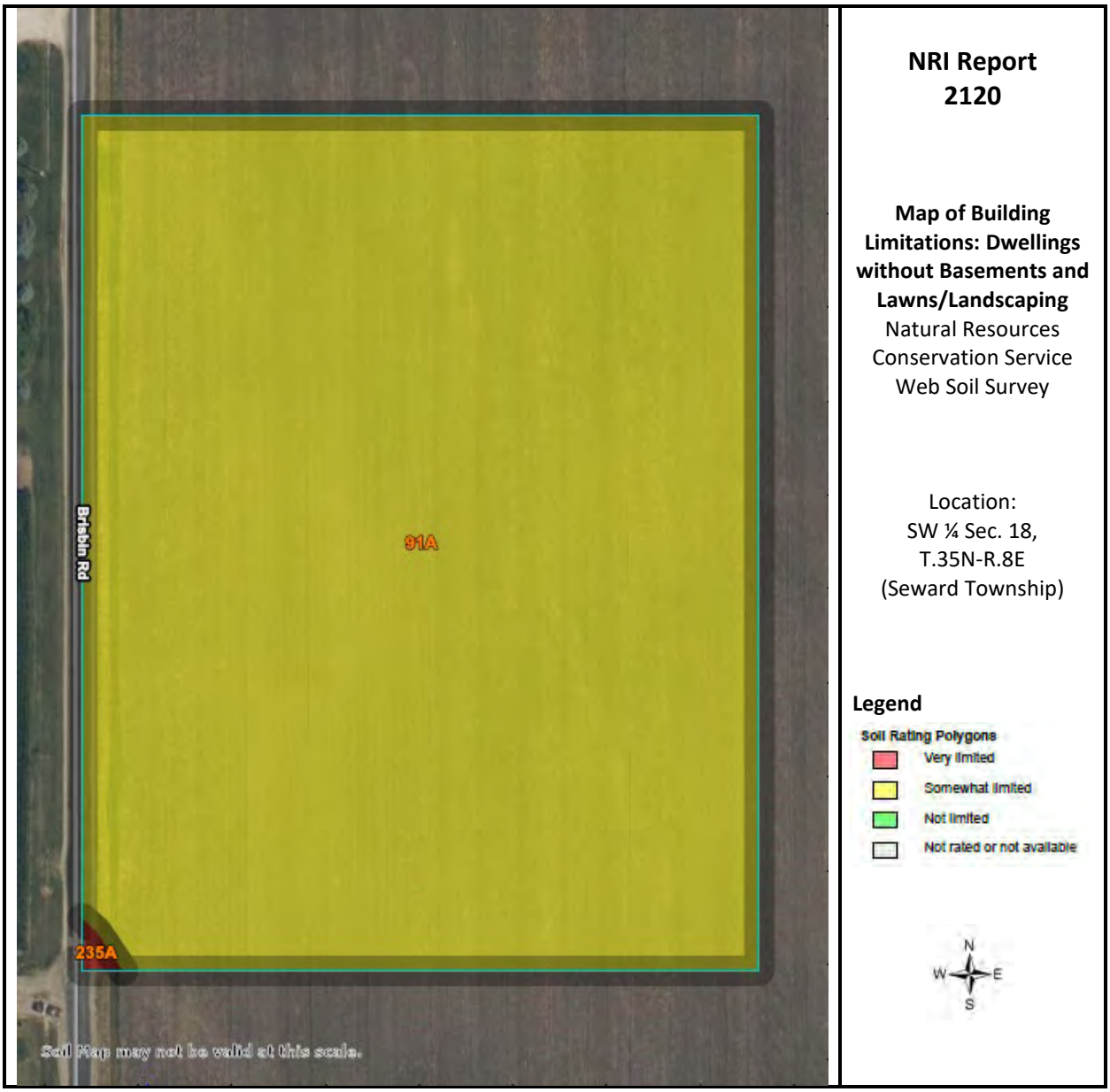

Figure 6B: Map of Building Limitations – Dwellings without Basements and Lawns/Landscaping

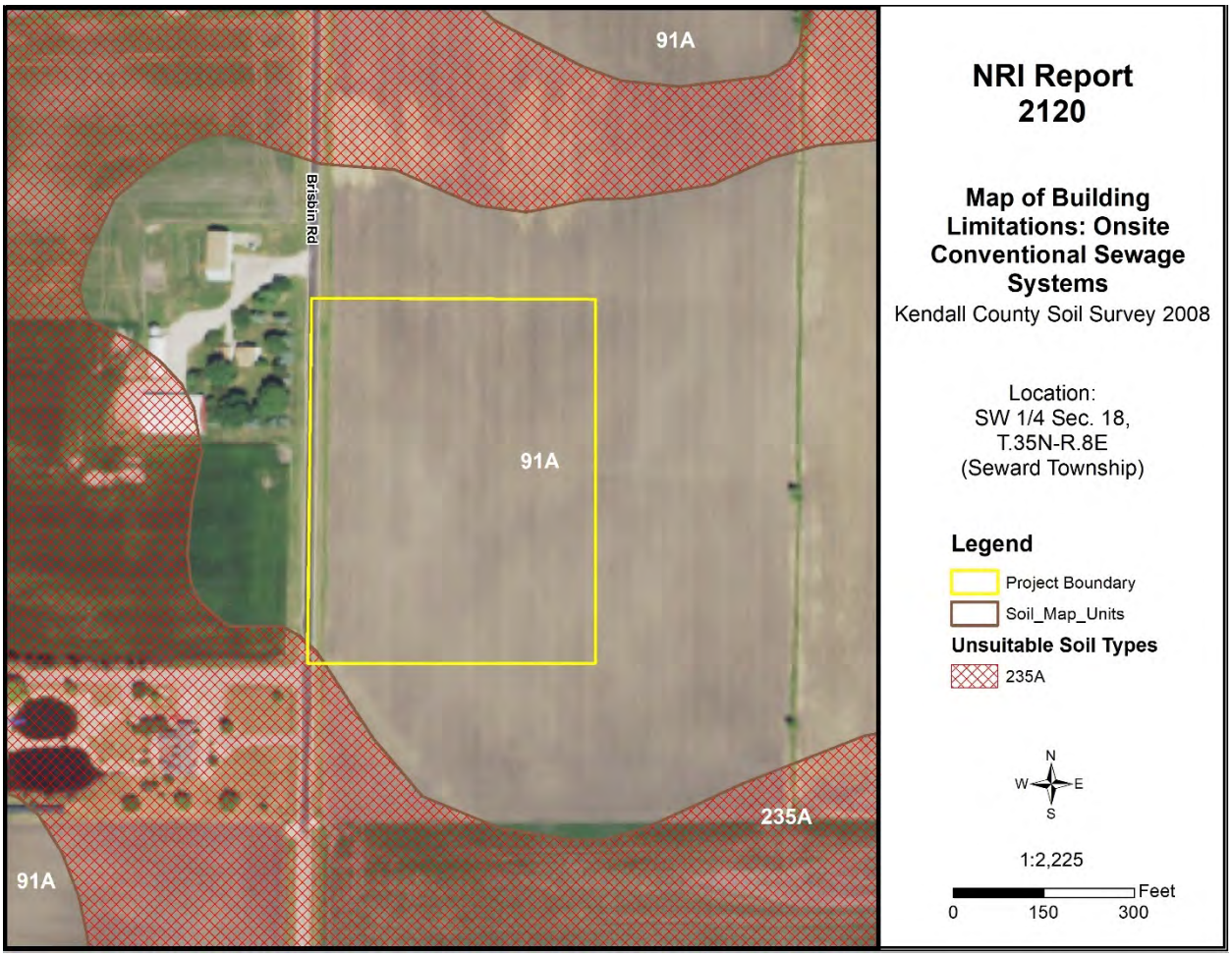

Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

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
91A	C/D	Medium	January – May **Upper Limit**: 1.0’-2.0’ **Lower Limit:** 2.9’-4.8’ December **Upper Limit**: -- **Lower Limit:** --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
235A	C/D	Negligible	January – May **Upper Limit:** 0.0’-1.0’ **Lower Limit:** 6.0’ June – December **Upper Limit**: -- **Lower Limit:** --	January – May **Surface Water Depth**: 0.0’-0.5’ **Duration**: Brief (2 to 7 days) **Frequency**: Frequent June – 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
91A	0-2%	Slight	6.5	99.8%
235A	0-2%	Slight	0.0	0.2%

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
91A	Prime Farmland	6.5	99.8%
235A	Prime Farmland if drained	0.0	0.2%
% Prime Farmland	**100%**		

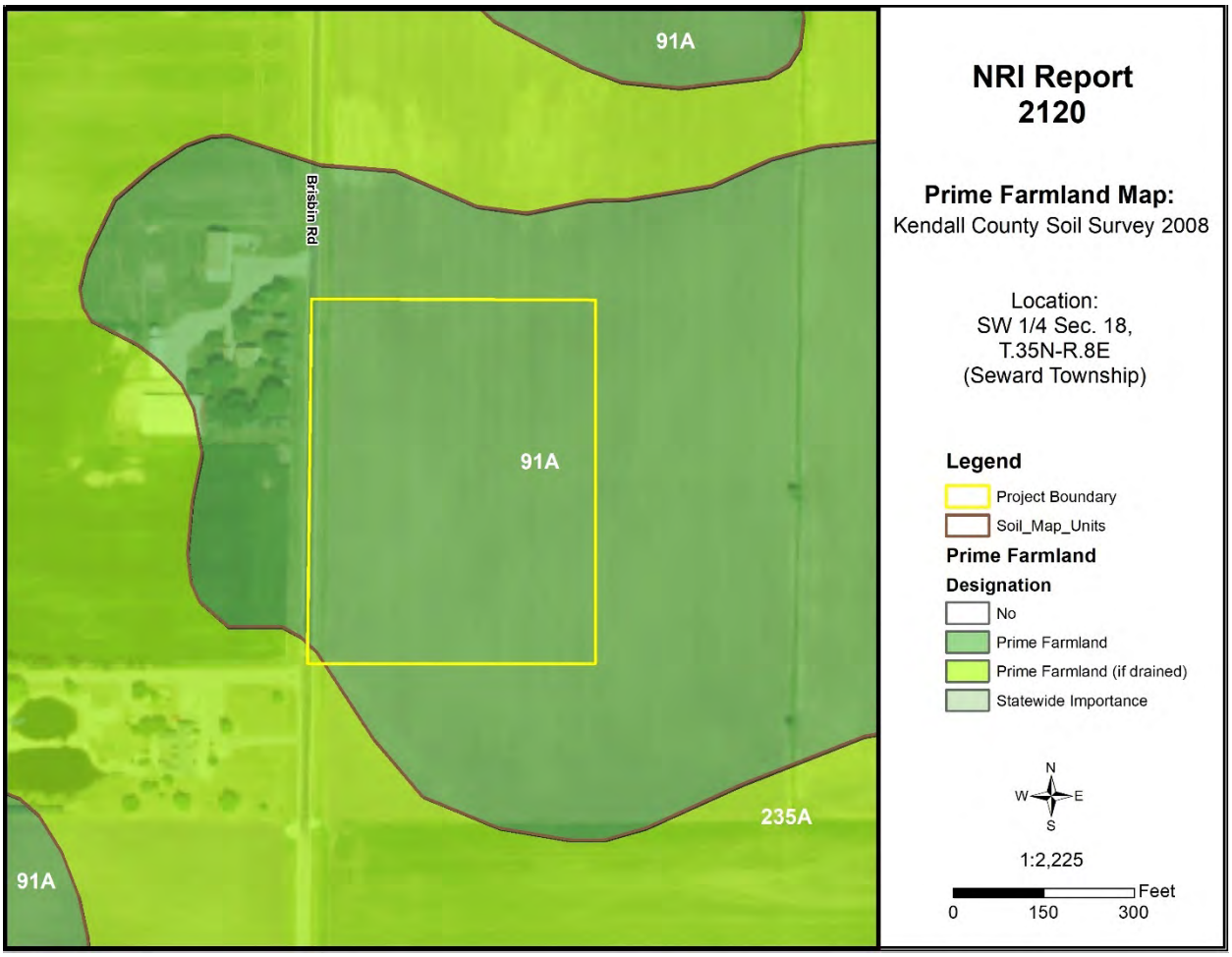

Figure 7: Map of Prime Farmland Soils

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)
91A	4	79	6.5	513.5
235A	3	87	0.0	0
Totals			**6.5**	**513.5**
LE Calculation			(Product of relative value / Total Acres) 513.5 / 6.5 = 79	
LE Score			**LE = 79**	

The Land Evaluation score for this site is 79, indicating that this site is not well suited for agricultural uses considering the Land Evaluation score is below 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	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)	20
	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)	7
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)	15
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	**120**

The Site Assessment score for this site is 120. The Land Evaluation value (79) is added to the Site Assessment value (120) to obtain a LESA Score of 199. 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: 79 + **Site Assessment Value:** 120 = **LESA Score: 199**

The LESA Score for this site is 199 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-OWR 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 minimal topography (slopes 0 to 2%) with an elevation of approximately 594' above sea level. According to the FIRM map, the parcel in question does not contain floodway or floodplain. The parcel drains predominantly south/southeast.

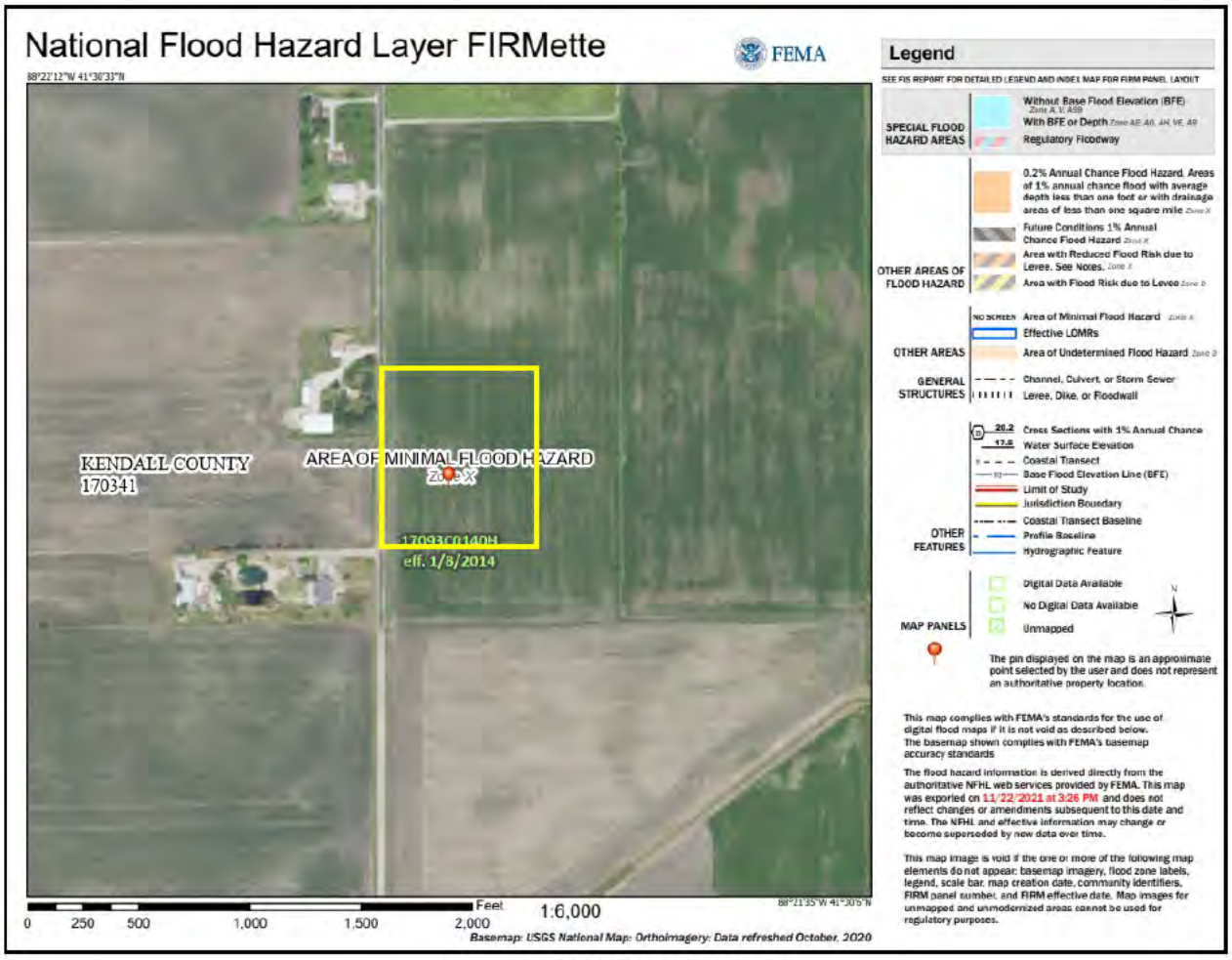

Figure 8: FEMA Floodplain Map

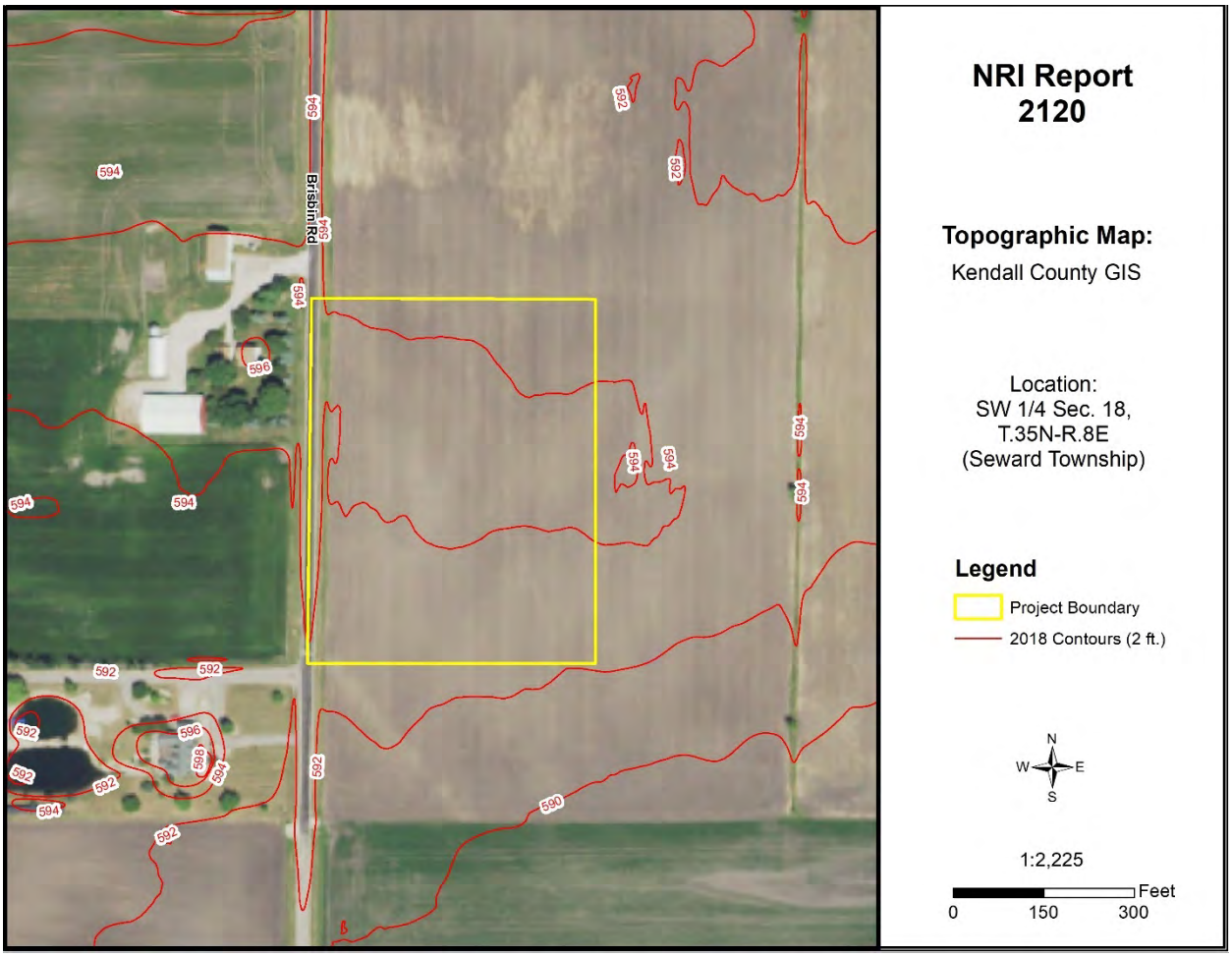

Figure 9: Topographic Map

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 Minooka 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.*

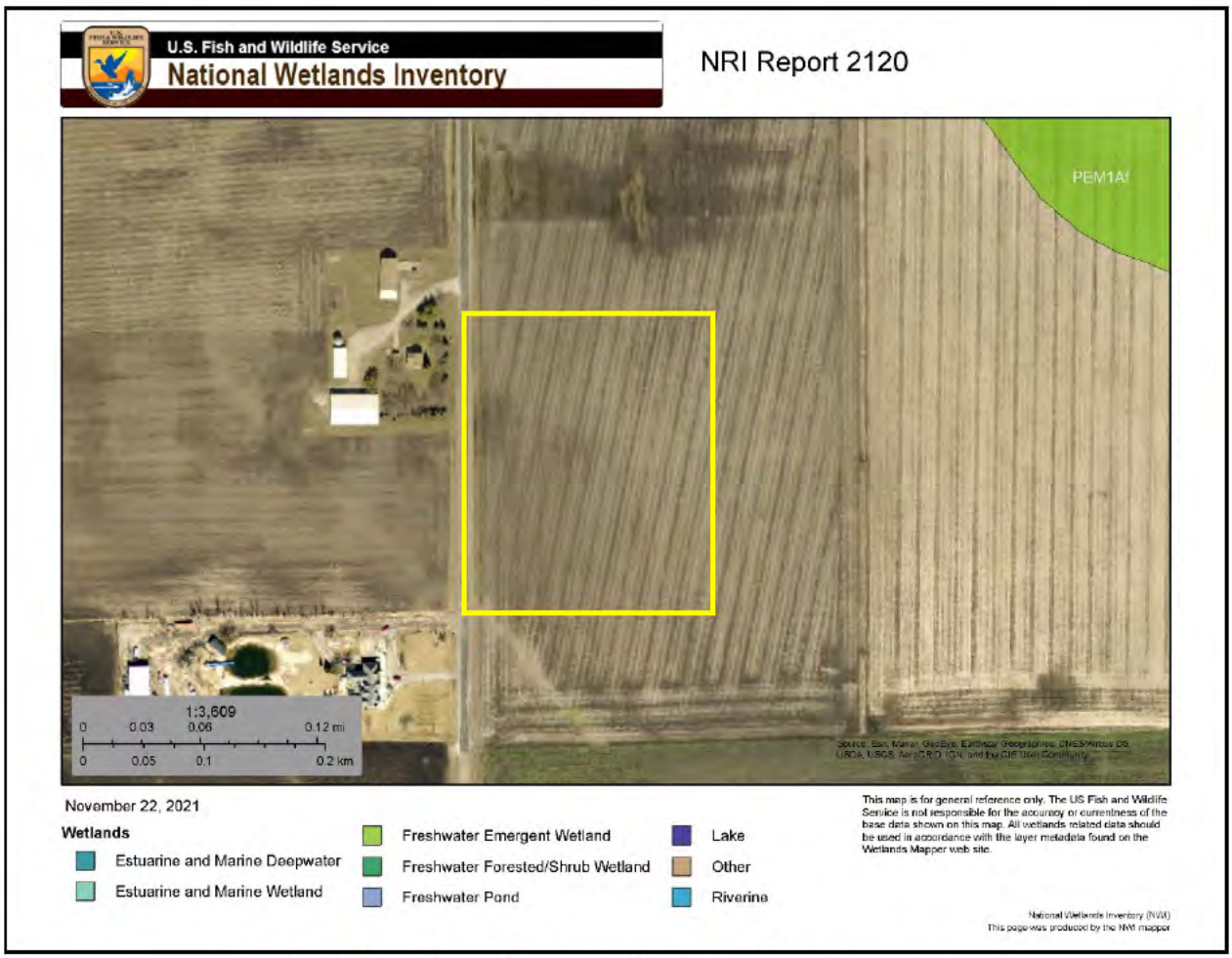

Figure 10: Wetland Map – USFWS National Wetland Inventory

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
91A	Somewhat Poorly Drained	Non-Hydric	Yes	6.5	99.8%
235A	Poorly Drained	Hydric	No	0.0	0.2%

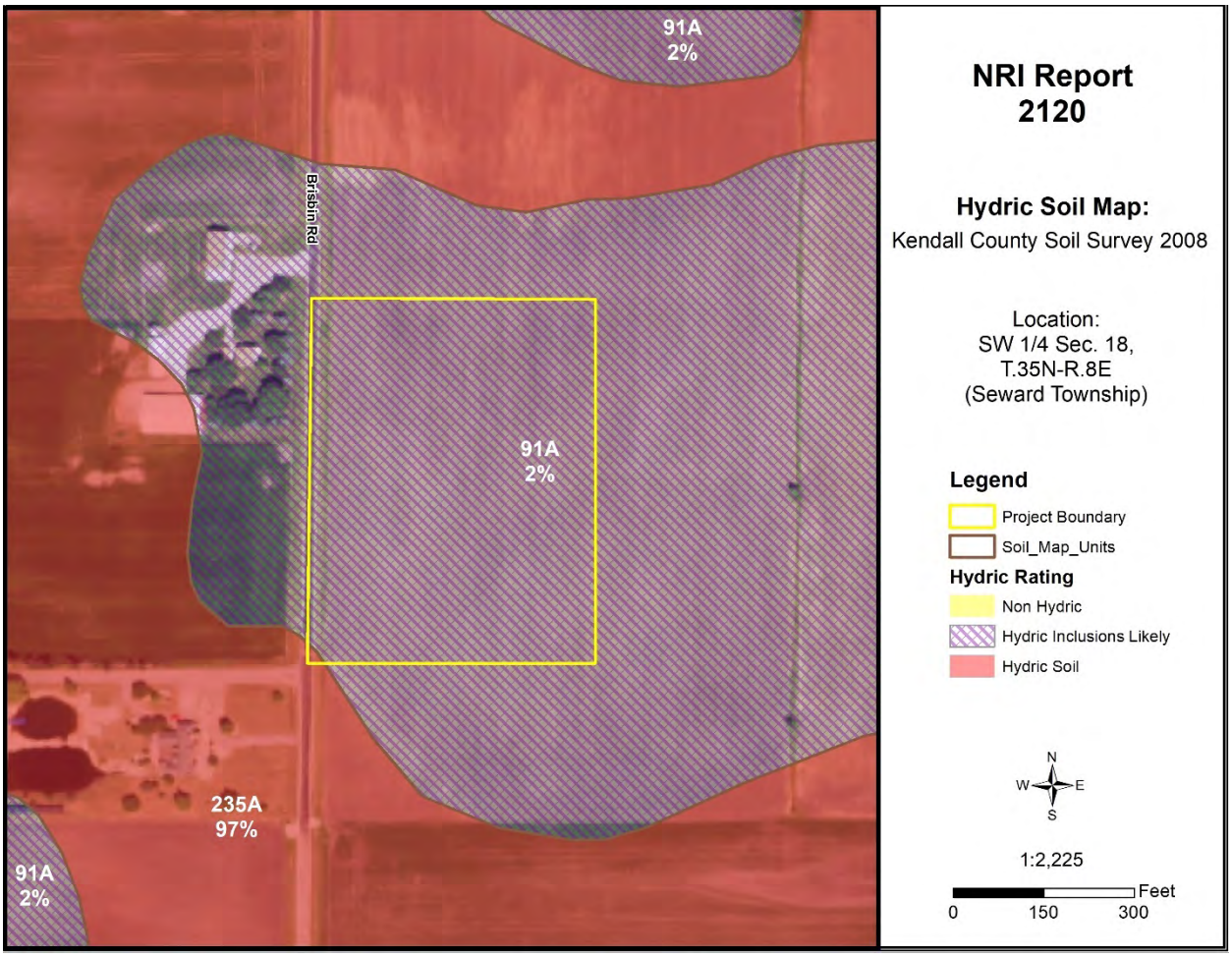

Figure 11: Hydric Soil Map

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, One 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.

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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.

SEWARD TOWNSHIP PLAN COMMISSION MINUTES

December 7, 2021

The Seward Township Plan Commission met on December 7, 2021 at 6:00 p.m. at the Seward Town Hall. Members present included Jessica Nelsen, Anne Vickery, Joan Soltwisch, and Suzanne Casey. Jill Prodehl was unable to attend, but sent a prepared statement to be read on her behalf. Tim O'Brien, Seward Township Board was present, as well as Tom Casey, Regional Plan Commission. Following the pledge to the flag, the minutes of the September 7, 2021 were read aloud by Suzanne Casey, and approved.

Under new business, Dan Kramer was present to represent Irma Quezada/Loya's Petition 21-49 on Parcels 09-18-300-018 and -019, requesting rezoning from A-1 to R-1. Dan described the petitioner's request to build two single family lots on a 40 acre parcel on the east side of Brisbin Road, just south of Route 52. He stated there is no intent to operate any business from the property, and the request is for residential purposes. Audience members included residents surrounding this property, as well as residents of Seward Township at large, who stated concerns about the future of that property, as well as Seward Township property going forward. Dan noted that ZPAC had unanimously passed the petition earlier that day.

Discussion included references to the Land Resource Management Plan for Seward/Lisbon Township. Statements from both the audience members, as well as the Plan Commission membership, expressed great concern about the future of Seward Township. Suzanne Casey read a statement from Jill Prodehl referencing the Kendall County Land Use Management Plan, expressing concern for the protection of farmland going forward in the township, as well as the requirement for 1 home per 40 acres. Joan Soltwisch commented on the poor quality of the soils on the parcel and drainage concerns that would be present. Following an active audience participation, a vote was taken of the Plan Commission members present. Following considerable discussion, Jessica Nelsen moved approval and Joan Soltwisch seconded the motion. All Plan Commission members voting "no" to approval. Dan Kramer announced that due to his health and long Regional Plan Commission agenda on Wednesday, December 8, he would be rescheduling the request to the RPC meeting in January at the 26th meeting.

Ongoing discussion within the Commission, as well as with and from the audience ensued. Residents present expressed their gratitude more than once for the considerable consideration given to the future of Seward Township. In other expressed matters, comments were made about the rezoning process, including the presence of large utility structures throughout the township, and property clarification regarding those.

Finally, several strategies were considered for future petitions coming forward, as well as the future planning for Seward Township. These included legal action, moratorium requests, and incorporating. The Plan Commission had, in fact, held a planning session last summer to begin work on a Vision and Mission statement for the future of Seward Township. This was and is felt to be critical for future planning, as well as development of this Township. A planning process

will continue by the Plan Commission over the winter, with the goal of completing this work by Spring, so that going forward, the Township will have a clear template against which to compare future requests. To allow this work to be completed and perhaps the Land Resource Plan to be updated, if necessary, the Seward Commission would request a moratorium on requests until Spring, 2022.

The strong recommendation from this Commission is that our Township Board look carefully at this proposal, as well as the future of our Township. The Seward Plan Commission does not recommend approval of this request.

Suzanne moved adjournment at 7:20, and Joan Soltwisch seconded the motion.

Minutes submitted by Suzanne Casey

December 8, 2021

LAW OFFICES
OF
Daniel J. Kramer

DANIEL J. KRAMER

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

KELLY A. HELLAND
D.J. KRAMER

December 27, 2021

Matt Asselmeier
Hand Delivered

RE: Loya Quezada Residential Zoning Request

Dear Matt:

Following up what were really painful meetings at Seward Township who are normally on the mark, I wanted to get these photographs to you.

I remember you said you had gotten a letter from surrounding neighbors complaining about the fact that they had burned construction and landscaping materials on the subject property which is being sought to be rezoned by Mrs. Quezada, and that they were objecting to the rezoning purely for that reason.

I am enclosing color panoramic drawings of her entire holding on Brisbin road which show that the entire property had corn stubble and a crop on during the 2021 growing season which was just concluded.

She has owned the property for less than a year and there has never been any burning of landscape or construction materials, nor has there any concrete construction debris on the site, nor has there been any.

One of the neighbors got up at the Plan Commission at Seward Township and again renewed that objection for that reason. We then contacted our Client who assured us that it was not case. She did inform us that the parcel immediately to the North of hers has in fact had construction debris and burning taking place ever since she bought the property and when she had looked at buying her property. So it is obviously a case of mistaken identity.

The Township failed to recognize, I believe, both the Plan Commission and the Township Board meeting even though we tried to gently point it out to them that the prevailing law under the Village of Sinclair Pipeline v. Village of Richton Park that the Illinois Supreme Court has grafted two very important elements on the older LaSalle six factor case. That is does the Governmental body have a plan, and if the Governmental has a plan and they don't follow it then the Courts will no longer be bound by that Plan. Those two elements are crucial to the Township in my view in that they

said they want to create a new Comprehensive Plan embodying their Township vision of the future development of Seward Township, but they have not enacted any plan as of this date. I told them that they risk a real danger, not just on this particular zoning, but if a future user came in with a use that the Township really didn't like the courts will hammer them for not following their plan in the past via this particular Zoning Petition.

Obviously it was to no avail Susan Casey who is the Chairman of that Plan Commission got in touch with me after the meeting and frankly was quite distraught at the failure of the Township to follow the Law as she understood it, but likewise indicated she is only one vote that could not convince the Board or the Plan Commission otherwise.

I thought it important to point out the reasoning for their vote, and the fact that there has never been any violations reported or not reported for debris or burning on my Clients site.

Frankly I got the impression that the underlying reason was some bias thinking that because she was Hispanic it was going to turn into a Landscaping business. She does not own or operate any business and solely wants to use the two lots for she and an adult son who is full time employed to build a home just like the neighbors who are objecting and surrounding her.

Very truly yours

[redacted]

Daniel J. Kramer
Attorney at Law

DJK:rg
Enclosures

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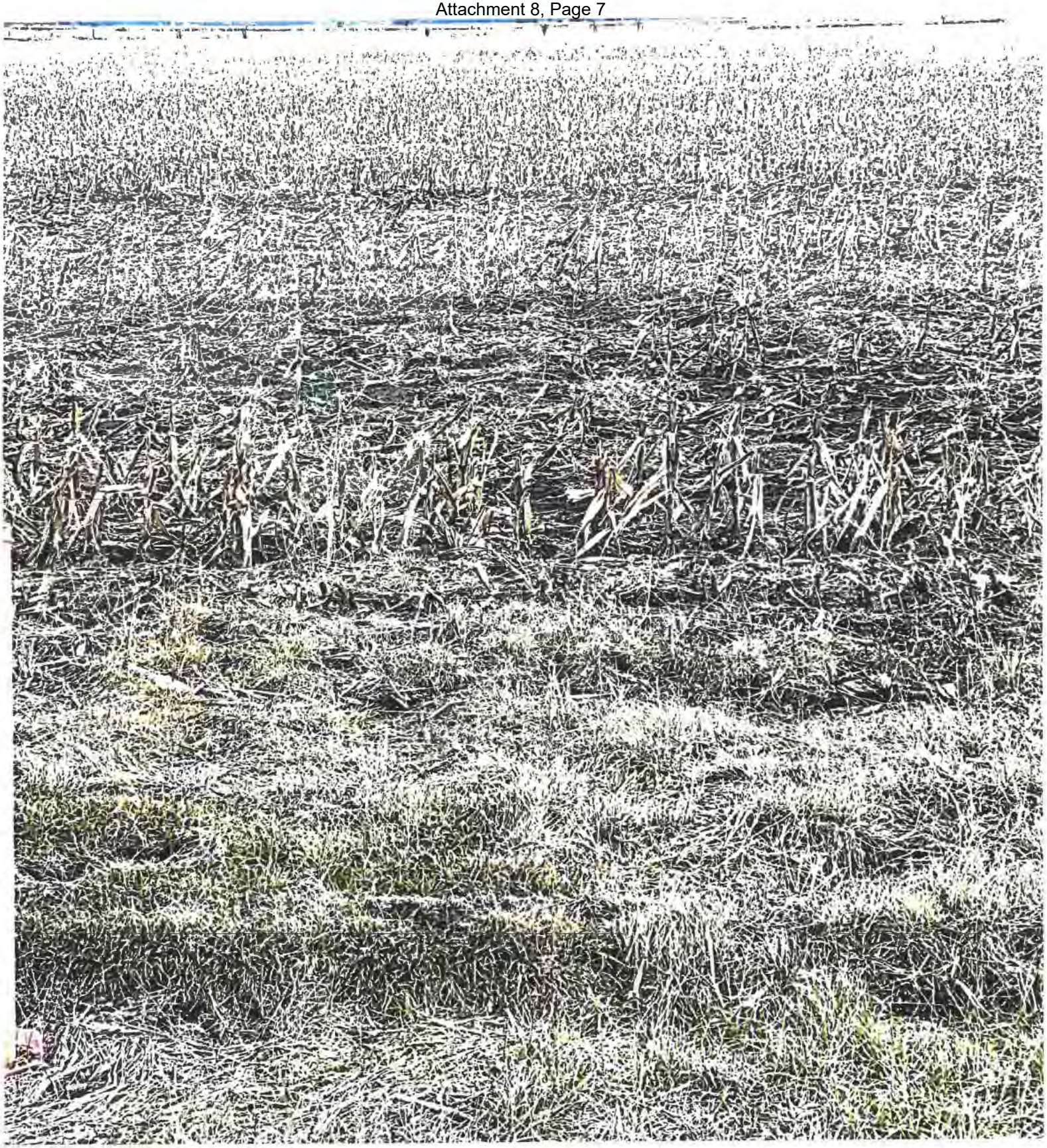

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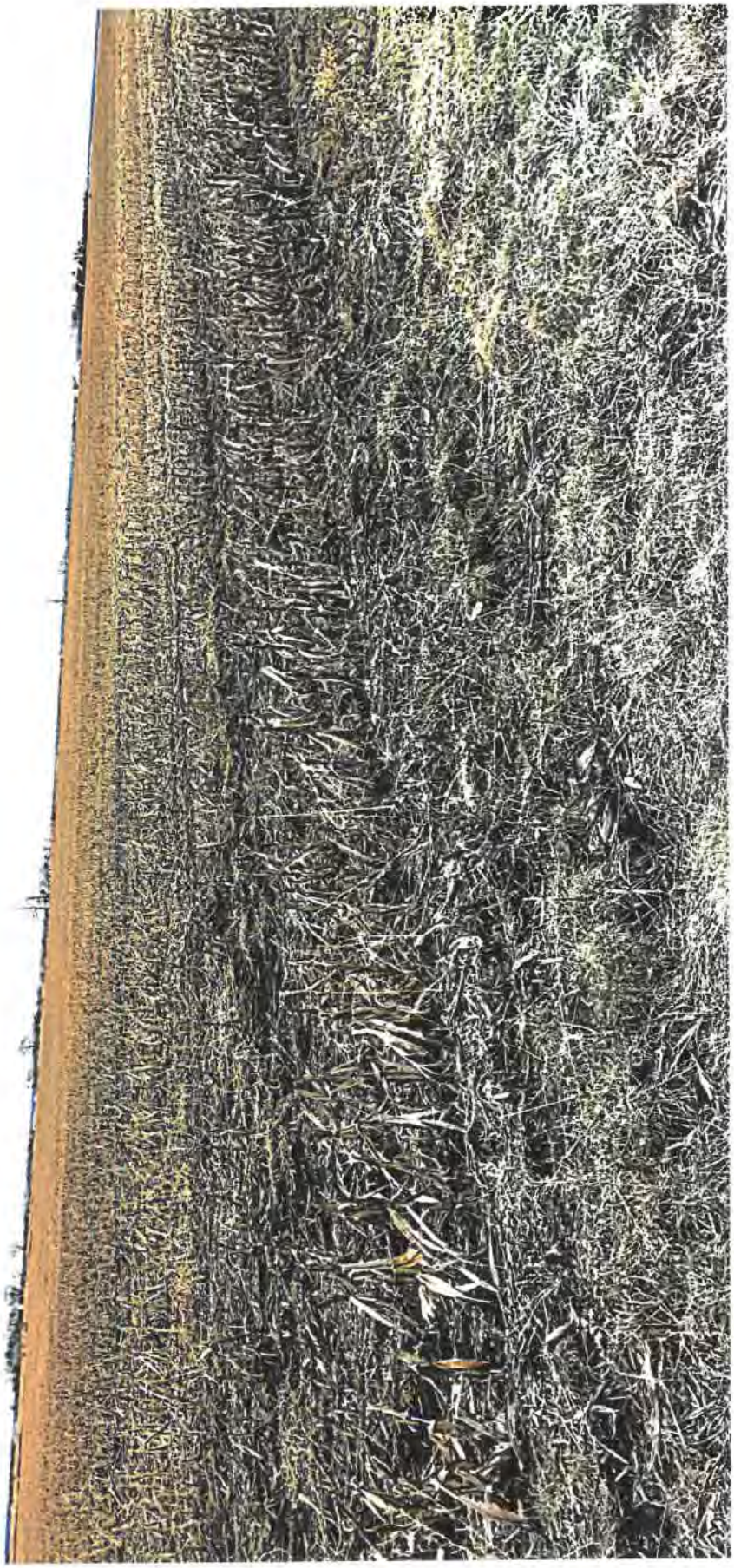

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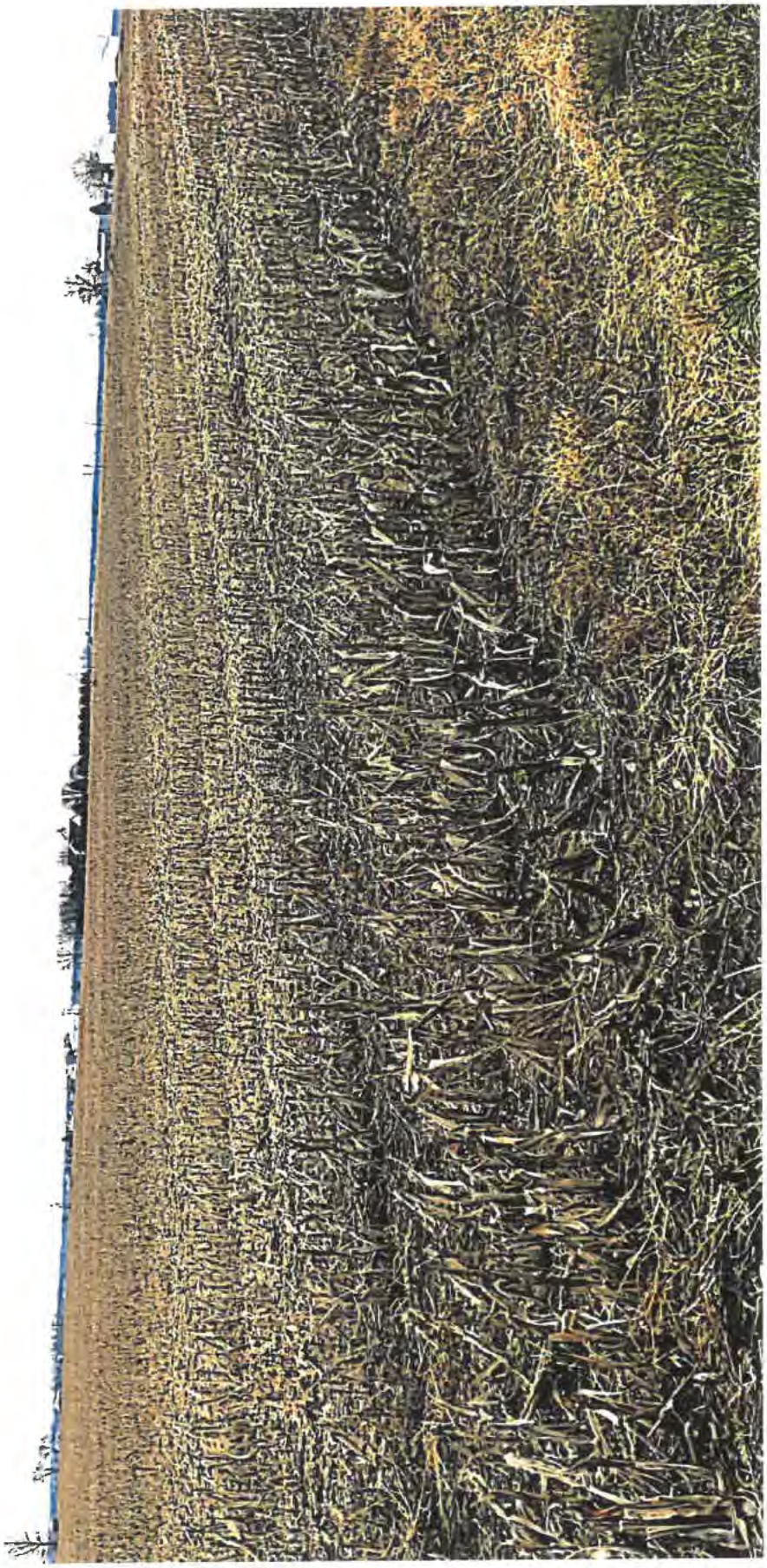

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ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
December 7, 2021 – Approved Meeting Minutes

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

Present:
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Greg Chismark – WBK Engineering, LLC
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Undersheriff Bobby Richardson – Sheriff's Department
Aaron Rybski – Health Department

Absent:
Brian Holdiman – PBZ Department
Alyse Olson – Soil and Water Conservation District

Audience:
Rick Porter, Chris Lannert, James Kohoot, Dan Morgan, JoAnn Willingham, Shabbir Shamsuddin, Gerald Chase, DM Studler, Boyd Ingemunson, Scott Koeppel, Dan Kramer, and John Tebrugge

PETITIONS

Petition 21-49 Irma Loya Quezada
Mr. Asselmeier summarized the request.

The Petitioner is requesting a map amendment rezoning two (2) approximately three point two-four (3.24) acre parcels from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house on each parcel.

The Petitioner plans to use Plat Act exemptions to divide the subject areas proposed for rezoning from the larger parcels.

The agricultural building permits for the parcels were used in 2003 and 2004. The only way houses can be constructed on the subject parcels is by obtaining the requested map amendment.

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

The properties are on the east side of Brisbin Road across from 14859 and 14975 Brisbin Road.

The current land use is Agricultural.

The future land use is Rural Estate Residential (Max 0.45 Du/Acre).

Brisbin Road is a Township Maintained Major Collector. There are no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were Agricultural, Farmstead, and Hogan's Market.

The adjacent properties and properties within one half (1/2) of a mile were zoned A-1 and A-1 SU.

The Kendall County Future Land Use Map called for the to be Rural Estate Residential. The Plattville Future Land Use Map called for the property to the north of the subject property to be Low Density Residential.

The A-1 special use to the west is for the sale of agricultural products, art, pottery, and home décor not produced on the premises (Hogan's Market).

EcoCat submitted on November 11, 2021, and consultation was terminated.

NRI application submitted on October 18, 2021. The draft LESA Score was 199 indicating a low level of protection.

Seward Township was emailed information on November 16, 2021.

The Village of Plattville was emailed information on November 16, 2021.

The Lisbon-Seward Fire Protection District was emailed information on November 16, 2021.

The Petitioner desires to rezone the subject properties in order to build one (1) house on each of the two (2) new parcels created for a total of two (2) new houses.

Any new homes or accessory structures would be required to meet applicable building codes.

No public or private utilities are onsite.

The property fronts Brisbin Road. Staff has no concerns regarding the ability of Brisbin Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

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 or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 SU for the sale of agricultural products, art, pottery, and home décor not produced on the premises.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. The agricultural housing allocations for the subject property have already been used and no new single-family homes can be constructed on the subject property without a map amendment.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

Mr. Asselmeier read the neighbors' opposition letters.

Staff recommended approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

Chairman Gengler asked if the remaining portions of the property would be used for farmland. Mr. Asselmeier responded yes.

Mr. Guritz asked about the landscape waste. Dan Kramer, Attorney for the Petitioner, said the Petitioner bought the property in the summer of 2021. His client does not run a landscaping business. He noted that the trend in the area was low density residential.

Mr. Klaas asked if the Petitioner might seek to rezone additional portions of the property in the future. Mr. Kramer responded that the Petitioner knew when she bought the property that no allocations were available. His clients' plan was to build just the two (2) homes.

Mr. Klaas noted that the division was not a formal subdivision. He requested land for a right-of-way dedication. Mr. Kramer agreed. It was noted that the right-of-way dedication could not be made a condition of the map amendment.

Chairman Gengler made a motion, seconded by Mr. Guritz**,** to recommend approval of the map amendment.

The votes were follows
Ayes (8): Asselmeier, Briganti, Chismark, Gengler, Guritz, Klaas, Richardson, and Rybski
Nays (0): None
Abstain (0): None
Absent (2): Holdiman and Olson

The motion carried.

Mr. Kramer requested that the proposal be continued to the January Regional Planning Commission meeting; he will submit a formal letter stating that request.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Undersheriff Richardson, to adjourn.

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 10:35 a.m., adjourned.

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

Encs

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
DECEMBER 7, 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)
RICK PORTER		R PORTER@HINSHAWLAW.COM
JAMES KOHOUT		KOHOUT
Dan Moya		
John Willingham		
SHABBIR SHAMSUDDIN	[redacted]	
Gerald Chmelik		
DM Stutler		
Dan Kerr		
JOHN TEBRUGGE		

Matt Asselmeier

From: Alyse Olson <aolson.kcswcd@gmail.com>
Sent: Friday, December 3, 2021 9:32 AM
To: Matt Asselmeier
Subject: [External]Re: December 7 ZPAC Packet

Hi Matt,

I will not be able to attend Tuesday's ZPAC meeting. I have prepared comments for each petition. They are listed below.

Petition 21-48: Brian Henrichs on Behalf of Baka Properties, LLC (NRI Report 2119)

- A draft of the NRI report is complete but still needs to be approved by the Kendall County Soil & Water Conservation (SWCD) Board. Once approved it will be sent to the petitioner, township, & county.
- The site does not contain mapped wetlands or floodplain. The Fox River, however, is located a few hundred feet south of the parcel. The petitioner should consult with the Illinois Department of Natural Resources Office of Water Resources (IDNR OWR) and the U.S. Army Corps of Engineers to determine if any permits are needed prior to construction.
- The SWCD recommends having a soil erosion and sediment control plan in place for protecting nearby waters/wetlands during construction. If construction is an acre or more in size, the petitioner should obtain the proper NPDES permit from the Illinois Environmental Protection Agency (IEPA) for construction activities.
- About 93% of the parcel contains hydric soils, which can lead to building limitations. Most of the site is classified as very limited for dwellings with basements, dwellings without basements, shallow excavations, and lawns/landscaping. 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 the development.

Petition 21-49: Irma Loya Quezada (NRI Report 2120)

- A draft of the NRI report is complete but still needs to be approved by the Kendall County Soil & Water Conservation (SWCD) Board. Once approved it will be sent to the petitioner, township, & county.
- The SWCD recommends having a soil erosion and sediment control plan in place for protecting nearby waters/wetlands during construction. If construction is an acre or more in size, the petitioner should obtain the proper NPDES permit from the IEPA for construction activities.
- The whole site contains soils that are classified as very limited for constructing dwellings with basements and for shallow excavations. This does 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 the development.

Petition 21-50: Tim Raymond on Behalf of TMF Plastic Solutions, LLC

- The site does not contain mapped wetlands or floodplain. Big Rock Creek, however, is located a couple hundred feet west of the parcel. The petitioner should consult with the Illinois Department of Natural Resources Office of Water Resources (IDNR OWR) and the U.S. Army Corps of Engineers to determine if any permits are needed.
- The SWCD recommends having a soil erosion and sediment control plan in place for protecting nearby waters/wetlands during construction.

December 4. 2021

To Whom It May Concern:

To the chairpersons concerning the public hearing Dec. 8th, 2021 and Dec. 13th, 2021. The people on Brisbin Road are voicing our disapproval to change the zoning from A1 to R1. This zoning change is in regards to properties bought by Irma Loya Quezada.

This property has been agricultural for at least a hundred plus years. Let's keep it so. NO, NO, NO to change. We are writing this letter, because some of us may not be able to attend the meetings. This letter should be just as good as being in person.

We are concerned these parcels will be used for bringing landscaping debris. Don Schuck has been dealing with Brian Holdiman from zoning board for four plus years over Nely Landscaping illegally working off his property. He has hauled in landscape material off jobs and has dumped, buried, and burned debris on his property.

We would like signed receipts of this letter to each person who signed it, by the chairperson of the committees.

Thank you for your time and listening to our concerns.

[redacted]

Signature

Amy White Amy White

Print

14625 Brisbin Rd Minooka IL 60447

Address

December 4. 2021

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Thank you for your time and listening to our concerns.

[redacted]

Signature [redacted]

DONALD SCHUCK SR

Print Jacqueline Schuck

14525 BRISBIN Rd

14525 Brisbin Rd.

MINOOKA, ILL. 60447

Address

minooka, Il. 60447

December 4. 2021

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[redacted]

Signature

JENNIFER E MILLER

Print

3700 US HWY 52

MINOOKA, IL 60447

Address

December 4. 2021

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[redacted]

Signature

Bruce O. Knudson

Print

5765 US Hwy. 52

Minooka, IL. 60447-9672

Address

December 4. 2021

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Thank you for your time and listening to our concerns.

[redacted]

Signature

Dustin Walzer

Print

14550 Brisbin Rd

Minooka IL 60447

Address

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 22-01
Jose and Silvia Martinez
A-1 Special Use Permit for Landscaping Business
Variance to Allow a Landscaping Business on a Non-State, County, or Collector Highway
Variance to Allow Driveway within Five Feet of a Side Yard Property Line

INTRODUCTION

In 2018, the Planning, Building and Zoning Department started investigating a landscaping business operating at the subject property without a special use permit. On February 23, 2021, the court imposed a fine of Thirty-Two Thousand, Eight Hundred Dollars ($32,800) against the Petitioners for operating a landscaping business without a special use permit, installing the southern driveway without a permit, Junk and Debris Ordinance violations, and related court costs. The discovery of assets portion of the case has been continued with the hope that the Petitioners will apply for the applicable special use permit and variance.

The Petitioners purchased the property in 2018.

On December 9, 2021, the Petitioner submitted the necessary application for a special use permit for a landscaping business, a variance to allow a landscaping business on a non-State, County or Collector roadway as defined by the Kendall County Land Resource Management Plan, and a variance to allow the southern driveway to be within five feet (5') of the side yard property line.

The application materials are included as Attachment 1. The survey of the property is included as Attachment 2. The landscaping plan is included as Attachment 3. The NRI Report is included as Attachment 4. The aerial of the property is included as Attachment 5.

SITE INFORMATION

PETITIONERS: Jose and Silvia Martinez

ADDRESS: 1038 Harvey Road, Oswego

LOCATION: Approximately 0.9 Miles North of Wolf Road on the East Side of Harvey Road

TOWNSHIP: Oswego

PARCEL #s: 03-12-100-004 and 03-12-100-013

LOT SIZE: 3.0 +/- Acres

EXISTING LAND USE: Single-Family Residential

ZONING: A-1

LRMP:

Future Land Use	Suburban Residential (Max 1.00 DU/Acre) (County) Light Industrial (Oswego)
Roads	Harvey Road is classified as a Collector by the Village of Oswego in this area and is not classified as such in the Land Resource Management Plan.
Trails	There are no trails planned in the area.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS:
Special Use Permit for a Landscaping Business
Variance to Allow a Landscaping Business on a Non-State, County, or Collector Highway
Variance to Allow Driveway within Five Feet (5') of Side Yard Property Line

APPLICABLE REGULATIONS:
Section 7:01.D.30 – A-1 Special Uses
Section 11:02.F.7.b – Driveways in Side Yards on A-1 Zoned Property
Section 13:04 – Variance Procedures
Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Comed Right-of-Way	M-2 (Oswego)	Agricultural (Oswego)	A-1 and A-1 SU (County) R-4, B-3, and M-2 (Oswego)
South	Industrial (Oswego)	M-1 and M-2 (Oswego)	Light Industrial (Oswego)	A-1 (County) R-1, R-2, R-4, M-1, and M-2 (Oswego)
East	Industrial/Stormwater Pond (Oswego)	M-2 (Oswego)	Light Industrial (Oswego)	R-1, R-3, B-3, B-3 SU, and M-1 (County) B-3 and M-2

				(Oswego)
West	Single-Family Residential	R-2 (Oswego)	Single-Family Residential (Oswego)	R-2 (Oswego)

Oswego East High School is located within one half (1/2) mile of the property.

The A-1 special use permits to the north are for a landscaping business and a cemetery. The B-3 special use permit to the east is for a watchman's quarters.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on December 9, 2021, and consultation was terminated, see Attachment 1, Page 7.

NATURAL RESOURCES INVENTORY

The LESA Score was 124 indicating a low level of protection. The NRI Report is included as Attachment 4.

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on December 22, 2021.

VILLAGE OF OSWEGO

Petition information was sent to the Village of Oswego on December 22, 2021.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was sent to the Oswego Fire Protection District on December 22, 2021.

ZPAC

ZPAC reviewed the proposal on January 4, 2022. The Petitioners' Attorney requested the start date for the business to be changed from April 1st to March 1st of each year. Discussion occurred regarding annexing the property into the Village of Oswego; the Petitioners' Attorney did not know why the Petitioners had not pursued annexation. The Petitioners' Attorney reiterated that no members of the public would be invited onto the property and no retail sales of landscaping materials would occur. Discussion occurred regarding the reasons why the Petitioner had not applied for proper zoning despite citation and court action. The Petitioners' Attorney indicated the Petitioners were agreeable to the proposed conditions provided the start dates was moved to March 1st. ZPAC recommended approval of the special use permit with the conditions proposed by Staff with an amendment to move the start of the operating season to March 1st by a vote of five (5) in favor and two (2) in opposition with three (3) members absent. The minutes of the meeting were included as Attachment 10.

GENERAL INFORMATION

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zoned property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials and the variance to the requirement to be located on a State, County or Collector Highway, the above conditions have been met.

BUSINESS OPERATIONS
According to the business plan found on page 2 of Attachment 1, the business has four (4) employees. Employees arrive at the property at approximately 6:30 a.m., go to work sites, and return to the property and leave to go home by 7:00 p.m. No information was provided regarding days of operation. The business would operate between March 1st and Thanksgiving. Business equipment presently consists of three (3) trucks.

The landscaping business area on the southwest corner of the site will be of gravel and will be approximately thirteen thousand, two hundred fifty (13,250) square feet in size. If there is a motor vehicle or equipment related leak, the area impacted gravel will be removed and replaced with clean gravel.

BUILDINGS AND BUILDING CODES
One (1) one (1) story, approximately two thousand nine hundred (2,900) square foot house, constructed in 1955 with a two (2) story garage is located on the property. There is also one (1) approximately two hundred forty-five (245) square foot shed frame shed on the property near the landscaping storage area. There is also one (1) chicken coop and one (1) additional shed on the northeast corner of the property not associated with the landscaping business. The picture of the house is included as Attachment 7.

According to the landscaping plan (Attachment 3), the Petitioners plan to install open storage areas, one (1) for grass and brush clippings at twenty feet wide by approximately one hundred twenty feet in depth (20' X 120'), one (1) for mulch, and one (1) for sand. There would also be storage areas for brick pallets. No information was provided on the dimensions for the storage areas for mulch, sand, and brick pallets. There would also be four (4) truck storage areas measured at fifteen feet wide by twenty-eight feet in depth (15' X 28'). According to the business plan, no piles of materials would exceed three feet (3') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

ENVIRONMENTAL HEALTH
Per the site survey (Attachment 2), the property is served by a septic system. No information was provided regarding a well.

No employees or customers would use restroom or water facilities on the property.

One six foot by five foot (6' X 5') dumpster was shown on the landscaping plan in the landscaping business area.

STORMWATER
The property drains to the southeast and northeast.

ACCESS
Per the survey (Attachment 2) and landscaping plan (Attachment 3), the house is served by an existing driveway with two (2) access points off of Harvey Road. One (1) twenty foot (20') wide gravel driveway provides access from the landscaping storage area to Harvey Road; this access was installed without proper permits and will need to secure applicable permits. The southern driveway is also too close to the side yard property line and will need a variance. A picture of the southern driveway is included as Attachment 8.

The Village of Oswego provided information regarding driveway standards; this information is included as part of an email included as Attachment 6.

PARKING AND INTERNAL TRAFFIC CIRCULATION
According to the plat of survey (Attachment 2), the Petitioners plan to have two (2) parking spaces and one (1) handicapped accessible parking space to the west of the garage. The parking spaces will be of brick pavers.
.

LIGHTING
The plat of survey (Attachment 2) shows two existing light poles. Existing lighting is used for residential purposes only. The Petitioners are not proposing any additional lighting.

SIGNAGE
The Petitioners are not proposing any business related signage.

SECURITY
The landscaping plan (Attachment 3) shows one (1) solid fence eight feet (8') in height along the east, west, and south sides of the landscaping business area. One (1) security gate is also shown on the landscaping plan.

LANDSCAPING
The landscaping plan (Attachment 3) shows three (3) thirty foot (30') tall white pines, eleven (11) eight foot (8') tall mission arborvitaes, three (3) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property. No information was provided regarding the vegetation along the southern property line. A picture of the landscaping is included as Attachment 9. The vegetation along the southern property line can be seen in the picture of the southern driveway (Attachment 8). The Village of Oswego also requested landscaping in their email included as Attachment 6, but did not provide details on type or nature of landscaping.

NOISE CONTROL
No information was provided regarding noise control.

ODORS
No new odors are foreseen by the proposed use.

RELATION TO OTHER SPECIAL USES
If approved, this would be the nineteenth (19th) special use permit for a landscaping business in unincorporated Kendall County.

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan and provided a variance is granted regarding the location of the driveway, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours and seasons of operation.**

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. **Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent land uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **If the Village of Oswego approves the new access point for the southern driveway and if a variance is granted for the location of the southern driveway, then adequate points of ingress and egress will be provided. The owners of the business allowed by the special use**

permit have agreed not pile materials in excess of three feet (3') in height.

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 a variance is granted for the location of the driveway, the special use shall 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 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".**

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. **There are no topographic conditions or other outstanding conditions not caused by the Petitioner that created a particular hardship or difficulty upon the owner.**

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **It is unknown the exact number of A-1 zoned properties that could ask for similar variances. There are no unique conditions that caused the driveway to be located on the southern property line. The Village of Oswego defines Harvey Road as a Collector while the Kendall County Land Resource Management Plan does not define Harvey Road as a Collector; it is unique to have this difference in classification.**

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The owners created the hardship by installing the driveway without proper permits and operating the business at the subject property. The owners were not responsible in the differences in classification for Harvey 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. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, provided the Village of Oswego grants access to Harvey Road at the location shown on the landscaping plan.**

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. **Allowing the driveway to be on the property line and allowing the business to operate on a non-State, County, or Collector Highway will not impair any of the above items.**

RECOMMENDATION
Staff believes that a landscaping business could operate at the subject property with reasonable restrictions. However, Staff has concerns, given the Petitioners' previous behavior, that reasonable restrictions will be followed. Staff believes the following conditions and restrictions are necessary for the operation of a special use permit at the subject property:

1. The site shall be developed substantially in accordance with the attached plat of survey (Attachment 2) and landscaping plan (Attachment 3).
2. The existing house, garage, chicken coop, deck, swimming pool, and shed located on the northwest corner of the property shall be used for residential purposes only and shall be exempt from the site

development conditions of the special use permit. The locations of these structures may change without requiring an amendment to the special use permit.

3. A variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance shall be granted allowing off-street parking and southern driveway to be no closer than zero feet (0') from the southern property line as shown on the landscaping plan (Attachment 3). The driveway shall be a maximum of twenty feet (20') in width and shall be gravel.
4. A variance to Section 7:01.D.30.b of the Kendall County Zoning Ordinance shall be granted allowing the operation of a landscaping business at a property not located on and not having direct access to a State, County, or Collector highway as designed in the County's Land Resource Management Plan.
5. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the attached plat of survey (Attachment 2). The parking area shall be brick pavers.
6. The owners of the business allowed by the special use permit shall maintain the landscaping business area on the southwest corner of the site as depicted on the attached landscaping plan (Attachment 3). This area shall be gravel.
7. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
8. Any new structures constructed or installed related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
9. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
10. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
11. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
12. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the attached landscaping plan (Attachment 3). The maximum height of the piles of landscaping related material shall be less than three feet (3') in height.
13. No signage advertising or promoting the business shall be installed on the subject property. The owner of the business allowed by this special use permit may install appropriate handicapped parking signs and other directional signs within the fenced landscaping business area as shown on the attached landscaping plan (Attachment 3).
14. Three (3) thirty foot (30') tall white pines, eleven (11) eight foot (8') tall mission arborvitaes, three (3) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property shall be installed and maintained on the property in substantially the locations shown on the attached landscaping plan (Attachment 3). Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
15. No landscape waste generated off the property can be burned on the subject property.
16. A maximum of four (4) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
17. No customers of the business allowed by this special use permit shall be invited onto the property by

anyone associated with the use allowed by this special use permit.

18. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:30 a.m. until 7:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation. The business allowed by this special use permit may operate at the subject property starting March 1st and ending November 30th of each year.

19. 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.

20. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

21. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.

22. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

23. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

24. 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.

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

26. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Plat of Survey
3. Landscaping Plan
4. NRI
5. Aerial
6. November 30, 2021 Village of Oswego Email
7. Picture of House and Front Parking Area
8. Picture of Southern Driveway
9. Existing Landscaping
10. January 4, 2022 ZPAC Minutes (This Petition Only)

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

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

APPLICATION

PROJECT NAME ~~1038 Harvey Rd.~~ **FILE #:**_____

NAME OF APPLICANT
JOSE A. MARTINEZ

CURRENT LANDOWNER/NAME(s)
JOSE A. MARTINEZ

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
3.175	1038 Harvey Rd., Oswego, IL 60543	03-12-100-004 & 013
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Special Use Permit and Variance		

REQUESTED ACTION (Check All That Apply):

- X SPECIAL USE
- ___ MAP AMENDMENT (Rezone to ____)
- X 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
Judd Lofchie, Attorney	[redacted]	
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #(Cell, etc.)**
N/A		

[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 [redacted] **DATE** 6/15/21

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*

PROJECT: JOSE MARTINEZ, 1038 Harvey Rd., Oswego, IL - Kendall County

Petitioner needs a special use permit to operate his business and a variance to allow him to park along the east edge of his property.

Jose Martinez is the owner of the property located at 1038 Harvey Rd in Oswego. He lives there and runs a small landscaping company. He has 4 employees and works from April second week to November (months). His property is surrounded by businesses on all sides. His lot is 3.175 acres and he uses a portion of the back to store mulch, brick pavers, and firewood. None of his piles exceed 3 feet in height. He operates his business between the hours of 6:30 am and 7pm. He does not burn any trees or brush. He has a family of 3 children who live in the house with him.

When he moved into the home, he promptly planted a slew of evergreens along the front of the property to block any view of the rear of his property. Install a fence in the NEC He has about 20 customers he services.

He needs a special use permit to operate his landscape business from the home and a variance to allow him to park along the east edge of his property. The adjacent property owners are all commercial but there are 3 homes across the street.

Jose has 4 employees but only operates his business from about April 15 until Thanksgiving (weather permitting). He does not make much noise at all. The house and lot have about 8 parking spaces total, plus Jose has a 2 car garage.

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST ¼ WITH THE CENTERLINE OF HARVEY ROAD, THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS WEST ALONG SAID CENTERLINE 342.36 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 57 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES W. CADWELL AND HELEN G. CADWELL BY DEED RECORDED AS DOCUMENT 76-1116, AND SAID NORTH LINE EXTENDED, A DISTANCE OF 387.41 FEET, THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS WEST, 357.0 FEET, THENCE NORTH 89 DEGREES, 57 MINUTES, 00 SECONDS WEST TO SAID CENTERLINE, THENCE NORTH 00 DEGREES, 20 MINUTES 00 SECONDS, EAST ALONG SAID CENTER LINE, 357.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO, KENDALL COUNTY, ILLINOIS.

WARRANTY DEED
Joint Tenancy

201800011479

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 8/10/2018 02:36 PM
WD: 39.00 RHSPS FEE: 10.00
STATE TAX: 300.00
COUNTY TAX: 150.00
PAGES: 4

MAIL TO:
JOSE A. MARTINEZ
SILVIA MARTINEZ
[redacted]

NAME & ADDRESS OF TAXPAYER:
JOSE A. MARTINEZ
SILVIA MARTINEZ
[redacted]

THE GRANTOR(S) Bryan J. Pierard and Sheridan E. Pierard, husband and wife, of Oswego, Illinois for and in consideration of Ten and no/100 ($10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jose A. Martinez* and Silvia Martinez,** [redacted], Illinois, not as Tenants in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois to wit:

* A MARRIED MAN
** AN UNMARRIED WOMAN

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE CENTERLINE OF HARVEY ROAD, THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS WEST ALONG SAID CENTERLINE 342.36 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 57 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES W. CADWELL AND HELEN G. CADWELL BY DEED RECORDED AS DOCUMENT 76-1116, AND SAID NORTH LINE EXTENDED, A DISTANCE OF 387.41 FEET, THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, 357.0 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST TO SAID CENTERLINE, THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS, EAST ALONG SAID CENTER LINE, 357.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO, KENDALL COUNTY, ILLINOIS

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
$ 150.00 JM

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 Index Number(s): 03-12-100-004 and 03-12-100-013

Property Address: 1038 Harvey Road
Oswego, Illinois 60543

STATE OF ILLINOIS
AUG. 10. 18
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
STATE TAX

REAL ESTATE TRANSFER TAX
0030000 JM
FP326656
0000016106

FIRST AMERICAN TITLE
FILE # 2920553

Unofficial

DATED this 16 day of July, 2018.

[redacted]

_____(SEAL)
Bryan J. Pierard

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Bryan J. Pierard, 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 the said 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 16th day of July, 2018.

[redacted]

Notary Public

My commission expires on 10/10/18.

OFFICIAL SEAL
LAUREN K ASKIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/10/18

Unofficial

DATED this 24 day of July 2018.

[redacted]

(SEAL)
Sheridan E. Pierard

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

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

Given under my hand and notarial seal, this 24th day of July 2018.

[redacted]
Notary Public

OFFICIAL SEAL
DEBORAH S NEHLS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:040222

My commission expires on _____

NAME AND ADDRESS OF PREPARER:

Christina Lass Moore
Lass Moore, P.C.
[redacted]

Unofficial

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Jose Martinez
Contact: Judd Lofchie
Address: [redacted]

IDNR Project Number: 2207697
Date: 12/09/2021

Project: 1038 Harvey, Oswego
Address: 1038 Harvey Rd., Oswego

Description: We need a variance and special use permit from the County to operate a small landscaping business on a 1 acre(aprox) parcel.

Natural Resource Review Results

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

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

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

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

County: Kendall

Township, Range, Section:
37N, 8E, 12

IL Department of Natural Resources Contact
Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kendall County
Judd Lofchie
[redacted]

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.

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 property is surrounded by large commercial buildings. It is a small landscap business.

And there already is a large landscape company within a block or so, Twin Oaks Lanscaping.

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.

Along the lines of the answer above, there are already commercial businesses and properties nearby.

And the applicant is proposing to put up a solid 8-foot fence. There is no proposed lighting or signage

that could bother any neighbors

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

This is true. See landscape plan and survey

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

So represented

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.

So represented

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:

There already is a large commercial lanscaping company about a block or 2 away, Twin Oaks Landscaping. This business is much larger than the applicants. So there already is some precedent for this type of variance.

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 variance asked for is very minimal and consistent with the other similar business down the street. The owner is going to put up fencing to block any negative views.

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

The other properties in the area are already developed into commercial or nice new residential. It is doubtful that there would be any reason for any of these property owners to ask for a similar variance.

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

The driveway leading to the rear of the property was already in place when the owner purchased the property.

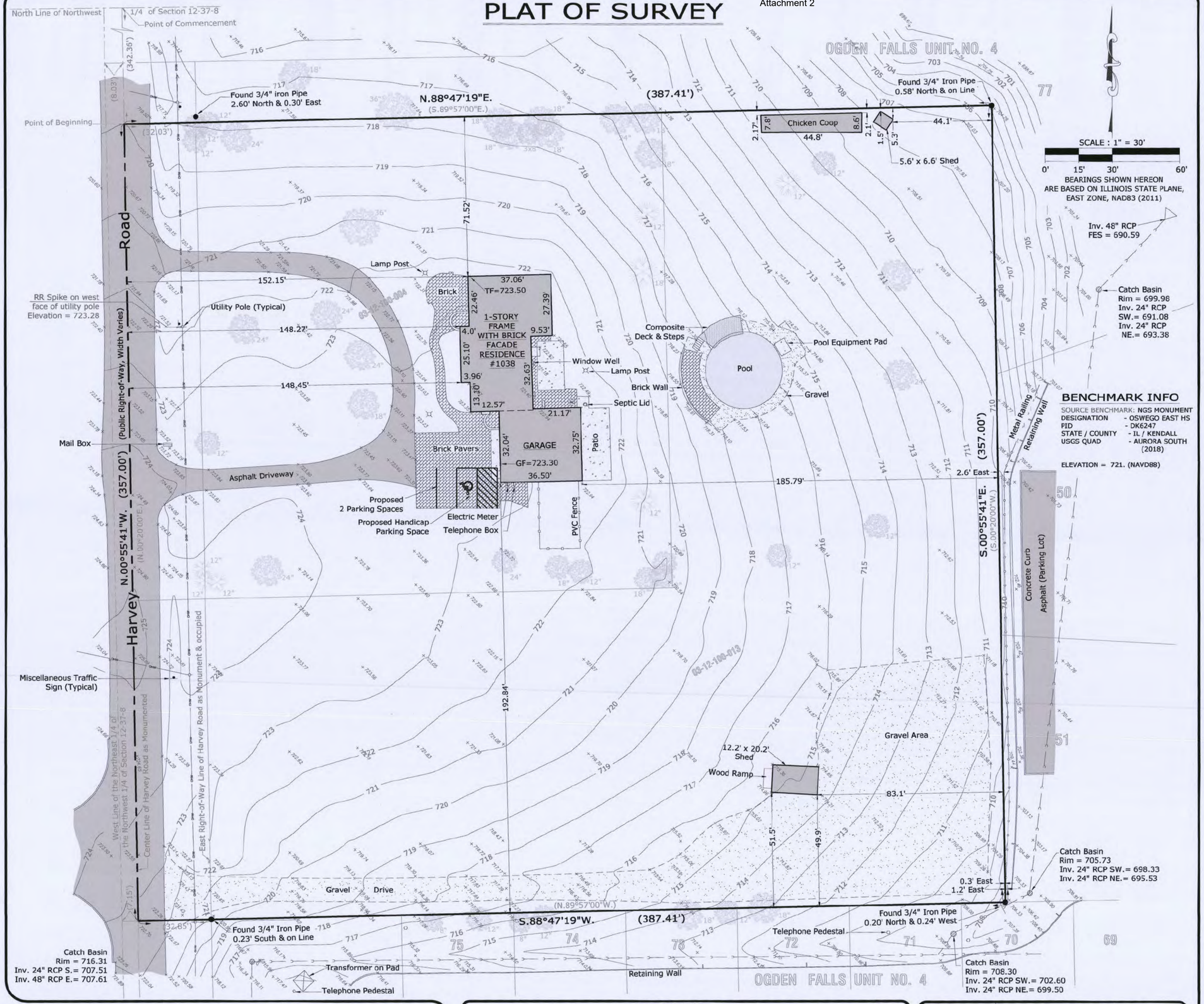
That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

There are many commercial uses in the area including next door

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.

No lighting or signage is being added so this will not bother the neighbors. The traffic is minimal coming in and out of the property. If the variance is granted, it will not impair property values.

PLAT OF SURVEY



LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE CENTERLINE OF HARVEY ROAD; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE 342.36 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES W. CADWELL AND HELEN G. CADWELL BY DEED RECORDED AS DOCUMENT 79-1116 AND SAID NORTH LINE EXTENDED, A DISTANCE OF 387.41 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, 357.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST TO SAID CENTERLINE; THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 357.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO, KENDALL COUNTY, ILLINOIS.

SURVEY NOTES

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

BUILDING TIES ARE TO THE FOUNDATION CORNERS.

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY DESCRIBED HEREON ARE 03-12-100-004 AND 03-12-100-013.

THE PROPERTY DESCRIBED HEREON CONTAINS 138,303 SQ. FT. OR 1.175 ACRES, MORE OR LESS.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 170341, KENDALL COUNTY, FOUND ON MAP NUMBER 17093C0059G, KENDALL COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF FEBRUARY 4, 2009.
ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

LOCATION MAP

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, SHAWN R. VanKAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 09/23/2021 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF OCTOBER, A.D. 2021.

[redacted]

SHAWN R. VanKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. [redacted]
LICENSE EXPIRES 11/30/2022

PREPARED FOR: Jose & Silvia Martinez
[redacted]

ADVANCED SURVEYING & MAPPING
Putting the Pieces Together.....
Since 1984

PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2023

LEGEND

- Found 3/4" Iron Pipe
- Boundary Line
- Lot Line
- Center Line
- Section Line
- XXX.XX' Measured
- (XXX.XX') Record
- Utility Pole
- Utility Pedestal
- Air Condition Unit
- Metal Railing
- Center Line of PVC Fence
- Storm Line
- Building
- Concrete
- Asphalt
- Brick Paver
- Non-Deciduous Tree and size in inches
- Deciduous Tree and size in inches
- 706.81+ Spot Elevation
- 723 Contour Line

NO.	DATE	REVISION
1.	9/23/2021	FIELD WORK COMPLETED
2.	10/19/2021	FINAL SURVEY COMPLETED
3.	11/9/2021	ISSUED PRELIM. TO ADD PROP. PARKING SPACES
2.	11/15/2021	FINAL SURVEY COMPLETED

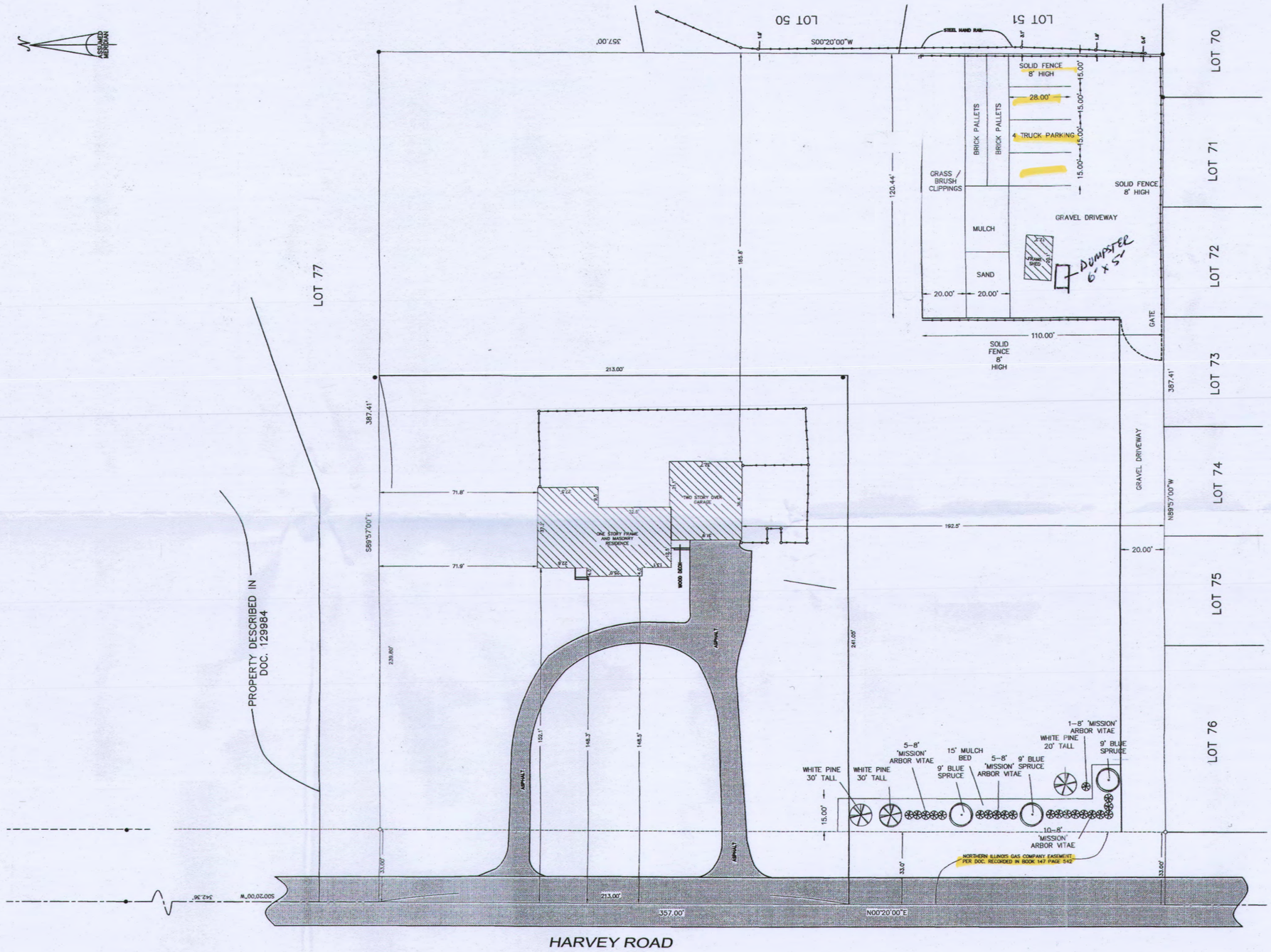
SITE DESIGNATION INFORMATION:
1038 HARVEY ROAD
OSWEGO, IL 60543

DRAWN BY: PS | CHECKED BY: SVK

PROJECT NO.
557022

SHEET NUMBER
PLAT

SHEET 1 OF 1



LANDSCAPE PLAN
SCALE 1" = 1'-0"

NEW LANDSCAPING FOR::
MR. JOSE *******
1038 HARVEY RD
.OSWEGO, ILLINOIS

STEVEN W. HANSEN
ARCHITECT
890 LONGVIEW CT.
SUGAR GROVE, IL.
630.466.8021 – 60554

#	DATE	DESCRIPTION
1	08-04-2021	PRELIMINARY – OWNER REVIEW

PROJECT NO. 2019-1038

SP1.0

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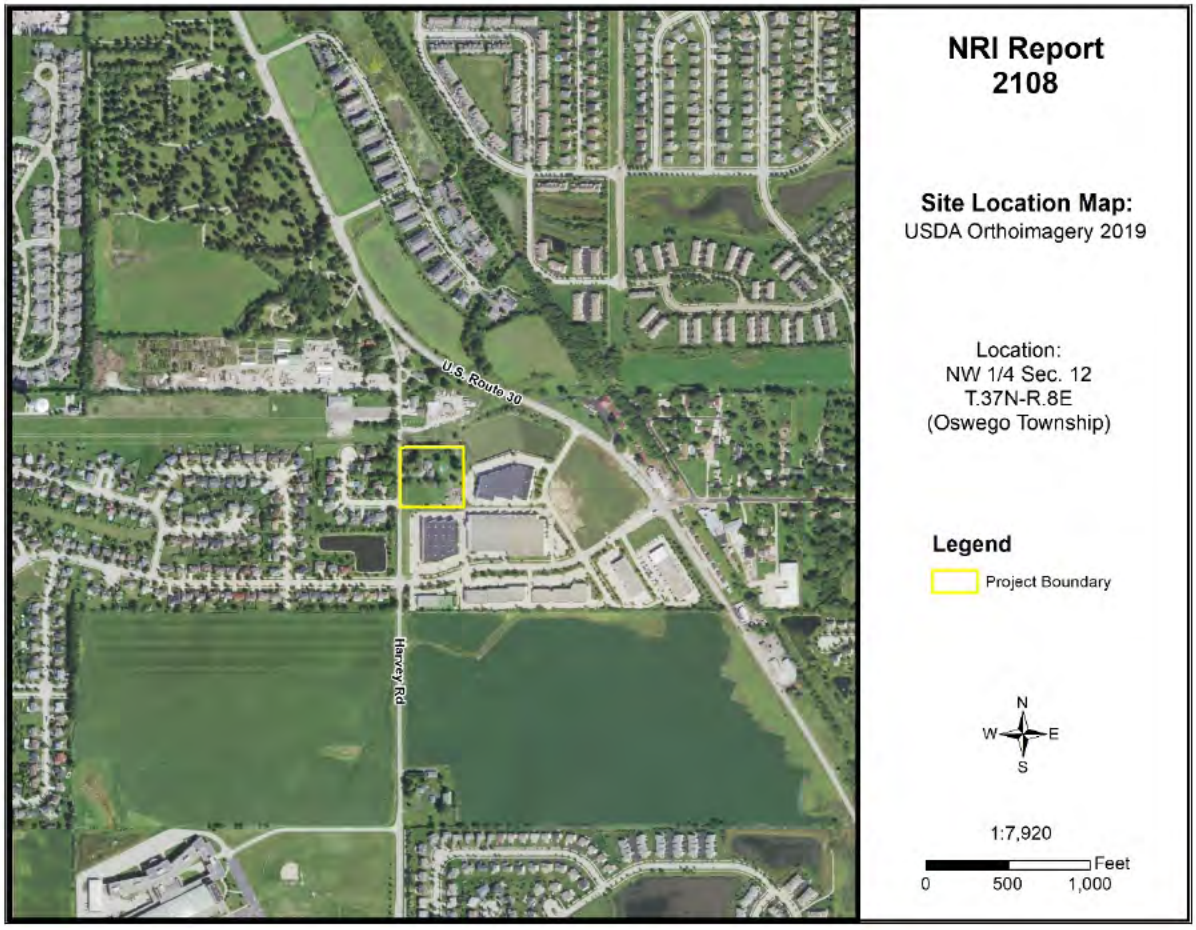
E:\PROJECTS\2021\1038HARVEY

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2108



July 2021

Petitioner: Natural World Landscaping – Jose Martinez
Contact: Attorney Judd Lofchie

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	2108
Date District Board Reviews Application	July 2021
Applicant's Name	Natural World Landscaping – Jose Martinez
Size of Parcel	(+/-) 3.175 acres
Current Zoning & Use	A-1 Agricultural; Residence & Landscaping Business
Proposed Zoning & Use	A-1 Special Use & Variance; Residence & Landscaping Business
Parcel Index Number(s)	03-12-100-004 and 03-12-100-013
Contact Person	Attorney Judd Lofchie

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	#2108
Petitioner	Natural World Landscaping – Jose Martinez
Contact Person	Attorney Judd Lofchie
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NW ¼ of Section 12, Township 37 North, Range 8 East (Oswego Township) of the 3rd Principal Meridian
Project or Subdivision Name	Natural World Landscaping
Existing Zoning & Land Use	A-1 Agricultural; Residence & Landscaping Business
Proposed Zoning & Land Use	A-1 Special Use & Variance; Residence & Landscaping business
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	(+/-) 3.175 acres
Land Evaluation Site Assessment Score	124 (Land Evaluation: 84; Site Assessment: 40)

NATURAL RESOURCE CONSIDERATIONS

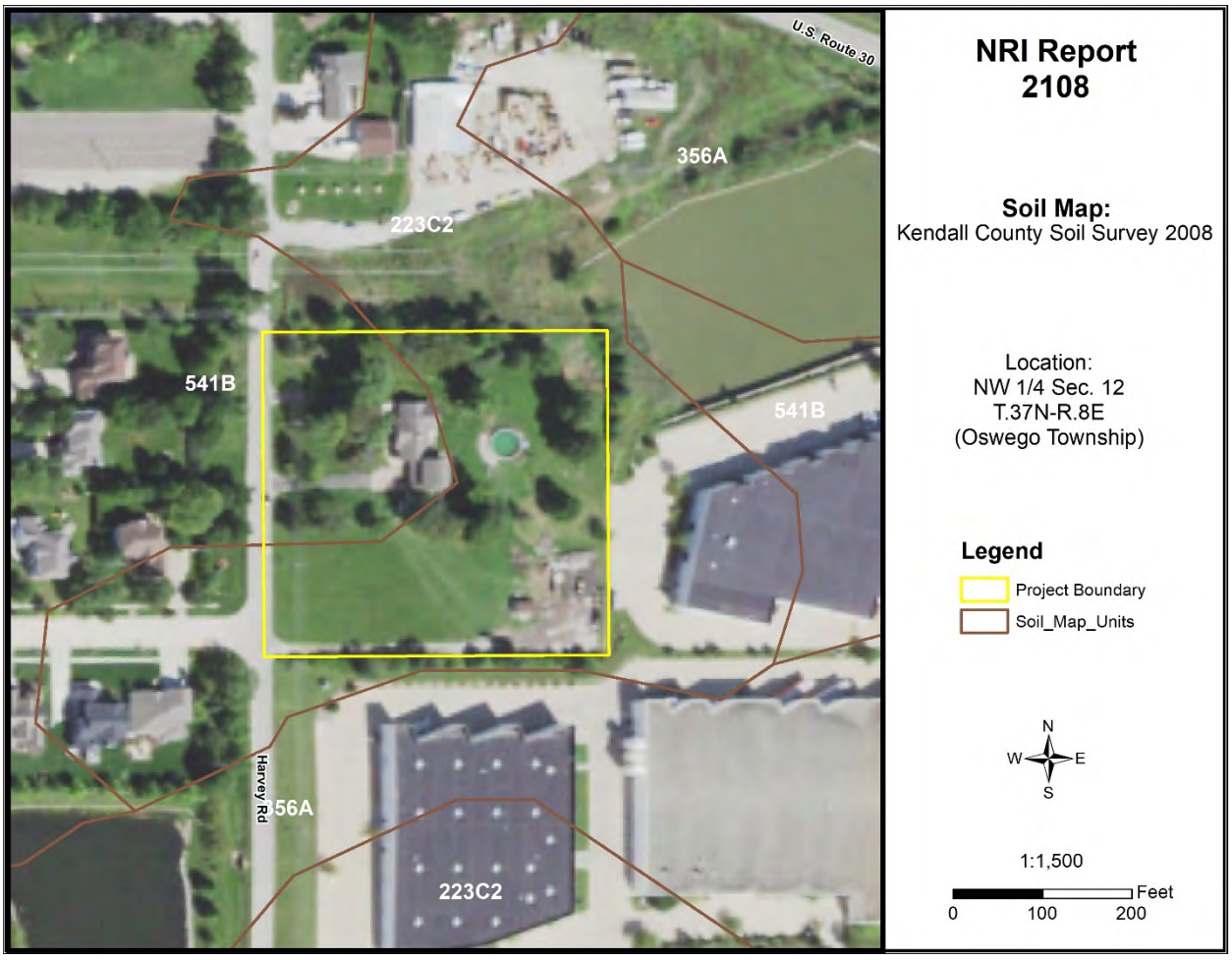

Figure 1: Soil Map

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
223C2	Varna silt loam, 4-6% slopes, eroded	Moderately Well Drained	C	Non-Hydric	Prime Farmland
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	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 non-hydric (223C2 Varna silt loam) and the other is a non-hydric soil that likely contains hydric inclusions (541B Graymont 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, both are designated as prime farmland (223C2 Varna silt loam and 541B Graymont silt loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, lawns/landscaping, and local roads and streets. 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	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Local Roads & Streets	Conventional Septic Systems
91A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable/ Not Limited
235A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable/ Not Limited

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).

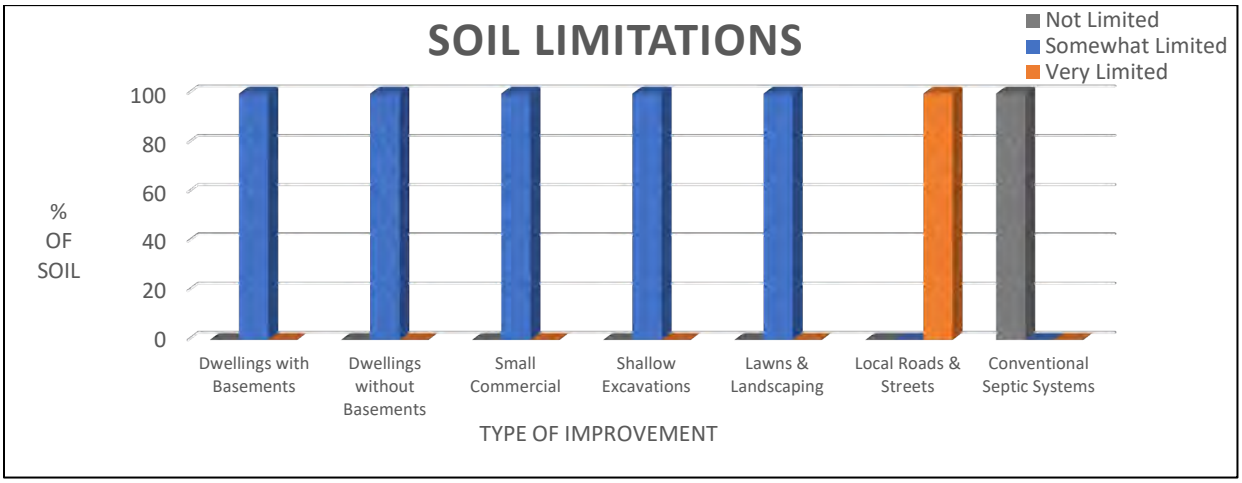

Figure 2: Soil Limitations

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 **84**, 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 **40**.

The **LESA Score for this site is 124 out of a possible 300, 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. 17093C0059G (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 Jose Martinez with Natural World Landscaping for the proposed landscaping business (A-1 Special Use permit and variance request) within Oswego Township of Kendall County located in the NW ¼ of Section 12, Township 37N, 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 84 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 124 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads & streets and 100% are somewhat limited for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, and lawns/landscaping. Additionally, 100% of the soils are considered suitable 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 the Waubansee 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

7/12/2021
Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2108

NW ¼ of Section 12, Township 37 North, Range 8 East (Oswego Township) on 3.175 acres. This parcel is located on the east side of Harvey Road, south of U.S. Route 30, and north of Treasure Drive in Oswego, IL. The parcel is part of unincorporated Kendall County.

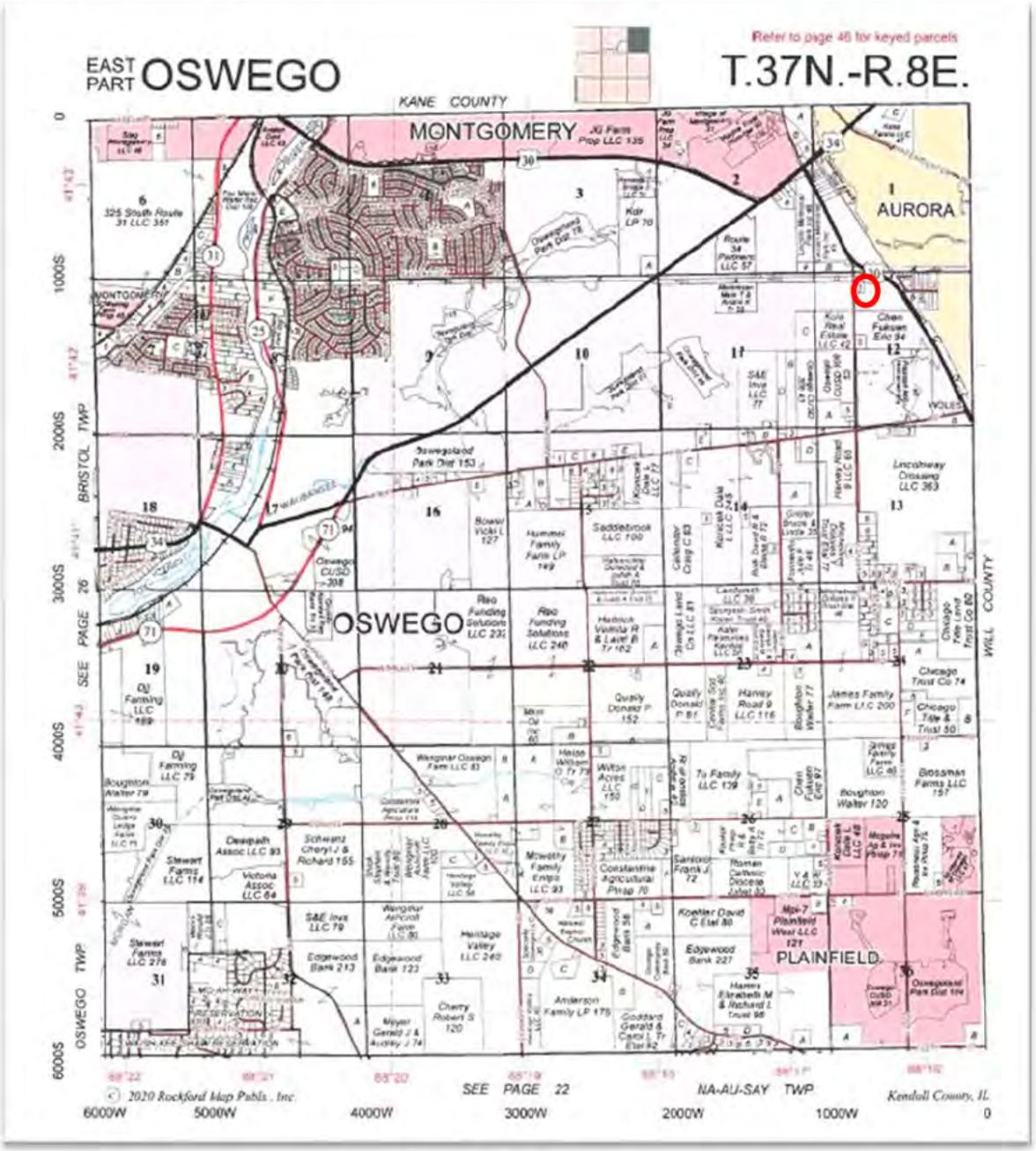

Figure 3: 2021 Plat Map

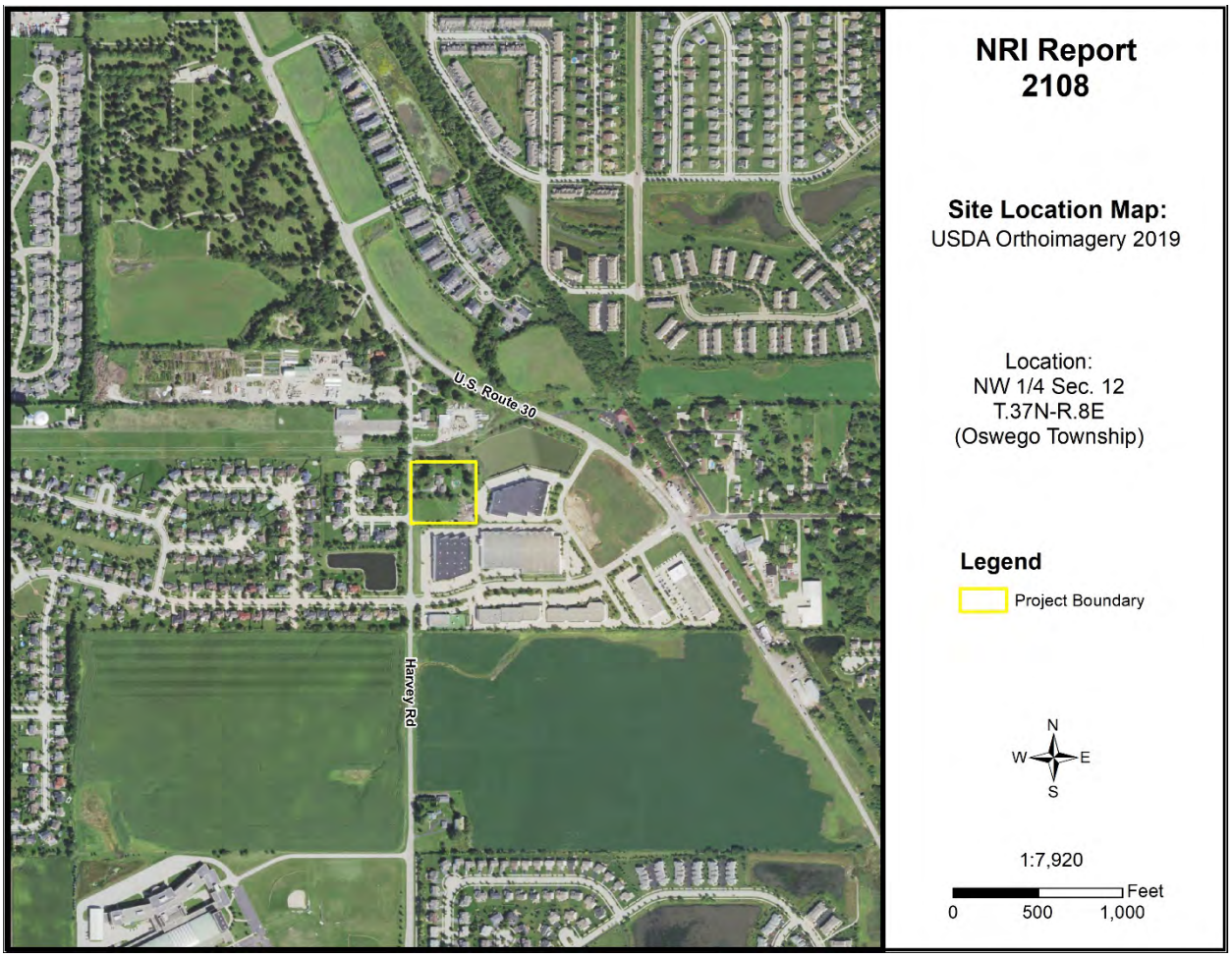

Figure 4: 2019 Aerial Map with NRI Site Boundary

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) are <u>not</u> located near the parcel in question (PIQ).

[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 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.

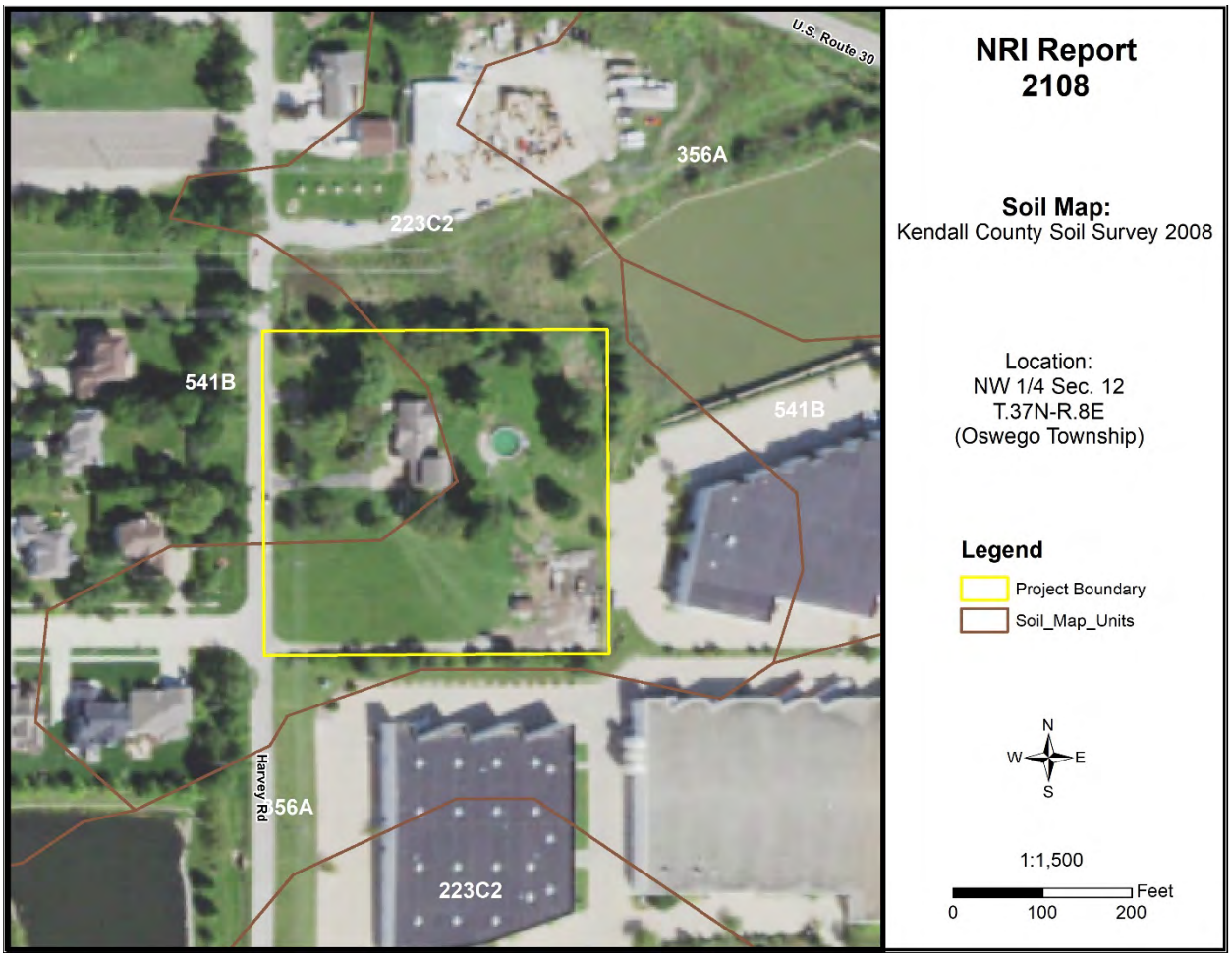

Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
223C2	Varna silt loam, 4-6% slopes, eroded	2.2	69%
541B	Graymont silt loam, 2-5% slopes	1.0	31%

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.

Dwellings with Basements – Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings 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.

Dwellings without Basements – Ratings are for undisturbed soil for a house of three stories or less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings 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.

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	Dwellings with Basements	Dwellings without Basements	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
223C2	**Somewhat Limited:** Depth to saturated zone	**Somewhat Limited:** Shrink-swell	**Somewhat Limited:** Slope; Shrink-swell	**Somewhat Limited**: Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Low strength; Frost action; Shrink-swell	**Suitable:**	2.2	69%
541B	**Somewhat Limited:** Depth to saturated zone; Shrink-swell	**Somewhat Limited:** Shrink-swell	**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:**	1.0	31%
% Very Limited	**0%**	**0%**	**0%**	**0%**	**0%**	**100%**	**0%**		

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Map of Building Limitations: Dwellings with Basements, Dwellings without Basements, Small Commercial Buildings, Shallow Excavations, and Lawns/Landscaping
Natural Resource Conservation Service Web Soil Survey

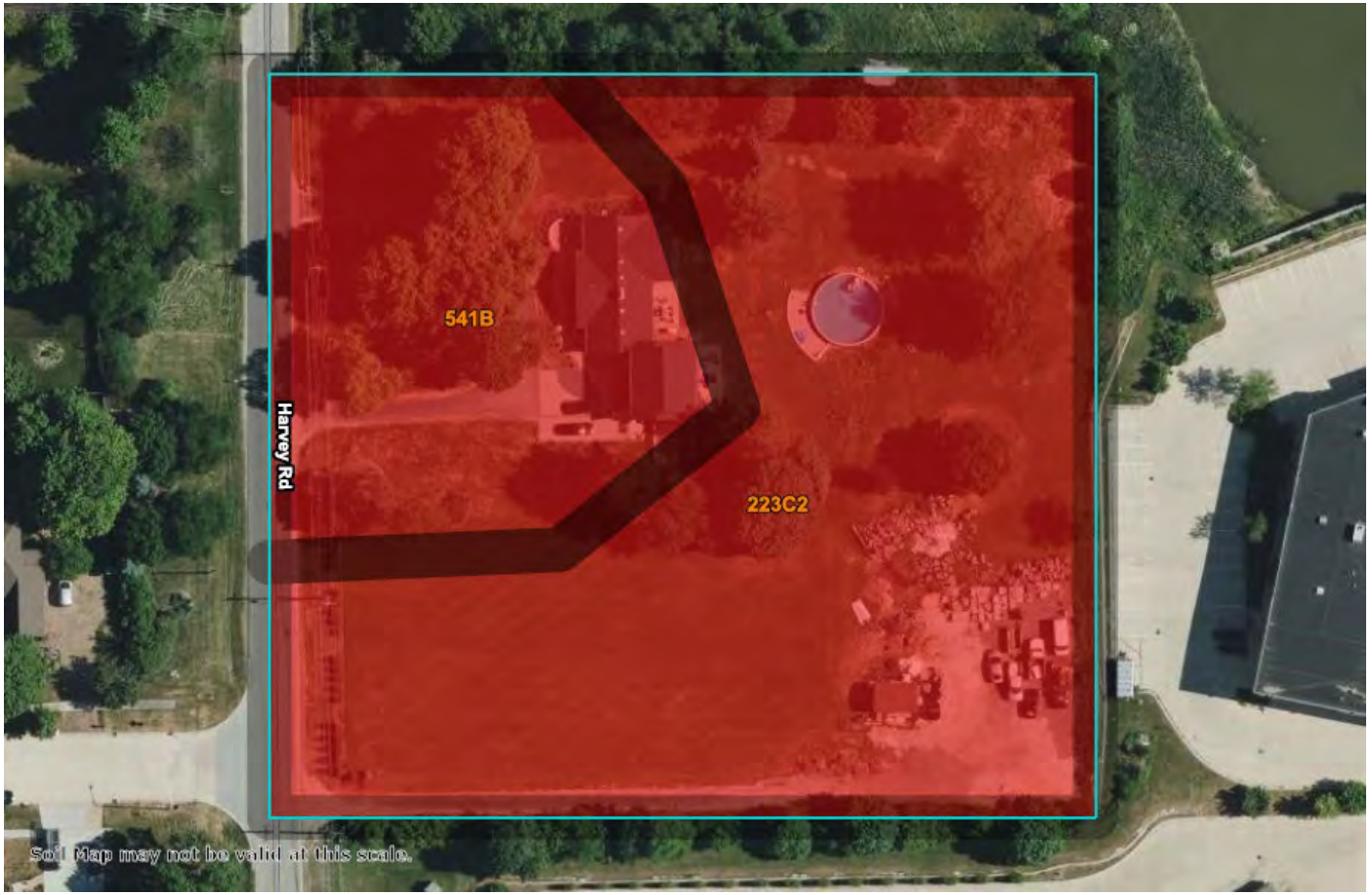
Location:
NW ¼ Section 12
T.37N-R.8E
(Oswego Township)

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 – Dwellings with Basements, Dwellings without Basements, Small Commercial Buildings, Shallow Excavations, and Lawns/Landscaping



NRI Report
2108

Map of Building Limitations: Local Roads & Streets (Paved & Unpaved)
Natural Resource Conservation Service
Web Soil Survey

Location:
NW ¼ Section 12
T.37N-R.8E
(Oswego Township)

Legend

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

N
W E
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Figure 6B: Map of Building Limitations – Local Roads & Streets (Paved & Unpaved)

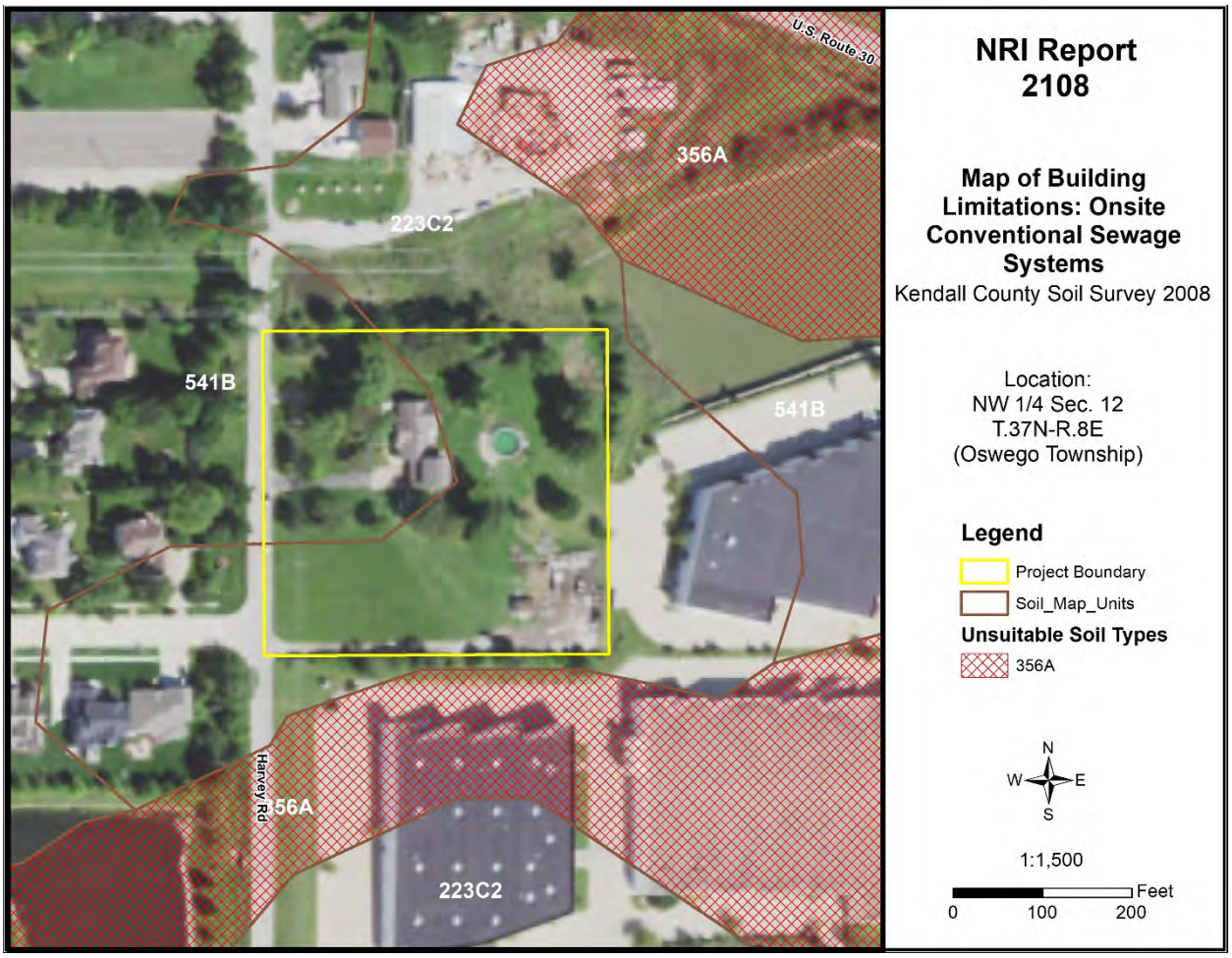

Figure 6C: Map of Building Limitations – Onsite Conventional Sewage System

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
223C2	C	High	January **Upper/Lower Limit: --** February – April **Upper Limit**: 2.0’-3.5’ **Lower Limit**: 2.2’-5.5’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth:** -- **Duration:** -- **Frequency:** None	January – December **Duration**: -- **Frequency**: None
541B	C	Low	January **Upper/Lower Limit: --** February – April **Upper Limit**: 2.0’-3.5’ **Lower Limit**: 2.2’-4.3’ May – 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
223C2	4-6%	Moderate	2.2	69%
541B	2-5%	Slight	1.0	31%

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
223C2	Prime Farmland	2.2	69%
541B	Prime Farmland	1.0	31%
% Prime Farmland	**100%**		

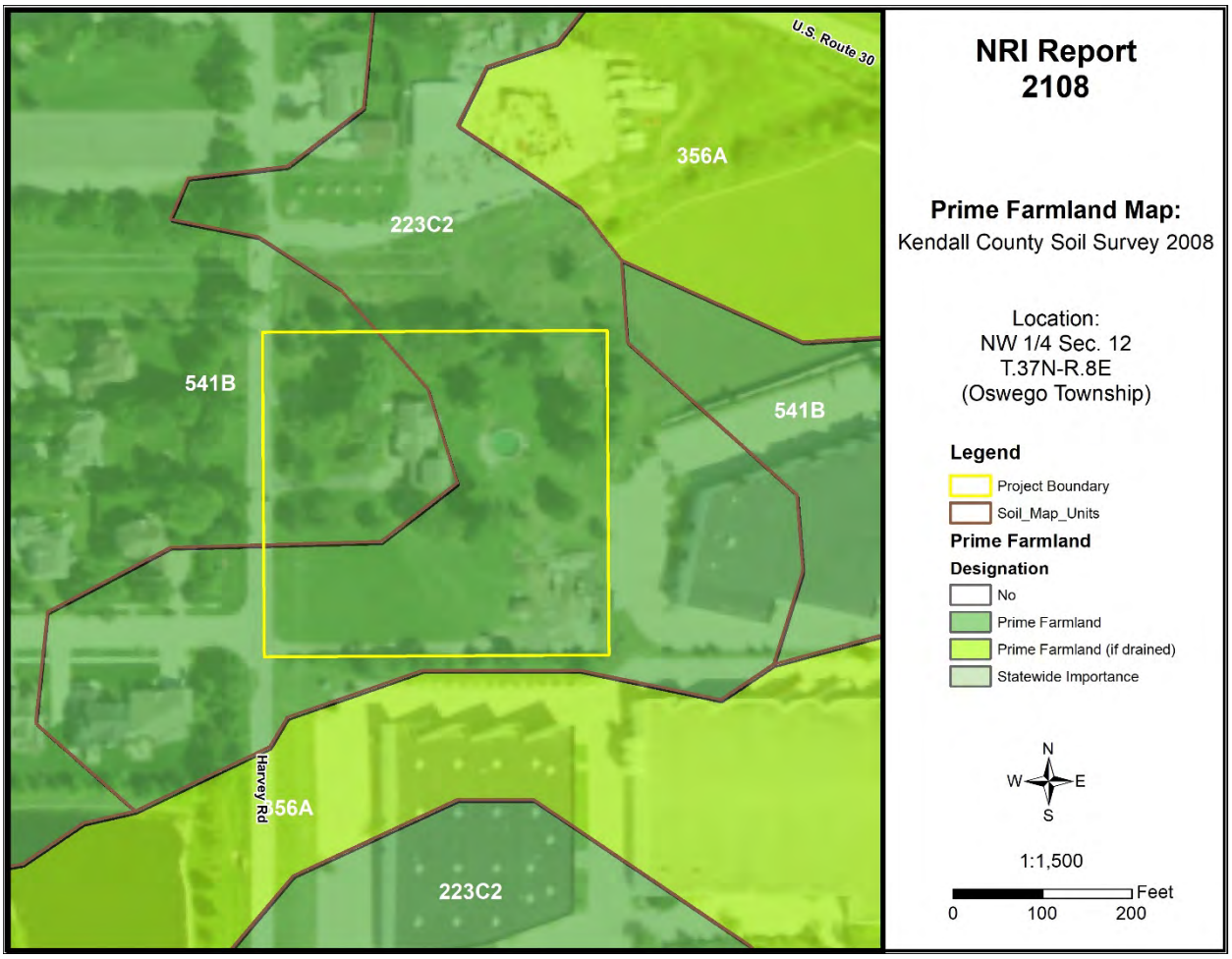

Figure 7: Map of Prime Farmland Soils

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)
223C2	4	79	2.2	173.8
541B	2	94	1.0	94
Totals			**3.2**	**267.8**
LE Calculation			(Product of relative value / Total Acres) 267.8 / 3.2 = 83.7	
LE Score			**LE = 84**	

The Land Evaluation score for this site is 84, 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)	5
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	**40**

The Site Assessment score for this site is 40. The Land Evaluation value (84) is added to the Site Assessment value (40) to obtain a LESA Score of 124. 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: 84 + **Site Assessment Value:** 40 = **LESA Score: 124**

The LESA Score for this site is 124 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-OWR 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 2 to 6%) with an elevation of approximately 720' above sea level. According to the FIRM map, the parcel in question does not contain floodway or floodplain. The parcel drains east/northeast towards an adjacent retention pond.

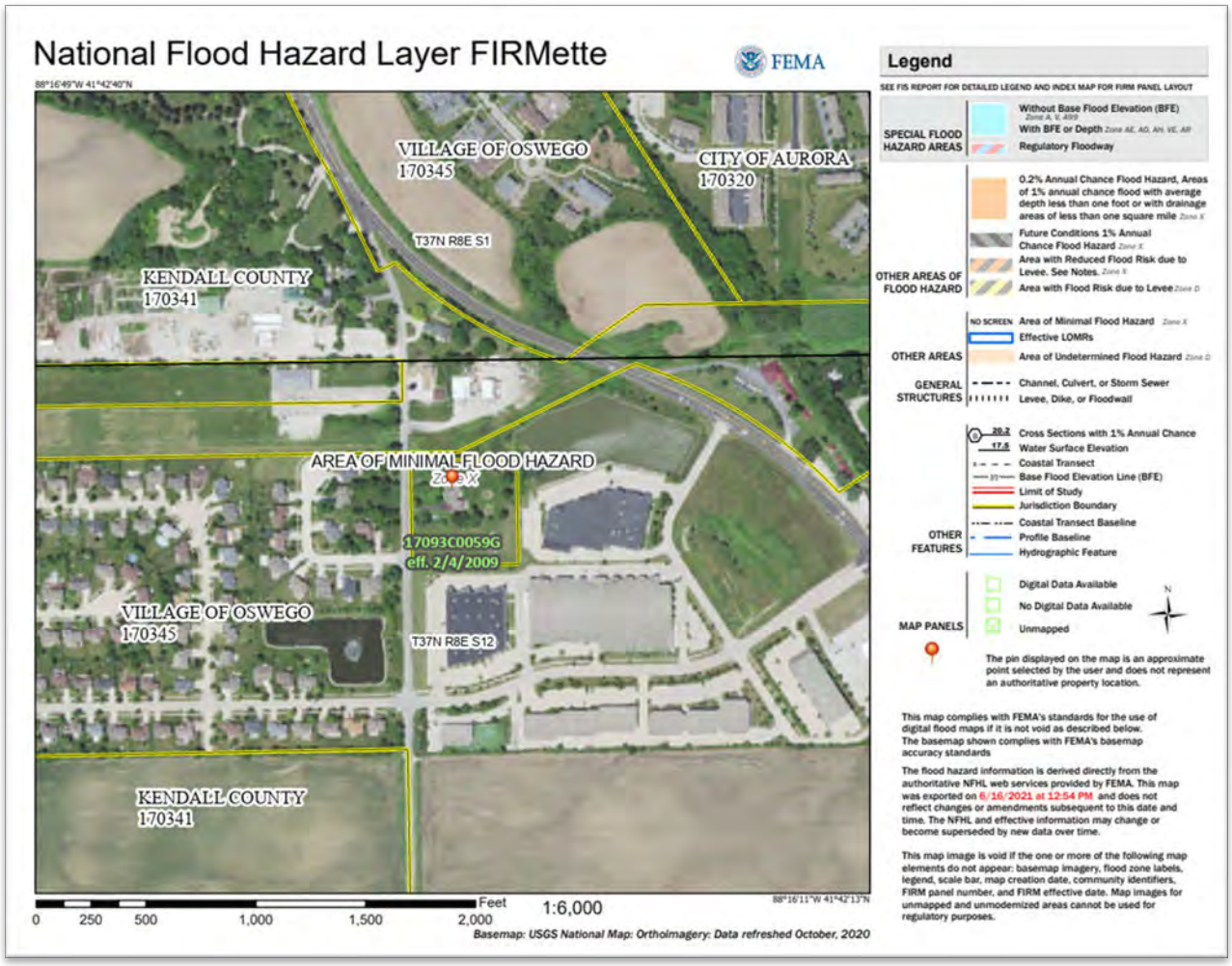

Figure 8: FEMA Floodplain Map

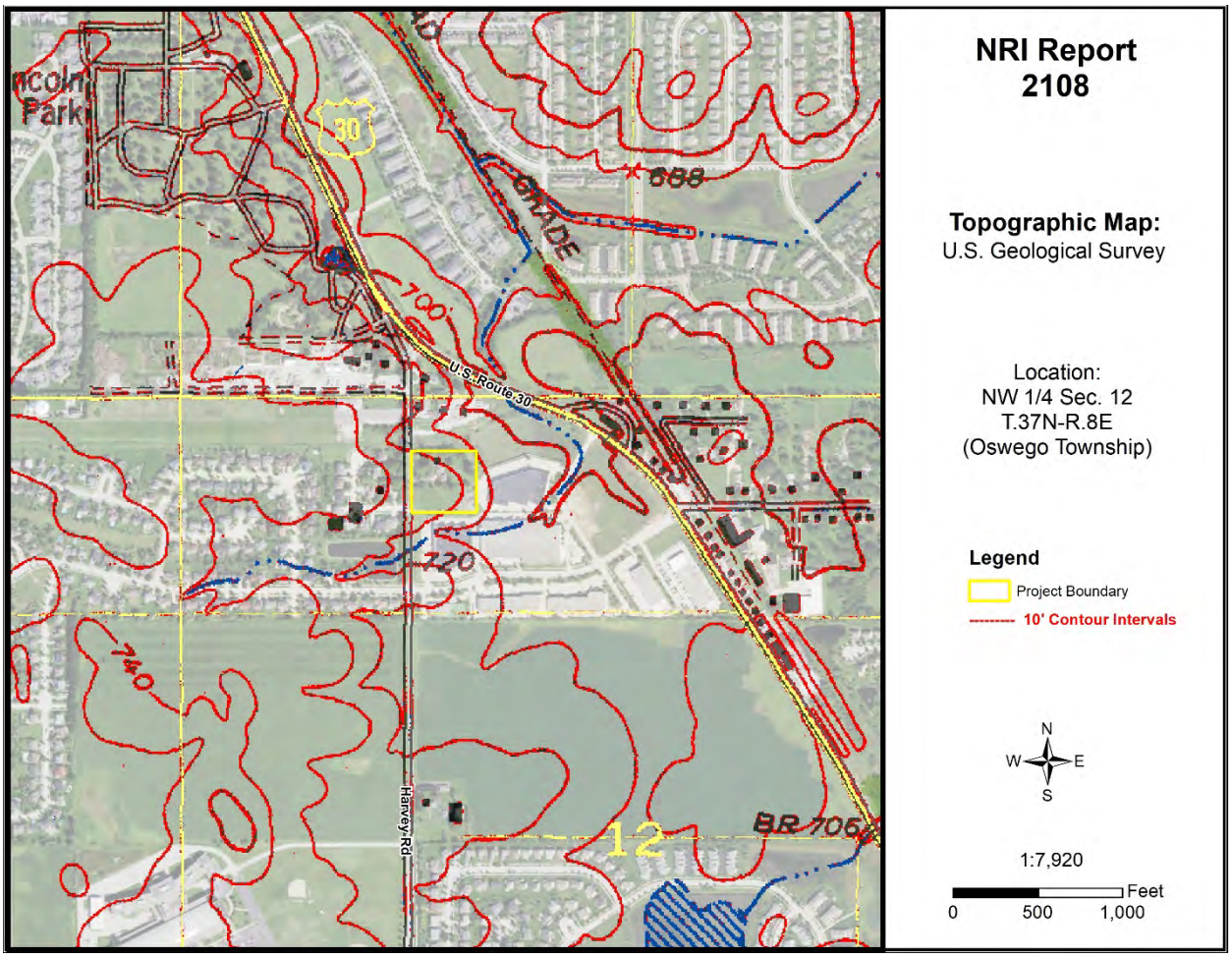

Figure 9: USGS Topographic Map

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 Waubansee 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.*

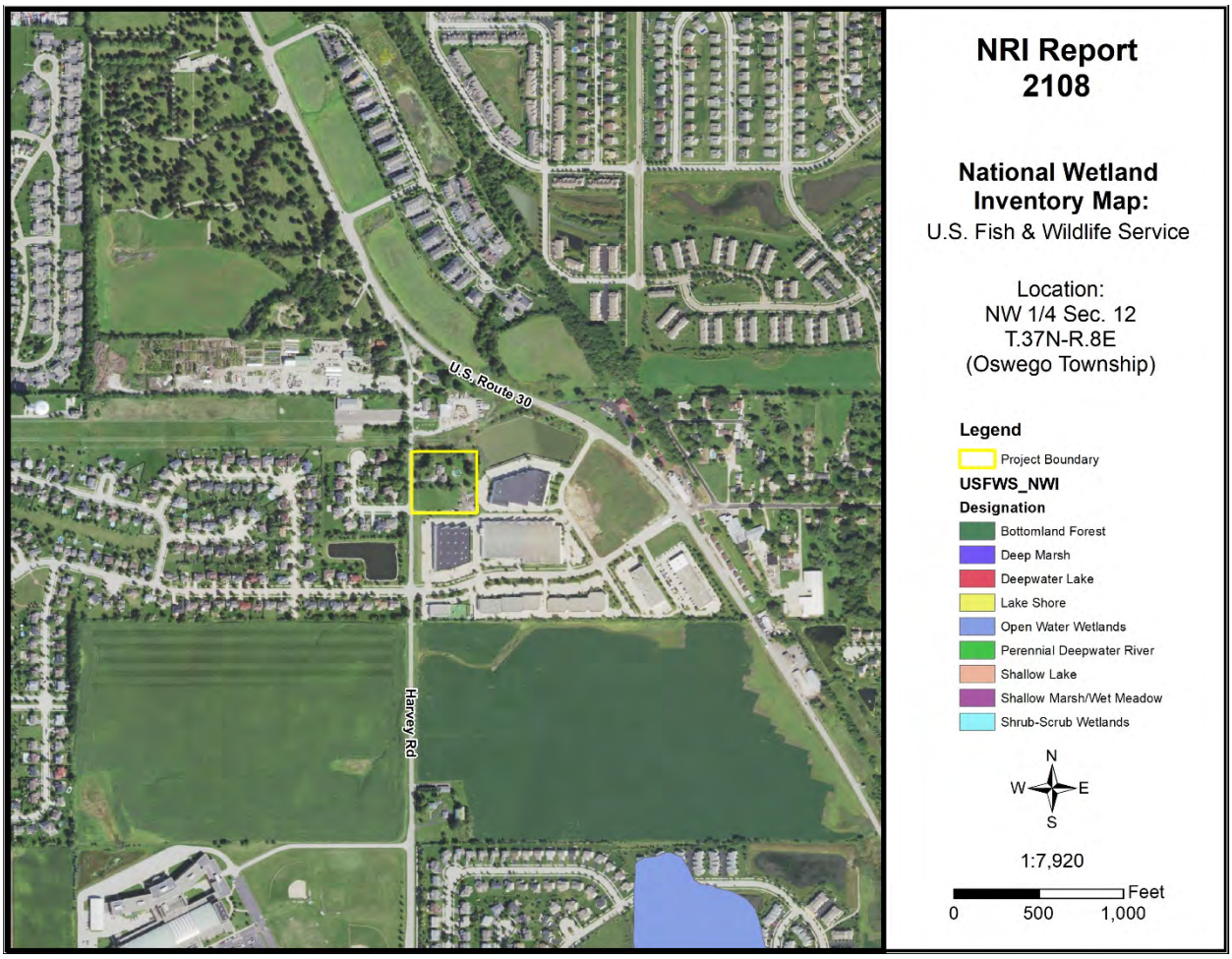

Figure 10: Wetland Map – USFWS National Wetland Inventory

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
223C2	Moderately Well Drained	Non-Hydric	No	2.2	69%
541B	Moderately Well Drained	Non-Hydric	Yes	1.0	31%

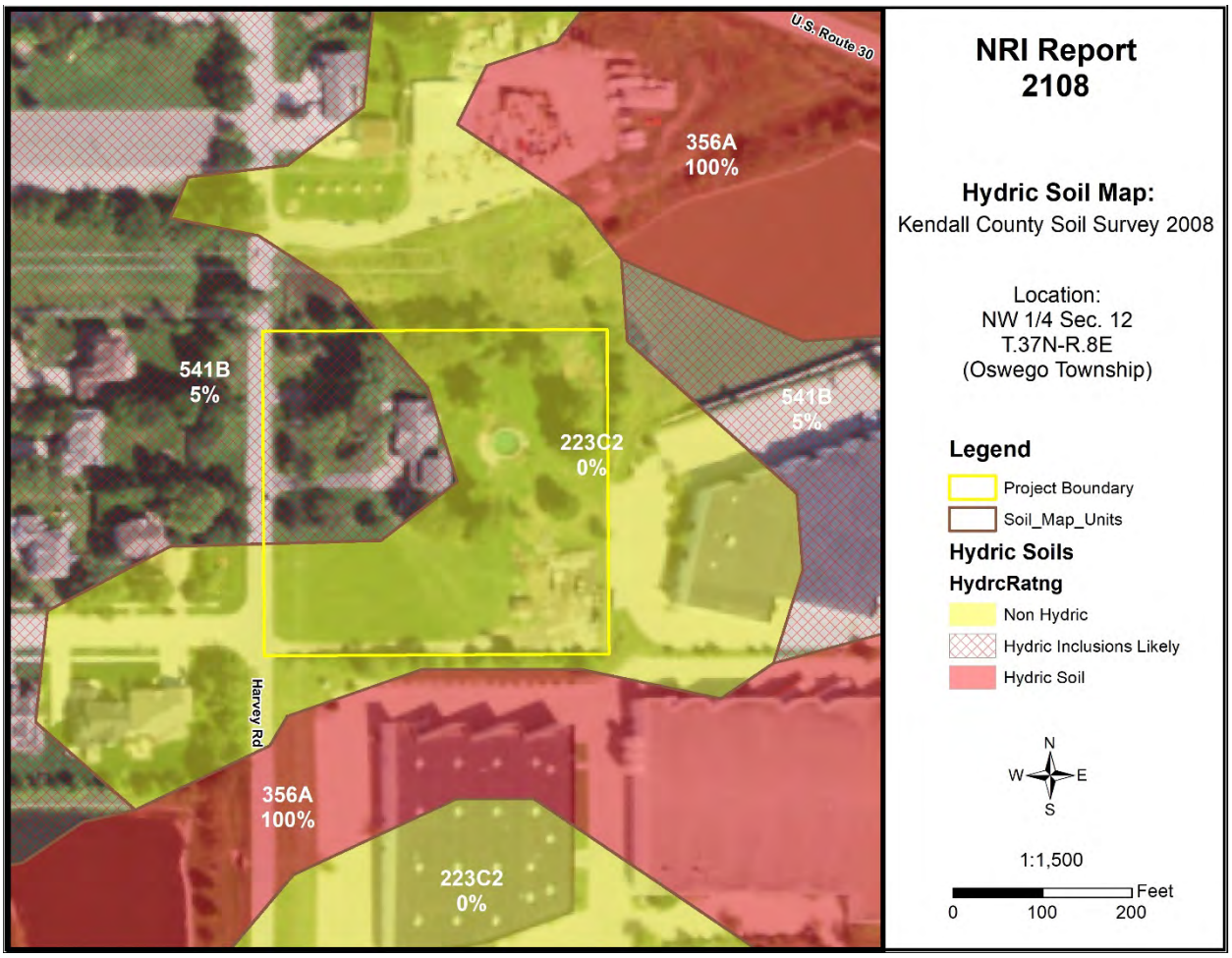

Figure 11: Hydric Soil Map

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.

Attachment 5

November 30, 2021

Kendall County Address Points

Parcels

Ownership Parcel

Condominium Unit

Kendall County Zoning

A1

Municipal

Incorporated Areas

235 Oswego

1:1,200

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

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Kendall County Web GIS

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

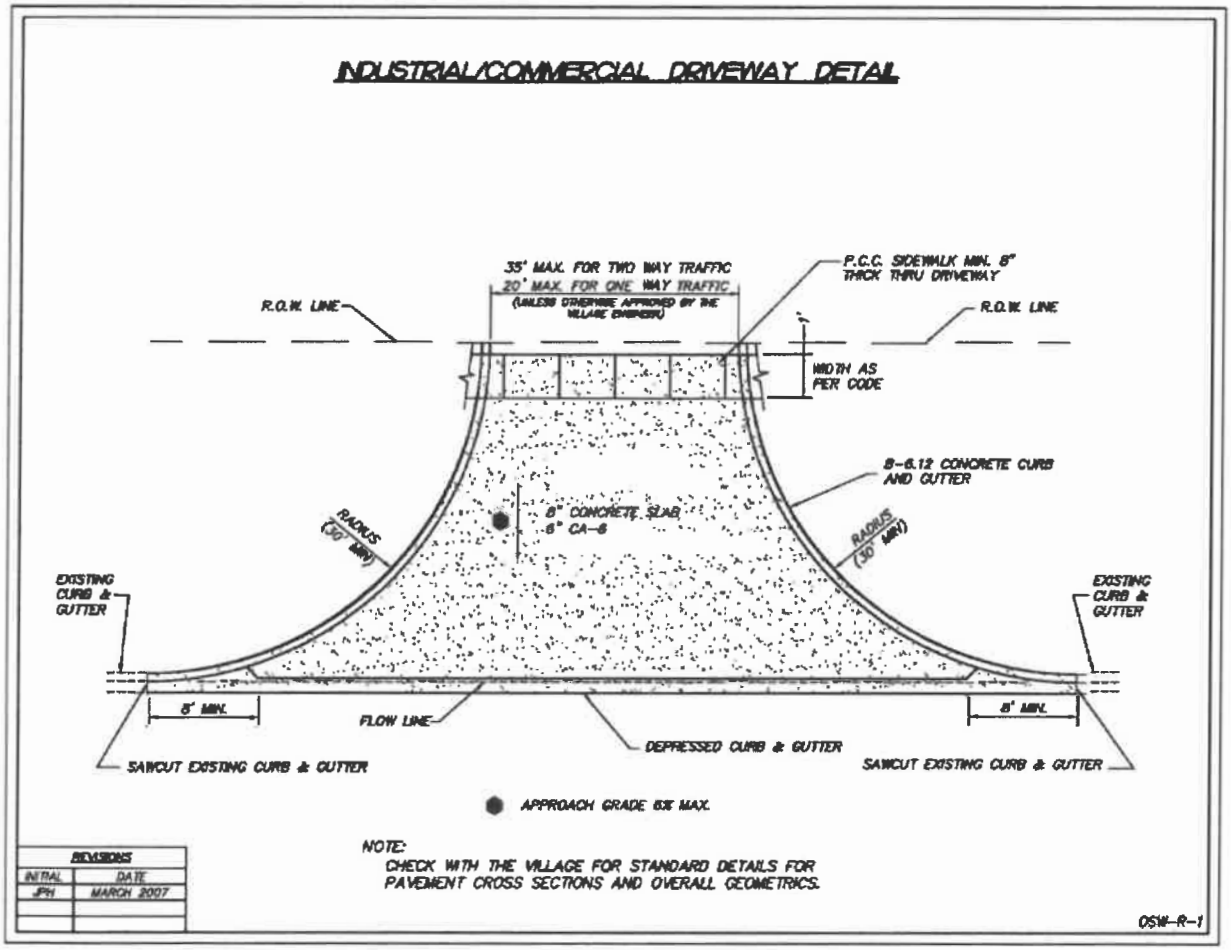
Matt Asselmeier

From: Jennifer Hughes <JHughes@oswegoil.org>
Sent: Tuesday, November 30, 2021 1:45 PM
To: Fran Klaas; Matt Asselmeier; Rod Zenner
Cc: Scott Gengler; Scott Koeppel; Dan Di Santo
Subject: RE: [External]RE: Harvey Road Question

Good afternoon,

The property is shown as industrial on the future land use plan. The Village requests nice screening (landscape or fence) along Harvey Road to screen the activity from the Village residents across Harvey Road to the west.

In addition, the driveway shall comply with our Industrial/Commercial Driveway Detail. More information can be found in our Subdivision Regulations.



Sincerely,

Jennifer Hughes, P.E., CFM
Public Works Director/Village Engineer

Attachment 7 Existing House and Front Parking Area
12/17/2021 09:57

Attachment 8 Southern Driveway

Attachment 9 Existing Landscaping

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 4, 2022 – Unapproved Meeting Minutes

PBZ Senior Planner Matt Asselmeier called the meeting to order at 9:00 a.m.

Present:
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Undersheriff Bobby Richardson – Sheriff's Department
Aaron Rybski – Health Department

Absent:
Greg Chismark – WBK Engineering, LLC
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve

Audience:
Judd Lofchie, Andrew Doyle, Kelley Chrisse, Patti Bernhard, and Tom Green

PETITIONS

Petition 22-01 Jose and Silvia Martinez
Mr. Asselmeier summarized the request.

In 2018, the Planning, Building and Zoning Department started investigating a landscaping business operating at the subject property without a special use permit. On February 23, 2021, the court imposed a fine of Thirty-Two Thousand, Eight Hundred Dollars ($32,800) against the Petitioners for operating a landscaping business without a special use permit, installing the southern driveway without a permit, Junk and Debris Ordinance violations, and related court costs. The discovery of assets portion of the case has been continued with the hope that the Petitioners will apply for the applicable special use permit and variance.

The Petitioners purchased the property in 2018.

On December 9, 2021, the Petitioner submitted the necessary application for a special use permit for a landscaping business, a variance to allow a landscaping business on a non-State, County or Collector roadway as defined by the Kendall County Land Resource Management Plan, and a variance to allow the southern driveway to be within five feet (5') of the side yard property line.

The application materials, survey of the property, landscaping plan, NRI Report, and aerial of the property were provided.

The property is located at 1038 Harvey Road.

The property is approximately three (3) acres.

The existing land use is Single-Family Residential.

The Future Land Use Map calls for the area to be Suburban Residential (Max 1.0 DU/Acre). Oswego's Future Land Use Map calls for the area to be Industrial.

Harvey Road is classified as a Collector by the Village of Oswego in this area and is not classified as such in the Land Resource Management Plan.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land use are Comed Right-of-Way, Industrial, Stormwater Pond, and Single-Family Residential.

The adjacent properties are zoned R-2, M-1, and M-2 by the Village of Oswego.

Oswego's Future Land Use Map calls for the area to be Agricultural, Single-Family Residential, and Light Industrial.

The zoning districts within one half (1/2) mile are A-1, A-1 SU, R-1, R-3, B-3, B-3 SU, and M-1 in the County and R-1, R-2, R-4, B-3, M-1, and M-2 inside the Village of Oswego.

Oswego East High School is located within one half (1/2) mile of the property.

The A-1 special use permits to the north are for a landscaping business and a cemetery. The B-3 special use permit to the east is for a watchman's quarters.

EcoCAT Report was submitted on December 9, 2021, and consultation was terminated.

The LESA Score was 124 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Oswego Township on December 22, 2021.

Petition information was sent to the Village of Oswego on December 22, 2021.

Petition information was sent to the Oswego Fire Protection District on December 22, 2021.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zoned property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.

3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials and the variance to the requirement to be located on a State, County or Collector Highway, the above conditions have been met.

According to the business plan, the business has four (4) employees. Employees arrive at the property at approximately 6:30 a.m., go to work sites, and return to the property and leave to go home by 7:00 p.m. No information was provided regarding days of operation. However, the business originally planned to operate from April 15th until Thanksgiving. Mr. Asselmeier read an email requesting that the business be allowed to open for the season on March 1st Business equipment presently consists of three (3) trucks.

The landscaping business area on the southwest corner of the site will be of gravel and will be approximately thirteen thousand, two hundred fifty (13,250) square feet in size. If there is a motor vehicle or equipment related leak, the area impacted gravel will be removed and replaced with clean gravel.

One (1) one (1) story, approximately two thousand nine hundred (2,900) square foot house, constructed in 1955 with a two (2) story garage is located on the property. There is also one (1) approximately two hundred forty-five (245) square foot shed frame shed on the property near the landscaping storage area. There is also one (1) chicken coop and one (1) additional shed on the northeast corner of the property not associated with the landscaping business. The picture of the house was provided.

According to the landscaping plan, the Petitioners plan to install open storage areas, one (1) for grass and brush clippings at twenty feet wide by approximately one hundred twenty feet in depth (20' X 120'), one (1) for mulch, and one (1) for sand. There would also be storage areas for brick pallets. No information was provided on the dimensions for the storage areas for mulch, sand, and brick pallets. There would also be four (4) truck storage areas measured at fifteen feet wide by twenty-eight feet in depth (15' X 28'). According to the business plan, no piles of materials would exceed three feet (3') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Per the site survey, the property is served by a septic system. No information was provided regarding a well.

No information was provided regarding whether or not employees or customers would use restroom or water facilities on the property.

One six foot by five foot (6' X 5') dumpster was shown on the landscaping plan in the landscaping business area.

The property drains to the southeast and northeast.

Per the survey and landscaping plan, the house is served by an existing driveway with two (2) access points off of Harvey Road. One (1) twenty foot (20') wide gravel driveway provides access from the landscaping storage area to Harvey Road; this access was installed without proper permits and will need to secure applicable permits. The southern driveway is also too close to the side yard property line and will need a variance. A picture of the southern driveway was provided.

The Village of Oswego provided information regarding driveway standards; this information was provided.

According to the plat of survey, the Petitioners plan to have two (2) parking spaces and one (1) handicapped accessible parking space to the west of the garage. The parking spaces will be of brick pavers. It was unclear if the parking spaces serve employees, customers or both employees and customers.

The plat of survey shows two existing light poles. Existing lighting is used for residential purposes only. The Petitioners are not proposing any additional lighting.

The Petitioners are not proposing any business related signage.

The landscaping plan shows one (1) solid fence eight feet (8') in height along the east, west, and south sides of the landscaping business area. One (1) security gate is also shown on the landscaping plan.

The landscaping plan shows three (3) thirty foot (30') tall white pines, eleven (11) eight foot (8') tall mission arborvitaes, three (3) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property. No information was provided regarding the vegetation along the southern property line. A picture of the landscaping was provided. The vegetation along the southern property line can be seen in the picture of the southern driveway. The Village of Oswego also requested landscaping, but did not provide details on type or nature of landscaping.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the nineteenth (19th) special use permit for a landscaping business in unincorporated Kendall County.

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. Provided the site is developed in accordance with the submitted site plan and provided a variance is granted regarding the location of the driveway, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours and seasons of operation.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If the Village of Oswego approves the new access point for the southern driveway and if a

variance is granted for the location of the southern driveway, then adequate points of ingress and egress will be provided. The owners of the business allowed by the special use permit have agreed not pile materials in excess of three feet (3') in height.

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 a variance is granted for the location of the driveway, the special use shall 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 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".

The proposed Findings of Fact for the variances were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. There are no topographic conditions or other outstanding conditions not caused by the Petitioner that created a particular hardship or difficulty upon the owner.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. It is unknown the exact number of A-1 zoned properties that could ask for similar variances. There are no unique conditions that caused the driveway to be located on the southern property line. The Village of Oswego defines Harvey Road as a Collector while the Kendall County Land Resource Management Plan does not define Harvey Road as a Collector; it is unique to have this difference in classification.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners created the hardship by installing the driveway without proper permits and operating the business at the subject property. The owners were not responsible in the differences in classification for Harvey 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. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, provided the Village of Oswego grants access to Harvey Road at the location shown on the landscaping plan.

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. Allowing the driveway to be on the property line and allowing the business to operate on a non-State, County, or Collector Highway will not impair any of the above items.

Staff believed that a landscaping business could operate at the subject property with reasonable restrictions. However, Staff had concerns, given the Petitioner's previous behavior, that reasonable restrictions will be followed. Staff believed the following conditions and restrictions were necessary for the operation of a special use permit at the subject property. The Petitioner had not agreed to these conditions prior to the meeting:

1. The site shall be developed substantially in accordance with the plat of survey and landscaping plan.
2. The existing house, garage, chicken coop, swimming pool, and shed located on the northwest corner of the property shall be used for residential purposes only and shall be exempt from the site development conditions of the special use permit. The locations of these structures may change without requiring an amendment to the special use permit.
3. A variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance shall be granted allowing off-street parking and southern driveway to be no closer than zero feet (0') from the southern property line as shown on the landscaping plan. The driveway shall be a maximum of twenty feet (20') in width and shall be gravel.
4. A variance to Section 7:01.D.30.b of the Kendall County Zoning Ordinance shall be granted allowing the operation of a landscaping business at a property not located on and not having direct access to a State, County, or Collector

highway as designed in the County's Land Resource Management Plan.

5. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the plat of survey. The parking area shall be brick pavers.

6. The owners of the business allowed by the special use permit shall maintain the landscaping business area on the southwest corner of the site as depicted on the landscaping plan. This area shall be gravel.

7. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.

8. Any new structures constructed or installed related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.

9. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.

10. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.

11. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

12. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the landscaping plan. The maximum height of the piles of landscaping related material shall be less than three feet (3') in height.

13. No signage advertising or promoting the business shall be installed on the subject property. The owner of the business allowed by this special use permit may install appropriate handicapped parking signs and other directional signs within the fenced landscaping business area as shown on the landscaping plan.

14. Three (3) thirty foot (30') tall white pines, eleven (11) eight foot (8') tall mission arborvitaes, three (3) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property shall be installed and maintained on the property in substantially the locations shown on the landscaping plan. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

15. No landscape waste generated off the property can be burned on the subject property.

16. A maximum of four (4) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.

17. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.

18. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:30 a.m. until 7:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation. The business allowed by this special use permit may operate at the subject property starting March 1st and ending November 30th of each year.

19. 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.

20. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.

21. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.

22. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

23. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

24. 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.

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

26. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Mr. Klaas asked if the Village of Oswego submitted any comments. Mr. Asselmeier responded that they submitted an email regarding access standards, landscaping, and screening. Mr. Klaas questioned why the property would not be annexed into Oswego.

Mr. Rybski asked if a change of use process would occur; the septic system would have to be evaluated. No customers would be invited onsite and workers onsite would not use restroom facilities onsite.

Mr. Asselmeier asked if the County has reviewed a special use permit where the Petitioner had started a business without proper zoning, been found guilty by the court, fined by the court, and then applied for a special use permit after the fact. Nobody on the Committee had ever seen a case like this one (1). Mr. Asselmeier expressed concerns that the Petitioner would follow through with the conditions.

Judd Lofchie, Attorney for Petitioner, said the Petitioner had difficulty finding a Spanish speaking zoning attorney. He noted the Petitioner lived at the site. There would no members of the public invited onto the property and no retail sales of landscaping materials would occur. Mr. Lofchie did not know why the Petitioner had pursued annexation to Oswego. The Petitioner has been responsive since he started working with Mr. Lofchie. The Petitioner was agreeable to the proposed conditions as amended to allow operations to start on March 1st. The business is presently closed.

Mr. Holdiman asked about the revocation process for the special use permit. Mr. Asselmeier explained the process.

Mr. Klaas made a motion, seconded by Undersheriff Richardson, to recommend approval of the special use permit and variances with the conditions proposed by Staff as amended to allow the business to start operating on March 1st.

The votes were follows
Ayes (5): Briganti, Klaas, Olson, Richardson, and Rybski
Nays (2): Asselmeier and Holdiman
Abstain (0): None
Absent (3): Chismark, Gengler, and Guritz

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on January 26, 2022.

PUBLIC COMMENT

Mr. Asselmeier reported that the Kendall County Regional Planning Commission Annual Meeting will be Saturday, February 5, 2022, at 9:00 a.m.

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 10:16 a.m., adjourned.

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

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 4, 2022

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)
Judd Lofchie	1999 W. Galena	Judd1299@gmail.com
Andrew Doyle	700 Cottage St Shorewood, IL	adoyle@troyfpd.com
Kelley Chrisse	One Towne Center Blvd. Shorewood, IL	kchrisse@vil.shorewood.il.us
Patti A. Bernard	122 Aurora Ave Naperville, IL	pabti@rw-attorneys.com
Tom Green		tgreen@cecinc.com

Matt Asselmeier

From: judd lofchie <judd1299@gmail.com>
Sent: Tuesday, January 4, 2022 8:06 AM
To: Matt Asselmeier
Subject: [External]Re: Natural World

Hey Matt

Just heard from my client who is out of the country. He is ok with your conditions but said he would like the right to start his business March 1 instead of APril 1. He said with the warming temperatures, he might be able to start earlier. Hope we can amend this.

See you soon.

JUDD

On Mon, Jan 3, 2022 at 2:58 PM judd lofchie <judd1299@gmail.com> wrote:

> Hey Matt
>
> Received info on your questions.
>
> 1. Pool was in place when my client bought the house, and its an above-ground removable pool, so hopefully he does not need a permit
>
> 2. He is registered with the IL Sec of State. See attached.
>
> 3. He will get a deck permit upon return
>
> See you tomorrow a.m.

Judd Lofchie, LLM, P.C.
Attorneys at Law
1999 W. Galena Blvd.
Aurora, IL 60506
fax 630-236-3525
630-236-3600
www.AuroraPropertyLaw.com

Judd Lofchie is a Rotarian and the founder of StreetWise Magazine in Chicago; please buy it, take it, read it, share it, and leave it on your work coffee table. Thank you!

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 22-03
Executive Pastor Sean Mabee on Behalf of the Grace Bible Church of Shorewood and Chief Andrew Doyle on Behalf of the Troy Fire Protection District
A-1 Special Use Permit for Government Building or Facility (Fire Station) and Revocation of an A-1 Special Use Permit for a Church

INTRODUCTION

In July 2004, the Kendall County Board granted a special use permit for a church at the subject property. The property was for sale and the Troy Fire Protection District would like to purchase the property in order to construct a new fire station and training facility.

The application materials are included as Attachment 1. The plat of survey of the property is included as Attachment 2. The site plan is included as Attachment 3. The renderings of some of the proposed buildings is included as Attachment 4. Ordinance 2004-24 is included as Attachment 5. The aerial is included as Attachment 6.

SITE INFORMATION

PETITIONERS: Executive Pastor Sean Mabee on Behalf of the Grace Bible Church of Shorewood and Chief Andrew Doyle on Behalf of the Troy Fire Protection District

ADDRESS: 748 Jones Road, Minooka

LOCATION: Approximately 0.25 Miles East of Ridge on the South Side of Jones Road

TOWNSHIP: Seward

PARCEL #: 09-12-300-017

LOT SIZE: 25.0 +/- Acres

EXISTING LAND USE: Institutional-Place of Worship

ZONING: A-1 with a Special Use Permit for a Church

LRMP:

Future Land Use	Suburban Residential (Max 1.00 DU/Acre) (County) Residential (Shorewood)
Roads	Jones Road is a Collector Road maintained by the City of Joliet at this property. Jones Road is Minor Collector maintained by Seward Township in the unincorporated area. Shorewood has a north-south road planned near the subject property.
Trails	There are no trails planned in the area.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Special Use Permit for Governmental Building and Facilities
Revocation of a Special Use Permit for a Church

APPLICABLE REGULATIONS: Section 7:01.D.22 – A-1 Special Uses
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/Farmstead (Joliet)	R-1 B Single-Family Residential (Joliet)	Residential (2.5 DU/Acre for Single-Family and 3.0 DU/Acre for Mixed Use) (Joliet)	R-1 B, B-2, and B-3 (Joliet)
South	Agricultural	A-1	Suburban Residential (Max 1.00 DU/Acre) (County) Residential (Shorewood)	A-1 (County)
East	Agricultural	A-1	Suburban Residential (County) Residential (Shorewood)	A-1 (County)
West	Agricultural	A-1	Suburban Residential (County) Commercial (Shorewood)	A-1 (County) R-1 B (Joliet)

Six homes plus several homes in the Hunters Ridge Subdivision inside the City of Joliet are located within

one half (1/2) mile of the property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on December 17, 2021, and consultation was terminated, see Attachment 1, Page 19.

NATURAL RESOURCES INVENTORY

The NRI application was submitted on December 17, 2021, see Attachment 1, Page 18. The LESA Score was 183 indicating low level of protection. The NRI Report was included as Attachment 10.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on December 23, 2021. The Seward Township Planning Commission reviewed this proposal on January 4, 2022. They recommended approval by a vote of four (4) in favor and zero (0) in opposition. The minutes of the meeting were included as Attachment 8.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on December 23, 2021. In the special use permit for the church, condition 3 required an annexation agreement with Shorewood that did not occur. At the ZPAC meeting, the Village of Shorewood requested an annexation agreement with the Petitioners; the Petitioners were agreeable to the request.

CITY OF JOLIET

Petition information was sent to the City of Joliet on December 23, 2021. In the special use permit for the church, condition 4 required the church to develop a time table for improvements to Jones Road. The City of Joliet supplied information regarding planned improvements to Jones Road. This information was included as Attachment 7. The Petitioners agreed to establish an escrow account with the City of Joliet to cover the cost for some of the improvements to Jones Road.

ZPAC

ZPAC reviewed the proposal on January 4, 2022. The Health Department noted a change of use would be necessary for the property. They requested the septic area be protected and to secure appropriate permits for the well based on the usage of the property. A fire suppression system would be installed in the existing buildings. The Petitioners would provide information regarding the brightness of lights. The fire equipment would not use their horns at night unless there were vehicles on the road. ZPAC recommended approval of the proposal with the conditions proposed by Staff, a requirement that an escrow be paid to Joliet and an annexation agreement was secured with Shorewood by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the meeting were included as Attachment 9.

OPERATIONS

According to the information found on Attachment 1, Page 5, the Troy Fire Protection District plans to convert the property into a fire station and training facility. The fire station would be staffed twenty-four (24) hours per day and would serve as the District's third (3rd) fire station. The station would have a maximum of eight (8) firefighters.

The indoor training facility would be housed in the existing four thousand five hundred (4,500) square foot building. The building will have four (4) classrooms and one (1) office. Three (3) of the classrooms can hold twenty (20) students and the other classroom can hold fifty-two (52) students. The total number of students and instructors would be a maximum of one hundred twenty (120). Hours of operations would be Monday through Friday from 8:00 a.m. until 10:00 p.m. and Saturdays and Sundays from 8:00 a.m. until 5:00 p.m.

The outside training area and tower would be used for live fire training, non-live fire training, search and rescue, and technical rescue. The hours of operation for this site would be the same as the hours of operation for the indoor training facility. The total number of students and instructors at this site would be twenty (20).

The total maximum occupancy of all of the classrooms, training tower site, and fire station employees would be one hundred forty-eight (140).

The District currently holds a Basic Operations Fire Academy in partnership with Joliet Junior College at Fire Station #1. This course would be moved to the subject property.

According to the site plan (Attachment 3), a proposed boat dock for water training is planned south of the retention pond. No information was provided regarding any trainings that may occur at this portion of the property.

BUILDINGS AND BUILDING CODES
According to the site plan (Attachment 3), the property presently consists of one (1) one (1) story eighteen thousand two hundred (18,200) square foot building used as a church. This building would be converted to the fire station. One (1) one (1) story four thousand five hundred (4,500) square foot accessory building will be converted to office and classrooms. One (1) pre-engineered building presently located on the southwest corner of the property would be moved next to the outdoor training area.

The renderings for the fire station and office classroom building are included as Attachment 4, Page 1-3. At its highest point, the façade of the fire station will be fifty-four feet (54') tall. Three (3) bays will exist for fire apparatus. There will also be at least one (1) door on each side of the building. There will not be any windows on the east side of the building except by the door. The office/training building will have one (1) door on the east side of the building and windows on all sides.

The site plan (Attachment 3) calls for a training pad area west of the existing main building. This area will have a forty foot (40') tall training tower, a storage area, fire investigation area, and a SCBA trailer. The training tower will be approximately sixty feet (60') long and thirty feet (30') feet wide. The rendering of the training tower is included on Attachment 4, Page 4. The storage area will be an open area for the storage of pallets and straw bales and will be approximately sixteen feet (16') long, forty feet (40') wide, and eight feet (8') feet in height. The fire investigation area will also be an open area for trainings/scenarios. This area will be approximately sixteen feet (16') long, twenty feet (20') wide, and eight feet (8') feet in height. The trailer will be used to store breathing apparatus and will be approximately eight feet (8') wide, fifty-three feet (53') long, and fourteen feet (14') in height.

Any structures related to the proposed operations would be required to obtain applicable building permits.

ENVIRONMENTAL HEALTH
The property is served by well and septic.

One (1) trash enclosure area is shown on the site plan (Attachment 3). The Petitioners' intent would be to use this area to house one (1) four (4) yard dumpster and one (1) four (4) yard recycling dumpster.

STORMWATER
Per, the plat of survey (Attachment 2), most of the property drains to the south. The area north of the existing church building drains towards the retention pond.

The site plan (Attachment 3) calls for the enlargement of the retention pond. The exact enlargement of the pond has not been determined and will be based on the ground and earth in the area. A stormwater management permit will be required for the expansion.

ACCESS
Per the plat of survey (Attachment 2), the property has two access points off of Jones Road. The eastern drive is asphalt and the western drive is gravel. Per the site plan (Attachment 3), the eastern drive will be concrete from Jones Road to the vehicle turnaround area; the remainder of the eastern drive will be asphalt. The western drive will concrete.

PARKING AND INTERNAL TRAFFIC CIRCULATION
According to the site plan, one (1) three hundred (300) parking space asphalt parking lot is located on the property. Per the Americans with Disabilities Act, seven (7) handicapped parking spaces are required for a

parking lot with this number of parking spaces; one (1) additional handicapped parking space is needed. The Petitioners indicated that seven (7) handicapped parking spaces presently exist at the property. The parking lot will be resurfaced.

Per the site plan, (Attachment 3), a portion of the eastern drive will be turned to concrete, a new apron will be installed, and the drive will be altered to provide direct access to the fire apparatus bays.

LIGHTING
According to the plat of survey (Attachment 2), there are four (4) existing light poles in the parking lot. Each pole has four (4) lights. There is also one (1) additional light pole by the northeast corner of the existing church. There are also lights pointing downwards above each door of the existing church.

SIGNAGE
According to the site plan (Attachment 3), one (1) digital ground sign is proposed west of the eastern entrance. This sign will be a maximum of ten feet (10') in length and a maximum five feet (5') tall. The sign will be lit from dusk until dawn. However, the lighting output will be reduced to fifty percent (50%) at 10:00 p.m. Per Section 12:08.A.2.a, signs at public safety facilities are exempt from the requirement to turn off illuminated signs at 11:00 p.m.

Per the renderings (Attachment 4, Pages 1 and 2), the number 3 will be placed above the bays for the fire apparatus on the north side of the building and a Troy FPD 3 sign will be installed on the west side of building. The letters will be three feet (3') tall and the signs will be backlit with LED lights.

SECURITY
The site plan (Attachment 3) shows one (1) new steel double gate at the entrance of the western driveway. The site plan also shows the western end of parking lot fenced and gated. This fence will be chain link with slats at six feet (6') in height.

LANDSCAPING
Both the plat of survey (Attachment 2) and the site plan (Attachment 3) show numerous existing trees, arborvitae, and other vegetation throughout the property. No information was provided regarding the types or numbers of the various planting currently placed on the property. Section 11:02.F.8 provides screening requirements for parking lots with more than twenty (20) parking spaces. These requirements are presently met. The Petitioners' intention is to keep all of the existing vegetation onsite except for those plantings in the new concrete apron area, new training pad area, and pond extension area.

The site plan (Attachment 3) shows five (5) new turf berms. The berms would be a maximum slope of three to one (3:1). The minimum height of the berms shall be five feet (5'). The trees planted on top of the berms would be arborvitae, spruce, or other similar tree. The berms would be installed at the same time the pond is dug with trees planted after completion of the berms.

NOISE CONTROL
The Petitioners plan to have emergency dispatch horns, strobes, and speakers on the property. These items will not be broadcast or used outside of the buildings between 10:00 p.m. and 8:00 a.m.

ODORS
All training burns should occur inside the training tower. No other burning or odor causing activities are foreseen at the property.

RELATION TO OTHER SPECIAL USES
If approved, this would be the first (1st) special use permit for a fire station in the unincorporated area. This would be the fifth (5th) special use permit for a government facility in the unincorporated area; the others are highway related or government office related.

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. **Provided the site is developed in accordance with the submitted site plan and provided that conditions are included in the special use permit to mitigate outside noise, odor, and lighting, the proposed use should not be detrimental or endanger the public health, safety, morals, comfort, or general welfare. Placing a fire station at this location, with trained first responders, should enhance the public safety of the area.**

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. **Appropriate restrictions should be placed in the special use permit to regulate outside noise, odors, and lighting. It is acknowledged that a fire station could produce noise, particularly sirens, at any point in time. Landscaping is incorporated in the controlling site plan for the property. Presently, very few house are located within a half mile of the property. The neighboring property owners should not suffer loss in property values caused by the placement of this use.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Provided the City of Joliet and Seward Township have no concerns regarding the use of Jones Road for the purposes of a fire station, adequate roads are provided. Adequate utilities are onsite or will be upgraded. Drainage issues shall be addressed as part of the stormwater management permit for the property.**

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 are needed.**

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 proposal is consistent with the goals and objectives included in the Public Safety section found on pages 4-10 and 4-11 of the Kendall County Land Resource Management Plan.**

RECOMMENDATION

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

1. The special use permit granted by Ordinance 2004-24 is hereby revoked and Ordinance 2004-24 is repealed in its entirety.
2. The site shall be developed substantially in accordance with the attached plat of survey (Attachment 2) and site plan (Attachment 3). The exact size of the retention pond expansion shall be determined by the stormwater management permit related to that expansion. The pond expansion must occur within two (2) years of the issuance of the special use permit. The Kendall County Planning, Building and Zoning Committee may extend this deadline upon request by the property owner.
3. The vegetation presently shown on the attached plat of survey (Attachment 2) and site plan (Attachment 3) shall remain in substantially the same locations as shown on these documents with the exception that the vegetation around the concrete apron, training pad area, and pond extension may be removed.
4. The berms shown on the site plan (Attachment 3) shall be a minimum of five feet (5') in height. Evergreen type vegetation shall be planted on top of the berms. The berms and evergreens must be installed within two (2) years of the issuance of the special use permit. The Kendall County Planning, Building and Zoning Committee may extend this deadline upon request by the property owner.
5. Damaged or dead plantings related to the landscaping of the property shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

6. The fire station, four thousand five hundred (4,500) square foot training building, and fire tower, shall be developed substantially in accordance with the elevations (Attachment 4).
7. Any new structures constructed or installed related to the use allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
8. The training tower shown on the site plan (Attachment 3) shall be approximately sixty feet (60') in length, thirty feet (30') in width, and forty feet (40') in height.
9. The storage area shown on the site plan (Attachment 3) shall be an open area for outdoor storage approximately sixteen feet (16') in length and forty feet (40') in width. The maximum height of materials stored in this area shall be eight feet (8').
10. The fire investigation area shown on the site plan (Attachment 3) shall be an open area used for trainings and shall be approximately sixteen feet (16') in length, twenty feet (20') in width, and eight feet (8') in height.
11. The SCBA trailer shown on the site plan (Attachment 3) shall be approximately eight feet (8') in width and fifty-three feet (53') in length. The trailer shall be approximately fourteen feet (14') in height.
12. The eastern driveway shall be concrete from Jones Road to the vehicle turnaround around area as shown on the site plan (Attachment 3). The remainder of the eastern driveway shall be asphalt.
13. The parking area shall be maintained in substantially the same location as shown on the site plan (Attachment 3) with approximately three hundred (300) parking spaces. The property owners shall ensure that handicapped parking spaces required by the Americans with Disabilities Act are provided. Per the site plan (Attachment 3), seven (7) handicapped accessible parking spaces with applicable signage shall be provided for the three hundred (300) spaced parking lot.
14. The fence around the western portion of the parking lot shall be chain link with slats added. The maximum height of the fence shall be six feet (6').
15. One (1) free standing sign may be installed in substantially the location shown on the site plan (Attachment 3). The sign shall be a maximum ten feet (10') in length and a maximum five feet (5') in height. The sign may be lit from dusk until dawn. However, the lighting output of the sign shall be set to a maximum of fifty percent (50%) of capabilities between 10:00 p.m. and dawn.
16. Wall signage on the building shall be installed in the substantially the locations and sizes as shown on the renderings (Attachment 4). These signs may be back lit.
17. The trash enclosure shall be placed in substantially the location shown on the site plan (Attachment 3) and shall be large enough to hold one (1) four (4) yard dumpster and one (1) four (4) yard recycling dumpster. The enclosure shall be screen per the requirements of the Kendall County Zoning Ordinance.
18. No burning, other than burning normally allowed on A-1 zoned property, may occur outdoors at the subject property.
19. Emergency dispatch horns, strobes, and speakers shall not broadcast or be used outdoors at the subject property between the hours of 10:00 p.m. and 8:00 a.m.
20. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment, vehicles, and materials parked and stored on the subject property and shall promptly clean up the site if leaks occur.
21. None of the vehicles or equipment parked or stored on the subject property related to the use allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
22. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
23. Within one (1) year of the approval of this special use permit ordinance, the owners of the subject property shall submit an escrow payment to the City of Joliet for improvements to Jones Road. The Kendall County Planning, Building and Zoning Committee may extend the deadline for payment of the escrow funds.

24. Within one (1) year of the approval of this special use permit ordinance, the owners of the subject property shall enter into an annexation agreement with the Village of Shorewood. The Kendall County Planning, Building and Zoning Committee may extend the deadline for the creation of the annexation agreement.

25. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

26. 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.

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

28. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Plat of Survey
3. Site Plan
4. Renderings
5. Ordinance 2004-24
6. Aerial
7. Jones Road Related Emails with Joliet
8. January 4, 2022 Seward Township Planning Commission Minutes
9. January 4, 2022 ZPAC Minutes (This Petition Only)
10. NRI Report

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

APPLICATION

PROJECT NAME Troy FPD Fire Station 3 **FILE #:**_____

NAME OF APPLICANT Fire Chief Andrew Doyle, Troy FPD		
CURRENT LANDOWNER/NAME(s) Executive Pastor Sean Mabee, Grace Bible Church		
SITE INFORMATION **ACRES** 25	**SITE ADDRESS OR LOCATION** 748 Jones Rd. Minooka, IL 60447	**ASSESSOR'S ID NUMBER (PIN)** 09-12-300-017
EXISTING LAND USE Place of Worship	**CURRENT ZONING** A-1 SU	**LAND CLASSIFICATION ON LRMP**

REQUESTED ACTION (Check All That Apply):

____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.)
X AMENDMENT TO A SPECIAL USE (X Major; ____ Minor)		

[1]PRIMARY CONTACT Patrick Moore, FGMA	**PRIMARY CONTACT MAILING ADDRESS** 1211 W. 22nd St., Suite 700 Oakbrook, IL 60523	**PRIMARY CONTACT EMAIL** patrickmoore@fgmarchitects.com
PRIMARY CONTACT PHONE # (630) 574-8720	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #(Cell, etc.)** [redacted]
[2]ENGINEER CONTACT John Mayer, ERA	**ENGINEER MAILING ADDRESS** 3s701 West Avenue, Suite 150 Warrenville, IL 60555	**ENGINEER EMAIL** jmayer@eraconsultants.com
ENGINEER PHONE # (630) 393-3060	**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**

FIRE CHIEF TROY FPD 12/17/2021

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
Major Amendment to a Special Use

PROPOSED USE FOR
748 JONES ROAD MINOOKA, IL.

TROY FIRE PROTECTION DISTRICT – SHOREWOOD, ILLINOIS

Serving and Protecting the Village of Shorewood, Unincorporated Troy Township, Will County, Unincorporated Seward Township, Kendall County

FIRE STATION #3 / PUBLIC SAFETY TRAINING FACILITY

FIRE DEPARTMENT

MISSION STATEMENT:
Provide services and education to the communities we represent to limit the loss of life and property

VISION STATEMENT:
To be an adaptable, educated, and competent organization providing public services beyond expectation. We will achieve this through advanced training, quality medical care, community risk reduction, and professional leadership

SHARP

DEPARTMENT OVERVIEW:

The Troy Fire Department was established in 1955 as a fire department. In 1968, Troy Fire Protection District was established and governed by 70 ILCS Fire Protection District Act. And is currently governed by an elected five (5) member Board of Trustees.

Serving a population of 28,000 citizens in the Village of Shorewood, Unincorporated Troy Township in Will County and Unincorporated Seward Township in Kendall County. We are a combination fire department with full-time, part-time and volunteer personnel. We are an ISO Class 1 Fire Department. Class 1 generally **represents superior property fire protection**, and Class 10 indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria. ... The program provides an objective, countrywide standard that helps fire departments in planning and budgeting for facilities, equipment, and training. This puts the Troy Fire Protection District in the Top 3% of the more than 50,000 fire departments in the United States. We have been recognized by the United States Department of Labor Occupational Safety and Health Administrations Safety & Health Achievement Recognition Program (SHARP) for operating and exemplary safety and health program. We are currently the only fire department in the Untied States who is an ISO Class 1 Department and OSHA SHARP recognition.

- Board of Trustees – Elected
  Robert Schwartz – Board President
  George Muentnich – Treasurer
  John Scheidt – Secretary
  Joseph Baltz – Trustee
  Steve Schwartz – Trustee

- Board of Fire Commissioners – Appointed
  Gerry Gabrielson – Chairmen
  Denzil Smothers – Commissioner
  Dave Blaskey – Commissioner

- Administration
  Andrew Doyle – Fire Chief
  Howard Hoffman – Deputy Fire Chief
  Paul Hertzmann – Deputy Fire Chief / Fire Inspector

The Troy Fire Protection provides and all-hazards response capability

- Fire Suppression
- Advanced Life Support EMS
- Hazardous Materials
- Fire/Arson Investigation
- Specialty Rescue (Technical Rescue, Water Rescue, Tactical Medics)
- Fire Inspection

Attachment 1, Page 3

FIRE STATIONS & STAFFING

FIRE STATION #1 / HEADQUARTERS: 700 COTTAGE ST. SHOREWOOD

STAFFING:
9 Personnel Per Day
Shift Commander
Engine (ALS)
Ambulance (ALS)
Ladder Truck (ALS)
Ambulance (ALS)

FIRE STATION #2: 25454 W. SEIL RD. SHOREWOOD

STAFFING:
5 PERSONNEL PER DAY
Engine (ALS)
Ambulance (ALS)
Tender

PROPOSED USE FOR 748 JONES ROAD MINOOKA

The Troy Fire Protection District proposes to convert the property located at 748 Jones Rd. Minooka to a Fire Station and Public Safety Training Facility.

The current 18,000 square foot +/- building would be converted in to and serve as our Fire Station #3.

- This would be staffed 24 hours a day and function as our third full-time staffed fire station.
- The fire station would be converted to have up to 8 Firefighters

The current 4,500 square foot +/- building will remain as is and used for classroom space to train public safety personnel.

- There are currently 5 classrooms in this build. 1 classroom would be turned in to an office. The remaining classrooms would be used for classroom education, holding 20 students in 3 of the classrooms and 52 students in the larger classroom.
- Total number of students and instructors if occupied at the same time would be 120
- Hours of use would be from 8:00 a.m. to 10:00 p.m. Monday –Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday

Training Site/Tower

- The training tower/site would be utilized for live fire training, non-live fire training, search and rescue, technical rescue.
- Hours of use would be from 8:00 a.m. to 10:00 p.m. Monday –Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday
- Total number of students/instructors while in use is 20.

Total maximum site occupants if all classrooms, training tower site, and fire station employees being used at the same time would be 148

We currently hold a Basic Operations Fire Academy in partnership with Joliet Junior College. This class would be moved from our Fire Station #1 to the proposed Fire Station #3 / Public Safety Training Facility. Students who attend this academy are enrolled through JJC and earn college credits for their degree in Fire Science

Legal Description

The North 1555.70 Feet of the East 700.00 Feet of the West 2036.77 Feet of the Southwest Quarter of Section 12, Township 35 North, Range 8 East of the Third Principal Meridian in Kendall County, Illinois

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption

16-280041

North American Title Company
1776A S Naperville Rd #200
Wheaton, IL 60189

Report Mortgage Fraud
800-532-8785

201700002372

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED 2/9/2017 8 21 AM
MTGE 55 00 RHSPS FEE 10 00
PAGES 10

The property identified as **PIN** 05-06-15-102-005-0000

Address
Street 114 Channahon Street
Street line 2
City Shorewood **State** IL **ZIP Code** 60436

Lender Baptist General Conference Cornerstone Fund dba Converge Cornerstone Fund

Borrower Grace Bible Church of Shorewood

Loan / Mortgage Amount $2 442 916 00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq because it is commercial property

Certificate number CFD7EF8F-EA46-474F-9A38-27C4D9EE42E6 **Execution date** 2/8/2017

Unofficial

10

WHEN RECORDED MAIL TO

CONVERGE
CORNERSTONE FUND

2002 S Arlington Heights Road
Arlington Heights, IL 60005

201700002372

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED 2/9/2017 8 21 AM
MTGE 55 00 RHSPS FEE 10 00
PAGES 10

THIS INSTRUMENT PREPARED BY

Converge Cornerstone Fund
2002 S Arlington Heights Rd.
Arlington Heights, IL 60005
Attention Laura Fish

Unofficial

MORTGAGE

THIS MORTGAGE is dated as of February 8, 2017, between GRACE BIBLE CHURCH OF SHOREWOOD, formerly known as Grace Baptist Church and Troy Bible Church, an Illinois not-for-profit corporation ("Grantor") and BAPTIST GENERAL CONFERENCE CORNERSTONE FUND d/b/a CONVERGE CORNERSTONE FUND, an Illinois not-for-profit corporation ("Lender").

SECTION 1 GRANT OF MORTGAGE

1 1 Grant of Mortgage. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the real property commonly known as 748 Jones Rd., Minooka, Illinois 60447, 114 Channahon Rd, Shorewood, Illinois 60436, and legally described on the attached Exhibit A, together with all Improvements, all easements, rights of way, and appurtenances, all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters (collectively, the "Real Property") The Real Property tax identification numbers are shown on the attached Exhibit A.

1.2 Leases and Rents Grantor presently assigns to Lender all of Grantor's right, title and interest in and to all leases of the Property and all Rents from the Property In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

1.3 SCOPE. THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE PERSONAL PROPERTY AND RENTS, IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ALL OBLIGATIONS UNDER THIS MORTGAGE, THE NOTE AGREEMENT AND THE RELATED DOCUMENTS. THIS MORTGAGE IS INTENDED TO AND SHALL BE VALID AND HAVE PRIORITY OVER ALL SUBSEQUENT LIENS AND ENCUMBRANCES, INCLUDING STATUTORY LIENS, TO THE EXTENT OF THE MAXIMUM AMOUNT SECURED HEREBY THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE TERMS SET FORTH HEREIN

SECTIONS 2 GRANTOR'S AGREEMENTS AND COVENANTS

2 1 Payment and Performance. Except as otherwise provided in this Mortgage Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage

2 2 **Possession and Maintenance of the Property** Grantor agrees that the following provisions shall govern Grantor s possession and use of the Property

(a) **Duty to Maintain** Grantor shall maintain, and cause its lessees to maintain, the Property in tenantable condition and promptly perform all repairs replacements and maintenance necessary to preserve its value

(b) **Hazardous Substances** The terms hazardous waste hazardous substance ' 'disposal release and threatened release " as used in this Mortgage shall have the same meanings as set forth in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended, 42 U S C Section 9601 et seq (CERCLA) the Superfund Amendments and Reauthorization Act of 1986 Pub L No 99-499 (SARA) the Hazardous Materials Transportation Act, 49 U S C Section 1801 et seq the Resource Conservation and Recovery Act, 49 U S C Section 6901 et seq or other applicable state or Federal laws rules or regulations adopted pursuant to any of the foregoing The terms hazardous waste" and "hazardous substance shall also include without limitation, petroleum and petroleum by products or any fraction thereof and asbestos Grantor represents and warrants to Lender that (i) during the period of Grantor's ownership of the Property there has been no use generation, manufacture storage treatment, disposal release or threatened release of any hazardous waste or substance by any Person on, under or about the Property (ii) there has not been (A) any use generation, manufacture storage treatment, disposal release or threatened release of any hazardous waste or substance by any Person on or under the Property or (B) any actual or threatened litigation or claims of any kind by any Person relating to such matters and (iii) neither Grantor nor any tenant, contractor agent or other authorized user of the Property shall use generate manufacture store treat, dispose of or release any hazardous waste or substance on, under or about the Property except in compliance with all applicable federal state and local laws regulations and ordinances including without limitation those laws regulations and ordinances described above Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for hazardous waste Grantor hereby (x) releases and waives any present and future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws and (y) agrees to indemnify and hold harmless Lender against any and all claims losses liabilities damages, penalties and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use generation, manufacture storage disposal release or threatened release occurring prior to Grantor's ownership or interest in the Property whether or not the same was or should have been known to Grantor The provisions of this section of the Mortgage including the obligation to indemnify shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property whether by foreclosure or otherwise

(c) **Nuisance, Waste.** Grantor shall not cause conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property

(d) **Removal of Improvements** Grantor shall not demolish or remove any Improvements from the Real Property without the prior written consent of Lender As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value

(e) **Lender's Right to Enter** Lender and its agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage

(f) **Duty to Protect.** Grantor agrees neither to abandon nor leave the Property unattended. Grantor shall do all other acts in addition to those acts set forth above in this section, which from the character and use of the Property are necessary to protect and preserve the Property

(g) **Notice of Construction.** Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property if any mechanic s lien, materialmen s lien, or other lien could be asserted on account of the work, services or materials Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such work, services or materials

2.3 **Taxes and Liens** Grantor shall pay when due (and in all events prior to delinquency) all taxes special taxes assessments water charges and sewer service charges levied against or on account of the Property and shall pay and cause any lessee to pay (as appropriate) when due all claims for work done on or for services rendered or material furnished to the Property Grantor shall maintain the Property free of all liens, except for the lien of taxes and assessments not due Grantor shall upon demand furnish to Lender

satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property **Grantor shall take all steps necessary to obtain and maintain a tax exempt status for the Real Property**

2 4 **Tax and Insurance Reserves.** Lender reserves the right to require Grantor to establish and maintain with Lender reserve accounts for the payment of real estate taxes and insurance for the Property

2 5 **Expenditures by Lender** If Grantor fails to comply with any provision of this Mortgage or if any action or proceeding is commenced that would materially affect Lender's interests in the Property Lender on Grantor's behalf may but shall not be required to take any action that Lender deems appropriate Any amount that Lender expends in so doing will bear interest at the Default Rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor All such expenses, at Lender's option, will (a) be payable on demand, (b) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during the remaining term of the Note or (c) be treated as a balloon payment which will be due and payable at the Note's maturity This Mortgage also will secure payment of these amounts The rights provided for in this section shall be in addition to any other rights or any remedies to which Lender may be entitled on account of an Event of Default. Any such action by Lender shall not be construed as curing the Event of Default so as to bar Lender from any remedy that it otherwise would have had.

2 6. **Insurance** Grantor agrees to maintain or cause to be maintained, all risks course of construction insurance boiler and machinery insurance fire and other risk insurance public liability insurance and such other insurance as Lender may require with respect to Grantor s properties and operations in form amounts coverages and with insurance companies reasonably acceptable to Lender but in all cases with respect to casualty insurance in amounts not less than the full replacement value of the property covered Grantor upon request of Lender will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender including stipulations that coverages will not be cancelled or diminished without at least thirty (30) days prior written notice to Lender In connection with all policies covering assets in which Lender holds or is offered a Security Interest for the Loans Grantor will provide Lender with such loss payable or other endorsements as Lender may require

SECTION 3 SECURITY AGREEMENT

3 1 **Security Agreement.** Grantor hereby grants Lender a security interest in all of the Personal Property and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time

3.2 **Security Interest.** Upon request by Lender Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property In addition to recording this Mortgage in the real property records Lender may at any time and without further authorization from Grantor file executed counterparts, copies or reproductions of this Mortgage as a financing statement and/or may file UCC financing statements Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon an Event of Default, Grantor shall assemble the Personal Property in a manner and at a place reasonably convenient to Lender and make it available to Lender within three (3) days after notice from Lender

3.3 **Addresses.** The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are in Section 7 2(h) of this Mortgage

SECTION 4 FURTHER ASSURANCES, ATTORNEY-IN-FACT

4 1 **Further Assurances.** At any time and from time to time upon request of Lender Grantor will make execute and deliver or will cause to be made executed or delivered, to Lender or to Lender's designee and when requested by Lender cause to be filed, recorded, refiled, or rerecorded, as the case may be at such times and in such offices and places as Lender may deem appropriate any and all such mortgages deeds of trust, security deeds security agreements control agreements financing statements continuation statements instruments of further assurance certificates and other documents as may in the opinion of Lender be necessary or desirable in order to effectuate complete perfect, continue or preserve (a) the obligations of Grantor under the Note this Mortgage and the Related Documents and (b) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor Unless prohibited by law or agreed to the contrary by Lender in writing Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this Section

4 2 **Attorney-in-Fact.** If Grantor fails to do any of the things referred to in Section 4 1 Lender may do so for and in the name of Grantor and at Grantor's expense For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney in fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable in Lender's opinion, to accomplish the matters referred to in Section 4 1

SECTION 5 RELEASE OF MORTGAGE

5 1 Release of Mortgage. If Grantor pays all the Indebtedness, including without limitation all future advances when due and otherwise performs all the obligations imposed upon Grantor under this Mortgage Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property Grantor will pay if permitted by applicable law any reasonable termination fee as determined by Lender from time to time

SECTION 6 EVENTS OF DEFAULT, REMEDIES

6 1 Events of Default. A default in the performance of any obligation hereunder or any Event of Default under the Note or other Related Documents shall constitute an Event of Default hereunder

6.2 Rights and Remedies. Upon the occurrence of any Event of Default and at any time thereafter Lender at its option, may exercise any one or more of the following rights and remedies in addition to any other rights or remedies provided by law or equity

(a) Accelerate Indebtedness. Lender shall have the right without notice to Grantor to declare the entire Indebtedness immediately due and payable including any prepayment fee which Grantor would be required to pay

(b) UCC Remedies With respect to all or any part of the Personal Property Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code

(c) Collect Rents. Lender shall have the right, without notice to Grantor to take possession of the Property and collect the Rents including amounts past due and unpaid, and apply the net proceeds over and above Lender's costs against the Indebtedness In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender If Lender collects the Rents then Grantor irrevocably designates Lender as Grantor's attorney in fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made whether or not any proper grounds for the demand existed Lender may exercise its rights under this subsection either in person, by agent, or through a receiver

(d) Appoint Receiver Lender shall have the right to have a receiver appointed without the requirement of the posting of any bond, to take possession of all or any part of the Property with the power to protect and preserve the Property to operate the Property preceding foreclosure or sale and to collect the Rents from the Property and apply the proceeds over and above the cost of the receivership against the Indebtedness The receiver may serve without bond if permitted by law Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver

(e) Judicial Foreclosure and Sale of Property Lender shall be permitted to (i) immediately judicially foreclose this Mortgage or (ii) if allowed under Illinois law at the time of such Event of Default, immediately sell the any part of the Property either in whole or in separate parcels, as prescribed by Illinois law under power of sale which power is hereby granted to Lender to the full extent permitted by Illinois law and thereupon to make and execute to any purchaser(s) thereof deeds of conveyance pursuant to applicable law

(f) Deficiency Judgment. If permitted by applicable law Lender may obtain a judgment for any deficiency remaining on the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this Mortgage

(g) Other Rights and Remedies Lender shall have all other rights and remedies provided in this Mortgage the Loan Agreement, or the Note or available at law or in equity

6.3 Marshaling. To the extent permitted by applicable law Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies Lender shall be free to sell all or any part of the Property together or separately in one sale or by separate sales Lender shall be entitled to bid at any public sale on all or any portion of the Property

6 4 Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition

6.5 Election of Remedies Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy and an election to make expenditures or take action to perform an obligation of Grantor under this Mortgage after failure of Grantor to perform shall not affect Lender's right to declare an Event of Default and exercise its remedies under this Mortgage

6 6 Attorneys' Fees, Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage Lender shall be entitled to recover attorneys' fees at trial and on any appeal Whether or not any court action is involved, all expenses incurred by Lender that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the Default Rate under the Note Expenses covered by this section include without limitation, however subject to any limits under applicable law Lender's attorneys fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction) appeals and any anticipated post judgment collection services, the cost of searching records obtaining title reports (including foreclosure reports) surveyors reports, and appraisal fees and title insurance Grantor also will pay any court costs in addition to all other sums provided by law

SECTION 7 DEFINITIONS, MISCELLANEOUS PROVISIONS

7 1 Definitions The following words shall have the following meanings when used in this Mortgage Terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Illinois Uniform Commercial Code (IC 26-1/1 et seq as amended from time to time the "Uniform Commercial Code') All references to dollar amounts shall mean amounts in lawful money of the United States of America.

CERCLA The word "CERCLA has the meaning set forth in Section 2 2(b)

Event of Default. The word Event of Default has the meaning set forth in Section 6 1

Grantor The word Grantor has the meaning set forth in the initial paragraph of this Mortgage and includes the Grantor s successors and permitted assigns The Grantor is the mortgagor under this Mortgage

Improvements. The word Improvements" means and includes without limitation all existing and future improvements fixtures buildings structures mobile homes affixed on the Real Property facilities additions replacements and other construction on the Real Property

Indebtedness. The word Indebtedness means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Mortgage together with interest on such amounts as provided in this Mortgage In addition to the Note, the word "Indebtedness" includes all obligations debts and liabilities plus interest thereon, of Grantor to Lender or any one or more of them as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note whether voluntary or otherwise whether due or not due absolute or contingent, liquidated or unliquidated and whether Grantor may be liable individually or jointly with others whether obligated as guarantor or otherwise and whether recovery upon such Indebtedness may be or hereafter may become barred by any statute of limitations and whether such Indebtedness may be or hereafter may become otherwise unenforceable Specifically without limitation, this Mortgage secures, in addition to the amounts specified in the Note all future amounts Lender in its discretion may loan to Grantor together with all interest thereon. **At no time shall the principal amount of the Indebtedness secured by this Mortgage, not including sums advanced to protect the security of this Mortgage, exceed the Maximum Amount Secured.**

Lender The word Lender' means **BAPTIST GENERAL CONFERENCE CORNERSTONE FUND d/b/a CONVERGE CORNERSTONE FUND,** an Illinois not for profit corporation, its successors and assigns The Lender is the mortgagee under this Mortgage

Maximum Amount Secured The words "Maximum Amount Secured" mean an amount equal to two (2) times the original face principal amount of the Note

Mortgage. The word Mortgage means this Mortgage between Grantor and Lender and includes without limitation all assignments and security interest provisions relating to the Personal Property and Rents

Note. The word "Note ' means that certain Promissory Note executed by Grantor to Lender dated as of even date herewith in the principal amount of **$2,442,916 00** together with all renewals of extensions of modifications of refinancings of, consolidations

Unofficial

of and substitutions for such promissory note **The Note has a maturity date of March 1, 2037**

Person. The word 'Person means an individual or a corporation, partnership trust, incorporated or unincorporated association, joint venture joint stock company limited liability company government (or any instrumentality division, agency body or political subdivision thereof) or other entity of any kind.

Personal Property The words Personal Property mean all accounts goods, equipment, fixtures general intangibles, and other articles of personal property now or hereafter owned by Grantor and now or hereafter used in connection with the Real Property together with all accessions parts and additions to all replacements of and all substitutions for any of such property and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition thereof

Property The word Property means collectively the Real Property and the Personal Property

Real Property The words Real Property have the meaning set forth in Section 1 1

Related Documents. The words "Related Documents" mean and include without limitation all promissory notes credit agreements, loan agreements guaranties security agreements mortgages deeds of trust, financing statements collateral assignments and all other instruments agreements and documents whether now or hereafter existing executed in connection with the Indebtedness

Rents. The word Rents means all rents revenues, income issues royalties profits, and other benefits derived from the Property whether due now or later

SARA The word "SARA" has the meaning set forth in Section 2 2(b)

7.2 Miscellaneous Provisions

(a) Applicable Law This Mortgage and all acts, agreements, certificates, assignments, transfers and transactions hereunder, and all rights of the parties hereto, shall be governed as to validity, enforcement, interpretation, construction, effect and in all other respects by the internal laws and decisions of the State of Illinois. The loan transaction, which is evidenced by the Note and this Mortgage, has been applied for, considered, approved and made, and all necessary loan documents have been accepted by Lender in the State of Illinois.

(b) Consent to Jurisdiction To induce Lender to accept this Mortgage, Grantor irrevocably agrees that, subject to Lender's sole and absolute election, ALL ACTIONS OR PROCEEDINGS IN ANY WAY ARISING OUT OF OR RELATED TO THIS AGREEMENT WILL, AT LENDER'S OPTION, BE LITIGATED IN COURTS HAVING SITUS IN COOK COUNTY, ILLINOIS. GRANTOR HEREBY CONSENTS AND SUBMITS TO THE JURISDICTION OF ANY COURT LOCATED WITHIN COOK COUNTY, ILLINOIS.

(c) Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage

(d) Merger There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity without the written consent of Lender

(e) Severability If a court of competent jurisdiction finds any provision of this Mortgage to be invalid or unenforceable as to any Person or circumstance such finding shall not render that provision invalid or unenforceable as to any other Persons or circumstances If feasible any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity however if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Mortgage in all other respects shall remain valid and enforceable

(f) Successors and Assigns. Subject to the limitations stated in this Mortgage on transfer of Grantor's interest in the Real Property or a change in ownership of Grantor this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns If ownership of the Property becomes vested in a person other than Grantor Lender without notice to Grantor may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance extension or any other modification without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness

Unofficial

(g) **Waiver of Homestead Exemption** Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Illinois as to all Indebtedness secured by this Mortgage

(h) **Notices** Except as otherwise provided herein, whenever it is provided herein that any notice demand, request, consent, approval declaration or other communication shall or may be given to or served upon any of the parties by another or whenever any of the parties desires to give or serve upon another any communication with respect to this Mortgage each such notice demand, request, consent, approval, declaration or other communication shall be in writing and shall be delivered in person (by personal delivery delivery service or reputable overnight courier service) or telecopied and confirmed immediately in writing by a copy mailed by United States mail postage prepaid, addressed as hereafter set forth or mailed by registered or certified mail return receipt requested, postage prepaid, addressed as follows

(i) If to Lender at

Converge Cornerstone Fund
2002 S Arlington Heights Road
Arlington Heights Illinois 60005
Tel 877 228 8810 Fax 847 228 5376

(ii) If to Grantor at

Grace Bible Church of Shorewood
748 Jones Rd
Minooka, Illinois 60447
Tel 815 467 2100 Fax 815 725 2951

or at such other address as may be substituted by notice given as herein provided The giving of any notice required hereunder may be waived in writing by the party entitled to receive such notice Every notice demand, request, consent, approval declaration or other communication hereunder shall be deemed to have been duly given or served on the date on which (i) personally delivered (whether in person, by delivery service or by reputable overnight courier service) (ii) the date of the telecopy transmission (provided the confirmation mailing was sent as provided herein), or (iii) on the date of receipt if sent by the United States mail Failure or delay in delivering copies of any notice demand, request, consent, approval declaration or other communication to the Persons designed above to receive copies, if any shall in no way adversely affect the effectiveness of such notice demand, request, consent, approval, declaration or other communication

(i) **Waiver of Right of Redemption NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE**

(j) **Waivers and Consents** Lender shall not be deemed to have waived any rights under this Mortgage (or under the Related Documents) unless such waiver is in writing and signed by Lender No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage No prior waiver by Lender nor any course of dealing between Lender and Grantor shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions

[signature page to follow]

Unofficial

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR

GRACE BIBLE CHURCH OF SHOREWOOD
an Illinois not-for-profit corporation

By [redacted]
Name Jason Miley
Its Lead Pastor

By [redacted]
Name Thomas L Surges Jr
Its Chairman

By [redacted]
Name Noah Rupp
Its Clerk

GRANTOR ACKNOWLEDGEMENT

I the undersigned, a Notary Public in and for the County of Kendall in the State of Illinois DO HEREBY CERTIFY that Jason Miley Thomas L Surges Jr and Noah Rupp personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument as Lead Pastor Chairman and Clerk of GRACE BIBLE CHURCH OF SHOREWOOD whose name is subscribed to the foregoing instrument as Grantor appeared before me this day in person and acknowledged that he signed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of Grantor for the uses and purposes therein set forth

Given under my hand and notarial seal this 8th day of February 2017

My commission expires 07/23/2020

[redacted]
Notary Public

OFFICIAL SEAL
BETSY ILLINGWORTH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/23/20

Specimen

Mortgage
Exhibit A
Legal Description

PARCEL 1
THE NORTH 1555 70 FEET OF THE EAST 700 00 FEET OF THE WEST 2036 77 FEET OF THE SOUTHWEST QUARTER OF SECTION 12 TOWNSHIP 35 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KENDALL COUNTY ILLINOIS

COMMONLY KNOWN AS 748 JONES ROAD MINOOKA, IL 60447
PERMANENT INDEX NO 09 12 300-017

PARCEL 2
LOTS 10 11 12 13 14 AND 15 IN SAMUEL BLACK S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 35 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 18 1859 AS DOCUMENT NO 32276 1/2 IN MAP BOOK 2 PAGE 85 IN WILL COUNTY ILLINOIS

EXCEPTING THEREFROM THAT PART OF LOT 15 DESCRIBED AS FOLLOWS

THE WEST 26 0 FEET OF THE SOUTHERN 86 0 FEET AND THE WEST 35 0 FEET OF THE REMAINING NORTHERN PORTION OF LOT 15 IN THE SAMUEL BLACK S SUBDIVISION BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 35 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5 1859 AS DOCUMENT NO 32276 1/2 IN WILL COUNTY ILLINOIS

COMMONLY KNOWN AS 114 CHANNAHON STREET SHOREWOOD IL 60436
PERMANENT INDEX NO 05 06 15 102 005 0000 (AFFECTS LOTS 10 11 AND 12)
05-06-15 102-006-0000 (AFFECTS LOTS 13 AND 14)
05-06 15 102-022 0000 (AFFECTS LOT 15 EXCEPT THAT PART THEREOF)

Unofficial

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1 Applicant Grace Bible Church of Shorewood

Address 114 Chamberlain St

City Shorewood State IL Zip 60404

2 Nature of Benefit Sought N/A

3 Nature of Applicant (Please check one)

___ Natural Person (a)
___ Corporation (b)
___ Land Trust/Trustee (c)
___ Trust/Trustee (d)
___ Partnership (e)
___ Joint Venture (f)
N/A - church

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

We are a church selling an extra property to get out of debt we are selling 748 Jones Rd Minooka, IL

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
N/A		

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

Sean Mabee, Executive Pastor, [redacted]

VERIFICATION

I, SEAN Mabee, 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 7th day of December, A.D. 2021

(seal)

[redacted]
Notary Public

CARL NICOLAS
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 06, 2024

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: Fire Chief Andrew Doyle, Troy FPD **Contact Person:** Patrick Moore, FGMA

Address: [redacted]

City, State [redacted]

Phone Number [redacted]

Email: [redacted]

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

Site Location & Proposed Use

Township Name Steward Township 35 N, Range 8 E, Section(s) 12

Parcel Index Number(s) 09-12-300-017

Project or Subdivision Name _____ Number of Acres 25

Current Use of Site Place of Worship Proposed Use Fire Station

Proposed Number of Lots 1 Proposed Number of Structures _____

Proposed Water Supply Existing Well Proposed type of Wastewater Treatment _____

Proposed type of Storm Water Management _____

Type of Request

☐ Change in Zoning from _____ to _____

☐ Variance (Please describe fully on separate page)

☒ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: KENDALL COUNTY

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 3 years after the date reported.

[redacted] 12/11/21

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

Applicant: Fire Chief Andrew Doyle - Troy FPD
Contact: Patrick Moore - FGM Architects
Address: [redacted]

IDNR Project Number: 2207961
Date: 12/17/2021

Project: Troy Fire Protection District Station 3 / Public Safety Training Facility
Address: 748 Jones Rd. Minooka, Minooka

Description: PROPOSED USE FOR 748 JONES ROAD MINOOKA
The Troy Fire Protection District proposes to convert the property located at 748 Jones Rd. Minooka to a Fire Station and Public Safety Training Facility. The current 18,000 square foot +/- building would be converted in to and serve as our Fire Station #3.

? This would be staffed 24 hours a day and function as our third full-time staffed fire station.
? The fire station would be converted to have up to 8 Firefighters
The current 4,500 square foot +/- building will remain as is and used for classroom space to train public safety personnel.
? There are currently 5 classrooms in this build. 1 classroom would be turned in to an office. The remaining classrooms
would be used for classroom education, holding 20 students in 3 of the classrooms and 52 students in the larger classroom.
? Total number of students and instructors if occupied at the same time would be 120
? Hours of use would be from 8:00 a.m. to 10:00 p.m. Monday –Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday
Training Site/Tower
? The training tower/site would be utilized for live fire training, non-live fire training, search and rescue, technical rescue.
? Hours of use would be from 8:00 a.m. to 10:00 p.m. Monday –Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday
? Total number of students/instructors while in use is 20.
Total maximum site occupants if all classrooms, training tower site, and fire station employees being used at the same time would be 148.

We currently hold a Basic Operations Fire Academy in partnership with Joliet Junior College. This class would be moved from
our Fire Station #1 to the proposed Fire Station #3 / Public Safety Training Facility. Students who attend this academy are enrolled through JJC and earn college credits for their degree in Fire Science.

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

IDNR Project Number: 2207961

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

County: Kendall

Township, Range, Section:
35N, 8E, 12

IL Department of Natural Resources Contact
Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kendall County
Matthew H. Asselmeier - Kendall County PZ
111 West 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.

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.

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.

Yes, the proposed special use will allow the District provide faster response times for both fire and EMS emergencies. The proposed special use will also allow the improvement of fire, EMS and other public safety entities training requirements. This will help insure that our training opportunities are enhanced to better meet national standard.

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.

Yes, the proposed special use will comply with these requirements as stated and will make adequate provisions for the appropriate site developments that are compatible with the surrounding area and the County as a whole.

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

Yes, the proposed special use will comply with these requirements as stated.

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

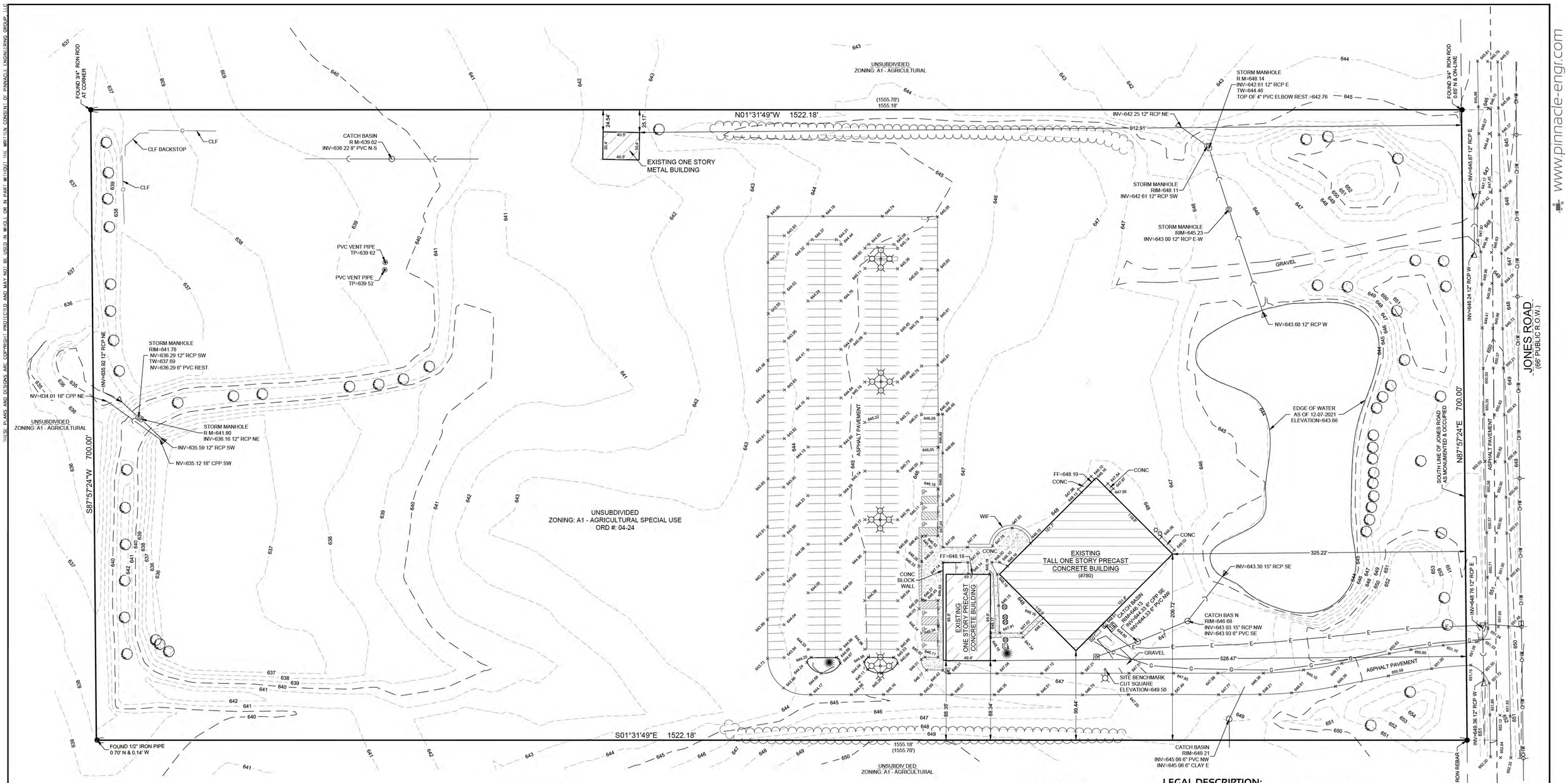
Yes, the proposed special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals.

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.

Yes, the proposed special use will comply with these requirements as stated and will make adequate provisions for the appropriate site developments that are compatible with the surrounding area and the County as a whole.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC

www.pinnacle-engr.com



DEVELOPER: FGM Architects Inc.
SURVEYOR: Pinnacle Engineering Group

GENERAL NOTES

1. Field work completed on December 14, 2021.
2. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
2. Survey based on Property Insight, Vesting Deed Search - Easement Search order number 66685537-JMM. No easements of record shown in search.
3. All dimensions are measured dimensions. Record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.
4. No discrepancies, conflicts, shortages in area, gaps, strips, gores or errors in boundary lines exist.

BENCHMARKS:

REFERENCE BENCHMARK:
NGS MONUMENT WRI 023 (DP5478). MONUMENT DESCRIBED AS LOCATED ABOUT 6.8 MI (10.9 KM) WEST OF JOLIET, 6.4 MI (10.3 KM) NORTH OF CHANNAHON AND 5.2 MI (8.4 KM) NORTH-NORTHEAST OF MINOOKA.

DATUM: NAVD88
ELEVATION: 614.12

SITE BENCHMARK:
CUT SQUARE IN CONCRETE BASE OF LIGHT POLE ON THE WEST SIDE OF DRIVE NEAR THE EASTERNMOST CORNER OF THE EXISTING BUILDING.

DATUM: NAVD88
ELEVATION: 649.50

VICINITY MAP

LEGAL DESCRIPTION:

THE NORTH 1555.70 FEET OF THE EAST 700.00 FEET OF THE WEST 2036.77 FEET OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

CONTAINING 1,065,481 SQUARE FEET OR 24.4601 ACRES

PIN: 09-12-300-017

I, Paul A. Kubicek, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey" and that the PLAT OF SURVEY hereon drawn is a correct representation to the best of my knowledge and belief with the information provided.

PROFESSIONAL LAND SURVEYOR
PAUL A. KUBICEK
[redacted]
OAK CREEK, WI
STATE OF ILLINOIS

SIGNED [redacted]
PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR [redacted]
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC [redacted]
EXPIRES 04/30/2023

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 50' 100'
Bearings referenced to the Illinois State Plane Coordinate System, East Zone (I201).

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	GAS METER	SIGN	
SEPTIC COVER	ELECTRIC METER/BOX	MA L BOX	
STORM MANHOLE	TELEPHONE PEDESTAL	IRON PIPE	
CATCH BASIN	TRANSFORMER	IRON ROD	
FLARED END SECTION	UTILITY POLE	CON FER TREE	
CLEANOUT	LIGHT POLE	DECIDUOUS TREE	
VENT	PARKING LIGHT	CLF = CHAIN-LINK FENCE CONC = CONCRETE WIF = WROUGHT RON FENCE	
SANITARY SEWER		E	ELECTRIC L NE
STORM SEWER		G	GAS MA N
TREE L NE		OHW	OVERHEAD WIRES

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
[redacted]
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE : NATIONWIDE

ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

TROY FIRE PROTECTION DISTRICT
748 JONES ROAD
MINOOKA, ILLINOIS

PLAT OF SURVEY

REVISIONS

PEG JOB No.	2720.00
PEG PM	DAT
DATE	12/20/2021
SCALE	1"=50'

SHEET 1 of 1

SURVEY

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FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447

TROY FIRE PROTECTION DISTRICT
Job No. 22-3327.01
Published 12/06/21
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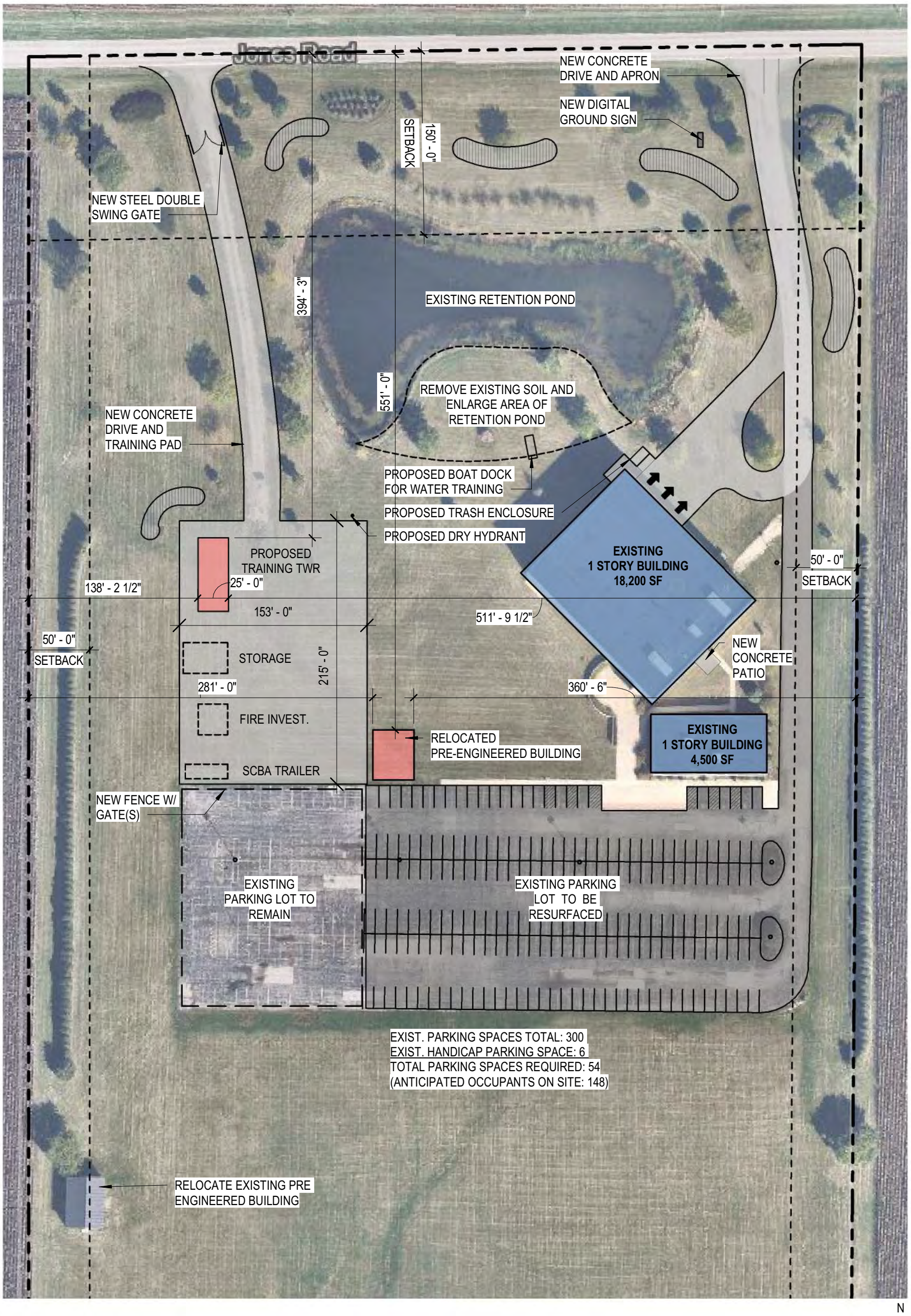


NEW TURF BERMS.
TREES TO BE PLANTED AT TOP OF BERM.

N

SCALE: 1" = 80'

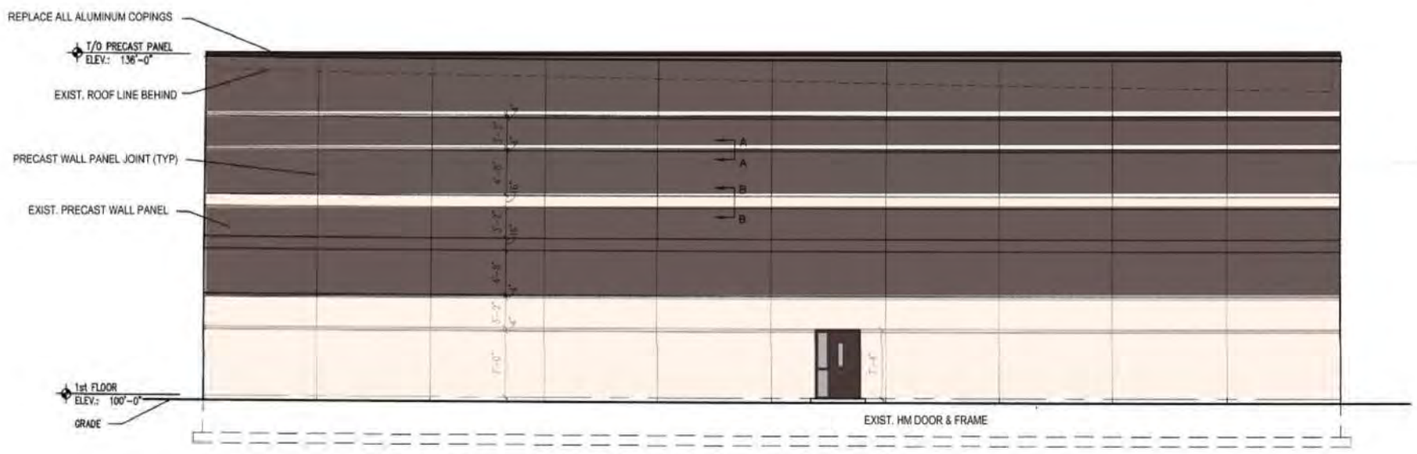
PROPOSED SITE PLAN

fgma

FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447

MAIN BUILDING - NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



MAIN BUILDING - EAST ELEVATION
SCALE: 1/16" = 1' - 0"

PROPOSED ELEVATIONS

TROY FIRE PROTECTION DISTRICT
Job No. 22-3327.01

Published 12/06/21

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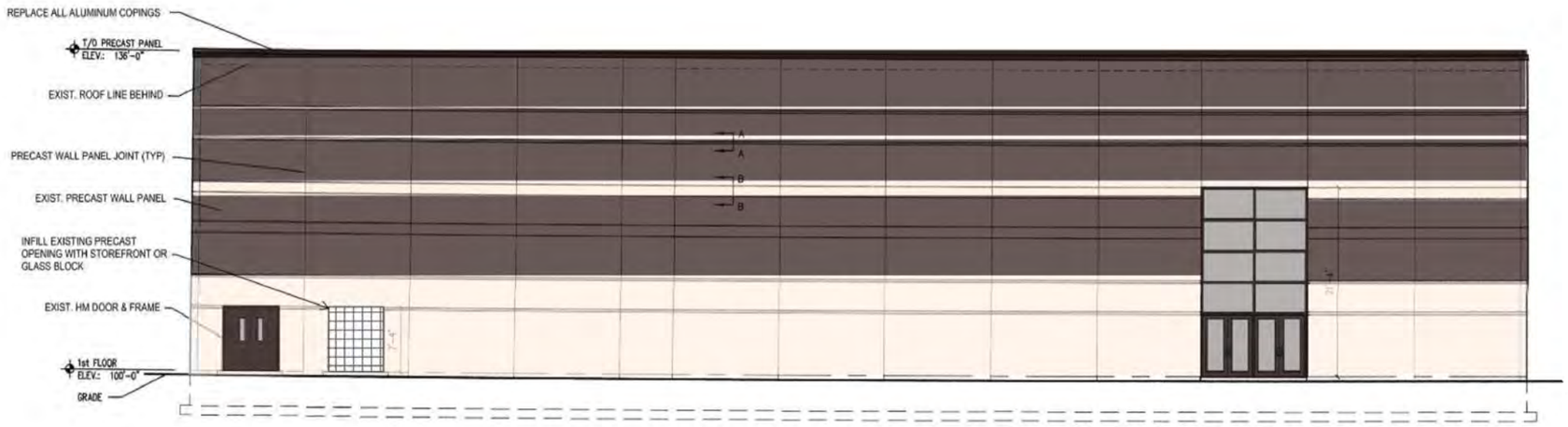
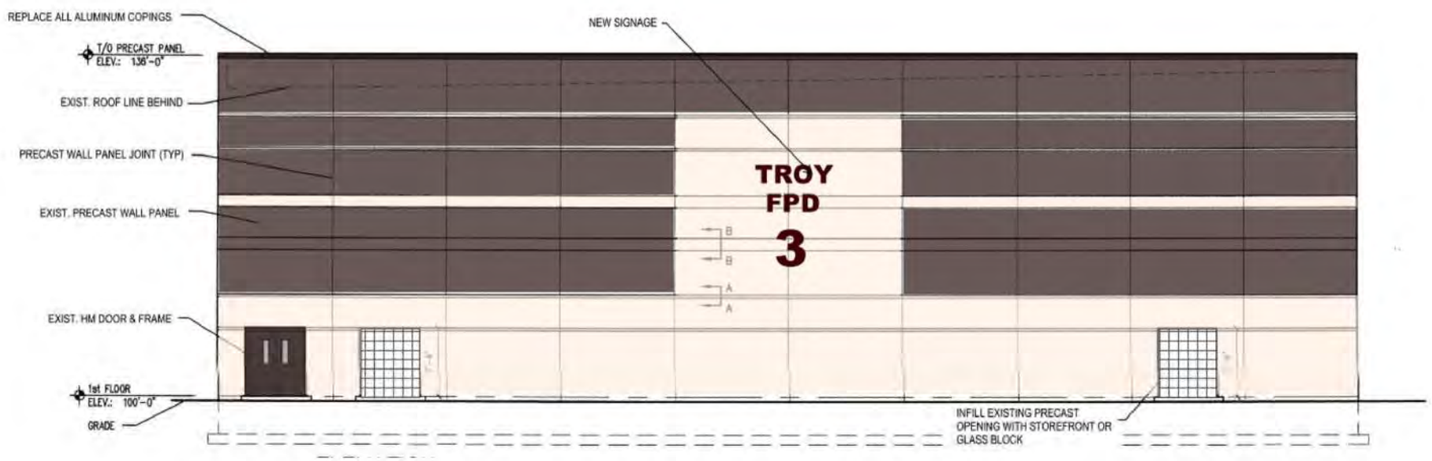
fgma

FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447



MAIN BUILDING - SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"



MAIN BUILDING - WEST ELEVATION
SCALE: 1/16" = 1' - 0"

PROPOSED ELEVATIONS

TROY FIRE PROTECTION DISTRICT
Job No. 22-3327.01

Published 12/06/21
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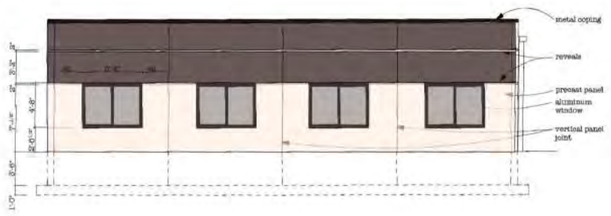
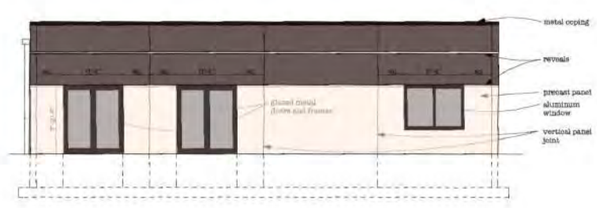
FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447

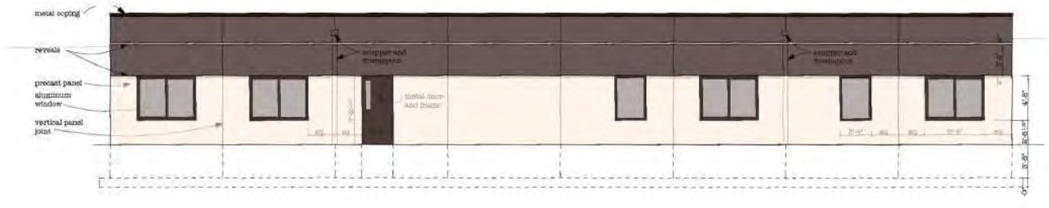


SMALL BUILDING - SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"

SMALL BUILDING - WEST ELEVATION
SCALE: 1/16" = 1' - 0"



SMALL BUILDING - NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



SMALL BUILDING - EAST ELEVATION
SCALE: 1/16" = 1' - 0"

PROPOSED ELEVATIONS

TROY FIRE PROTECTION DISTRICT
Job No. 22-3327.01

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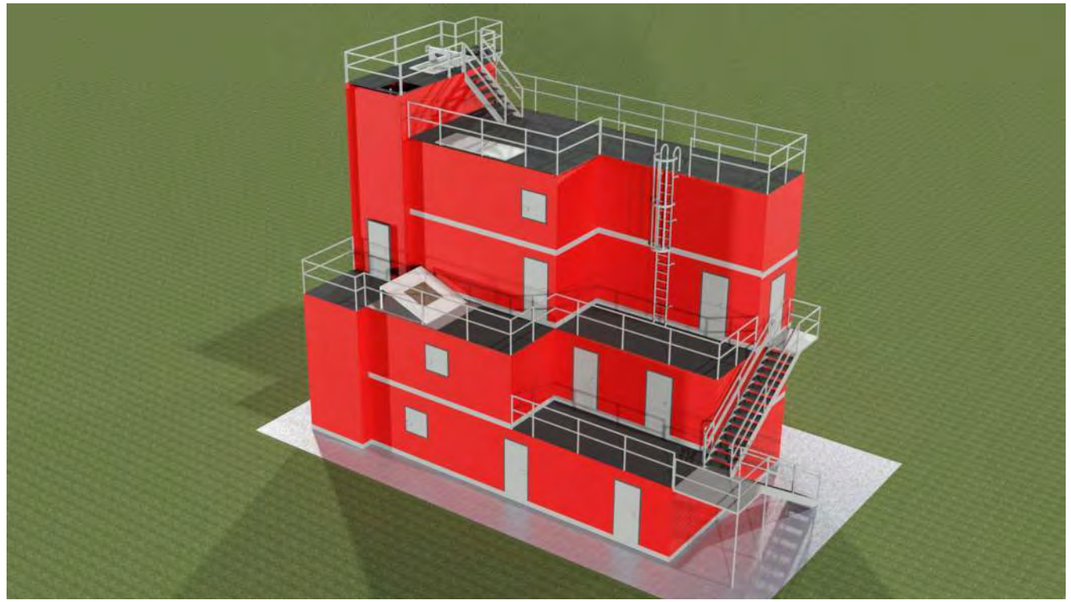
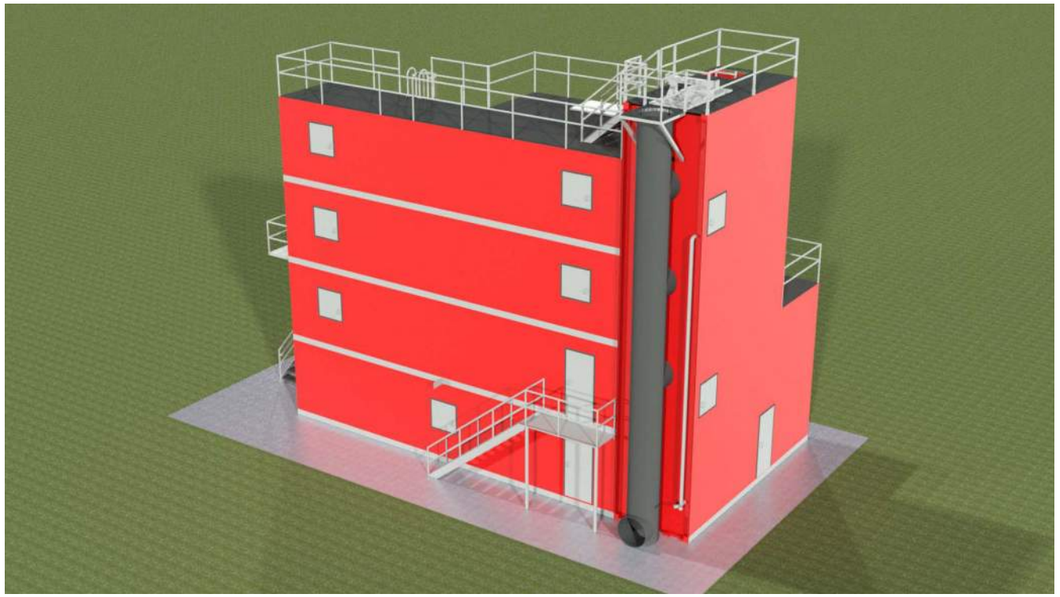
FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447





PROPOSED TRAINING TOWER

TROY FIRE PROTECTION DISTRICT
Job No. 22-3327.01

Published 12/06/21
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fgma

09-12-300-017

State of Illinois
County of Kendall

FINAL ADOPTED ORDINANCE

Zoning Petition
#0414

ORDINANCE NUMBER 2004 - 24

GRANTING SPECIAL USE
GRACE BIBLE CHURCH

WHEREAS, Grace Bible Church filed a petition requesting Special Use status within the A-1 district for property generally located on the south side of Jones Road, east of Ridge Road in Seward Township and legally described as follows:

The North 1555.70 feet of the East 700 feet of the West 2036.77 feet of the SW ¼ of Section 12, Township 35 North, Range 8 East of the Third Principal Meridian, in Kendall County, Illinois

and

WHEREAS, said petition is to allow construction and operation of a place of worship; and

WHEREAS, as part of said petition the petitioner also requested Special Use status for placement and operation of illuminated signage at the proposed entrances to the property, as well as decorative banners at the south entrance of the proposed church building; and

WHEREAS, in the A-1 zoning district no illumination of signs is allowed, nor is any sign authorized to exceed thirty-two (32) square feet per face; nor is more than one sign allowed; and

WHEREAS, the petitioner is requesting two (2) illuminated signs with a face square footage of thirty-two (32) square feet, each set inside an illuminated ground sign with the lettering "GRACE BIBLE CHURCH" that consists of twenty-four (24) square feet; and

WHEREAS, as part of said petition the petitioner also requested a 2.9% variance from the County's parking requirements for auditoriums and churches; and

WHEREAS, it has been determined by the Director of Planning, Building and Zoning that said variance was not required; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit construction and operation of a church, subject to the following conditions:

1. The petitioner will limit the use and brightness of the electronic reader board signs to avoid unnecessary and unsafe brightness at night. The petitioner shall refrain from utilization of the electronic reader board signs between the hours of 11:00 p.m. and 5:00 a.m. except in cases when an evening service or activity is proposed to be occurring during that time frame.
2. The petitioner will protect the property to the south of the church from trespassers through the use of "NO TRESPASSING" signage.

State of Illinois
County of Kendall

FINAL ADOPTED ORDINANCE

Zoning Petition
#0414

3. Within two (2) years, the petitioner shall execute a pre-annexation agreement with the Village of Shorewood and present same to the Director of Planning, Building and Zoning.
4. The petitioner will cause to be delivered to the Director of Planning, Building and Zoning the agreement it has entered into with the City of Joliet on the method and time table for how Jones Road is to be improved.
5. The submitted stormwater, landscaping and lighting plans have met with the approval of the County's consulting civil engineer and the Director of Planning, Building, and Zoning.
6. The site plan for the church shall substantially conform to the submitted site plan attached herein to this Ordinance and referenced as "Exhibit A".

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit placement and operation of two (2) ground signs sized a maximum of sixteen (16) feet high by eight (8) feet wide by one (1) foot deep, constructed of precast concrete panels with a maximum backlit reader board size of eight (8) foot by three feet ten inches (3'10") that may project out from the sign onto Jones Road a maximum distance of four (4) feet, and each sign may have an attached pole of no larger than twenty-six (26) feet in height with a vinyl banner of a size no greater than eighteen (18) feet by two and one-half (2 ½) feet attached to said pole; and

BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit placement of two (2) sets of three (3) banners at the proposed south entrances of the church building. It is understood by the County Board that these banners may be changeable with the changing liturgical seasons; and

BE IT FURTHER ORDAINED, that the plans for the signs shall substantially conform to the dimensions and design submitted to the Department, attached herein to this Ordinance and referenced as "Group Exhibit B".

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

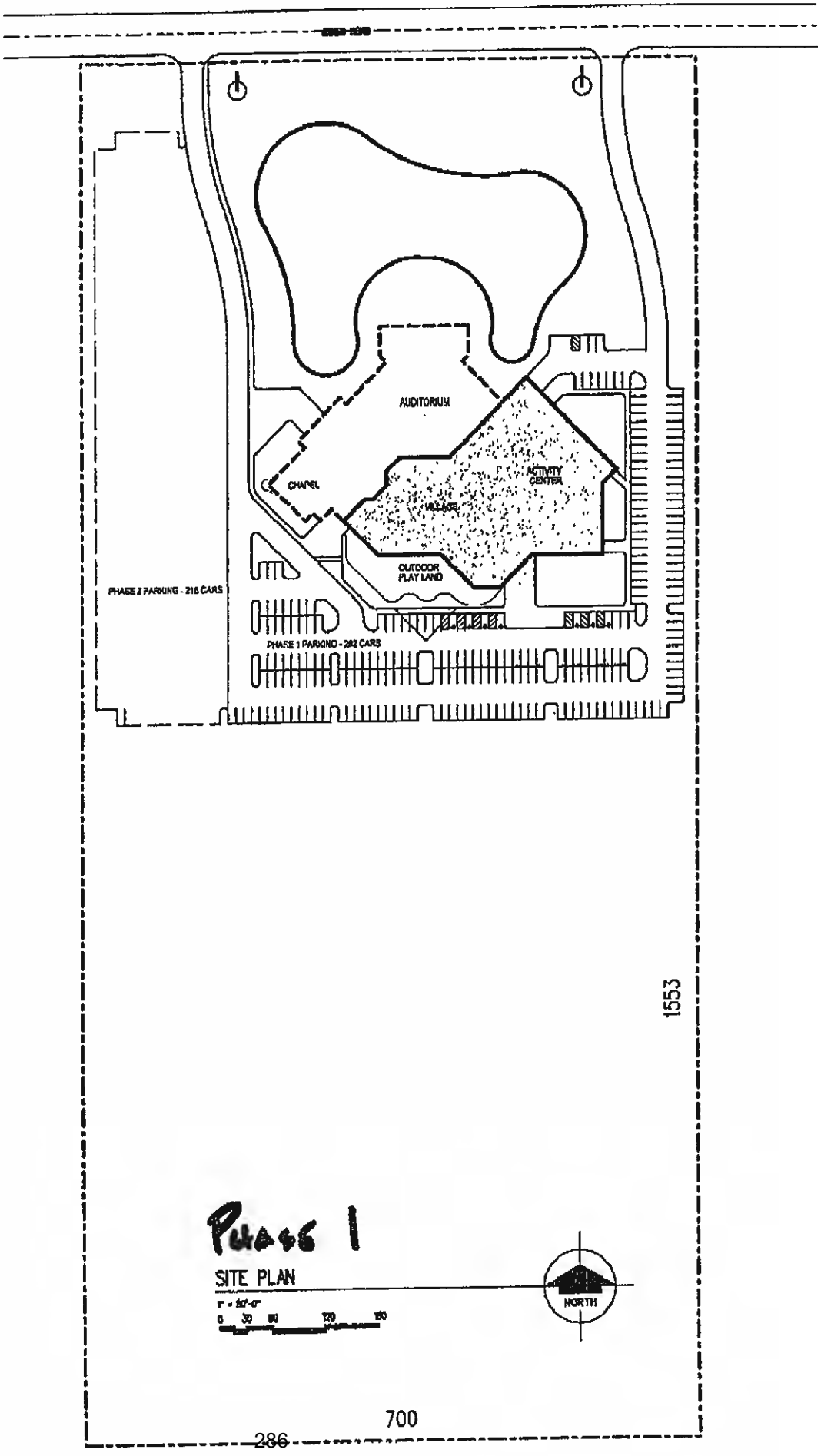
IN WITNESS OF, this ordinance has been enacted on July 20, 2004.

Attest:

Paul Anderson
Kendall County Clerk

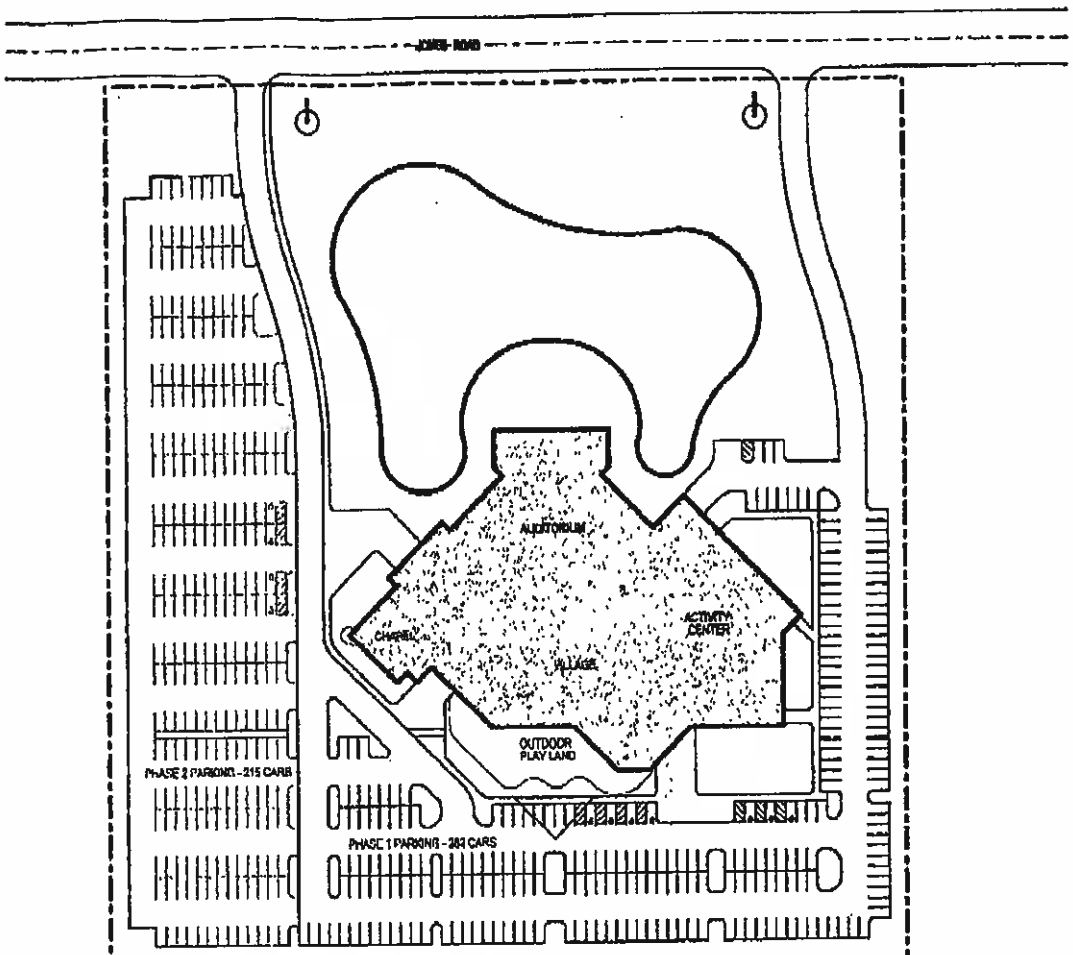
John A. Church
Kendall County Board Chairman

G://CO BOARD/2004 Ordinances/Ord2004-xx 04-14 Grace Bible Church
Prepared by Dale R. Powers, AICP, Senior Planner



Phase 1

SITE PLAN



1553

MASTER PLAN

SITE PLAN

1" = 60'-0"

0 30 60 120 180

NORTH

Attachment 6

December 21, 2021

Kendall County Address Points

Parcels

Ownership Parcel

Incorporated Areas

Joliet

1:7,200

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 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: Todorovic, Milos <mtodorovic@joliet.gov>
Sent: Wednesday, December 29, 2021 8:55 AM
To: Matt Asselmeier; Torri, James N
Cc: Scott Koeppel; Scott Gengler; Ruddy, Gregory P
Subject: RE: [External]RE: 748 Jones Road Questions
Attachments: Kendall County Comprehensive Plan.pdf

Please see sheet 61 of attached plan.

R/

Mike

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Tuesday, December 28, 2021 10:52 AM
To: Todorovic, Milos <mtodorovic@joliet.gov>; Torri, James N <jtorri@joliet.gov>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Ruddy, Gregory P <gruddy@joliet.gov>
Subject: RE: [External]RE: 748 Jones Road Questions

[EXTERNAL EMAIL] This message originated outside of the organization.

Mike:

The Fire District would like to have more specific information regarding Joliet's expectations for road improvements. Could you elaborate on would be expected of the Fire District?

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

From: Todorovic, Milos [mailto:mtodorovic@joliet.gov]
Sent: Monday, December 27, 2021 10:09 AM
To: Torri, James N <jtorri@joliet.gov>; Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Ruddy, Gregory P <gruddy@joliet.gov>
Subject: [External]RE: 748 Jones Road Questions

Hi Matt,

1. We have no internal (COJ Public Works) planned trails along the roadway.

2. We cannot confirm the Church worked with staff for road improvements. Current staff has no knowledge of how this may have been tracked. However, would like to ask for a similar requirement to ensure road construction standards are in accordance with the details in the Kendall Co. Comp Plan.

Thanks.

R/

Mike

From: Torri, James N <jtorri@joliet.gov>
Sent: Wednesday, December 22, 2021 10:16 AM
To: 'Matt Asselmeier' <masselmeier@co.kendall.il.us>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Todorovic, Milos <mtodorovic@joliet.gov>; Ruddy, Gregory P <gruddy@joliet.gov>
Subject: RE: 748 Jones Road Questions

Matt,

The TFD reached out to me about this and in these cases we would typically defer to Shorewood since it is in their Planning Area. I have Mike (Milos) and Greg from our Public Works Division copied in here in case they need something for roadway or trails that I am unaware of.

Thanks for reaching out though and Happy Holidays!

James N. Torri
City of Joliet
Planning Director
150 W. Jefferson Street
Joliet, IL 60432
(815) 724-4049
Fax: (815) 724-4056
www.joliet.gov
jtorri@joliet.gov

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Wednesday, December 22, 2021 9:31 AM
To: Torri, James N <jtorri@joliet.gov>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: 748 Jones Road Questions

[EXTERNAL EMAIL] This message originated outside of the organization.

Jim:

Kendall County received a request from the Troy Fire Protection District for a special use permit for a fire station at 748 Jones Road and to revoke the existing special use permit for a church at the property.

What does Joliet's future land use map call for this area to be? Does Joliet have any trails planned in this area?

Also, the special use permit for the church required the church to work with Joliet for improvements to Jones Road. Did this occur? Do you want a similar requirement to be placed on the Fire Protection District's special use permit?

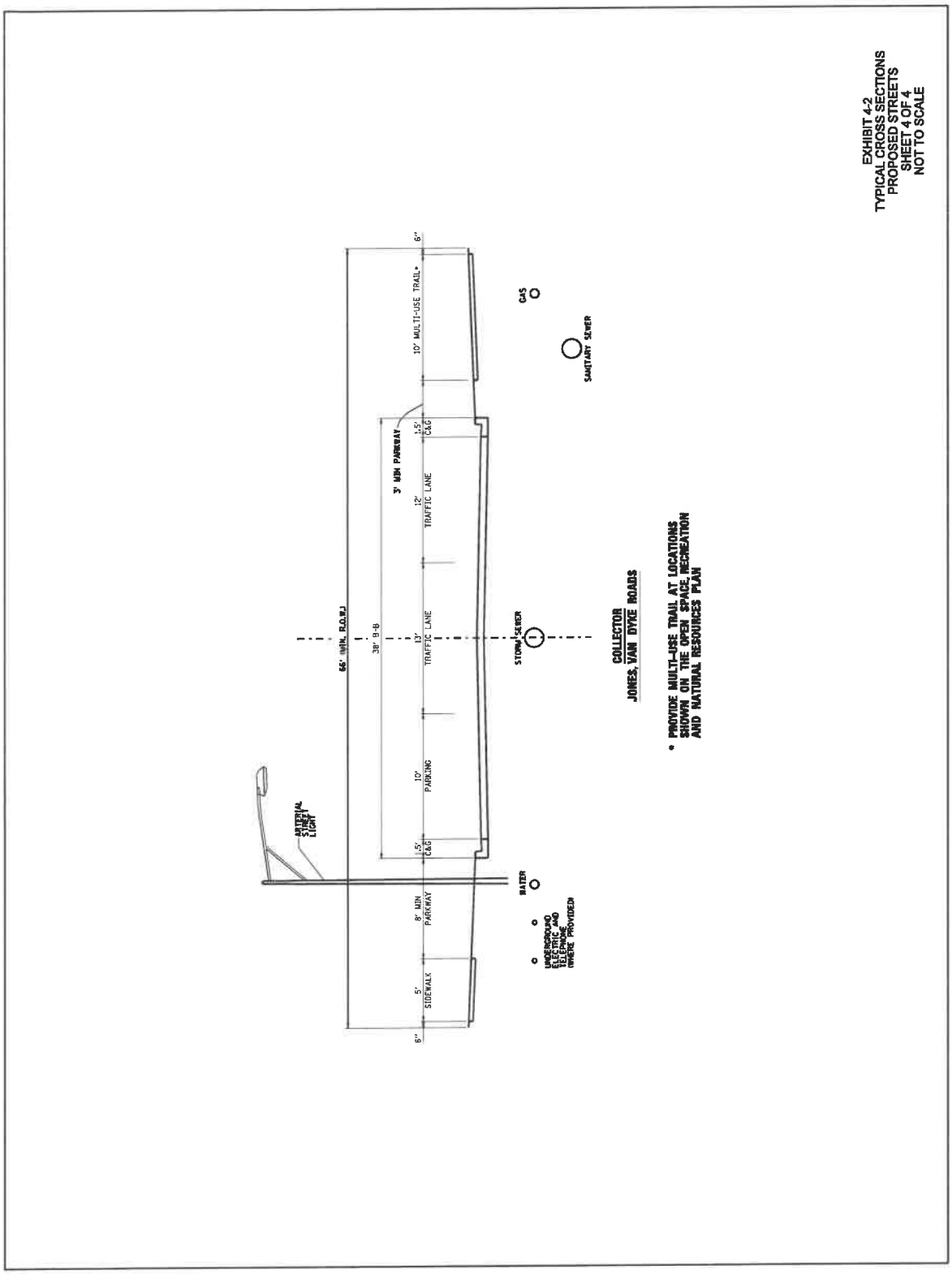


EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 4 OF 4
NOT TO SCALE
COLLECTOR
JONES, VAN DYKE ROADS
* PROVIDE MULTI-USE TRAIL AT LOCATIONS SHOWN ON THE OPEN SPACE, RECREATION AND NATURAL RESOURCES PLAN
66' min. R.O.W.
38' B-B
6"
10' MULTI-USE TRAIL*
3' MIN PARKWAY
1.5' C&G
12' TRAFFIC LANE
13' TRAFFIC LANE
10' PARKING
1.5' C&G
8' MIN PARKWAY
5' SIDEWALK
6"
ARTERIAL STREET LIGHT
GAS
SANITARY SEWER
STORM SEWER
WATER
UNDERGROUND ELECTRIC AND TELEPHONE WHERE PROVIDED

SEWARD TOWNSHIP PLAN COMMISSION MINUTES

January 4, 2022

The Seward Township Plan Commission met on January 4, 2022 at 6:00 p.m. at the Seward Town Hall. Members present included Jessica Nelsen, Joan Soltwisch, Jill Prodehl, and Suzanne Casey. The Seward Township Board had several members present, including the Board President Tim O'Brien. Tom Casey was present representing the Regional Plan Commission of Kendall County. The meeting began with the pledge to the flag, followed by roll call of members present, and approval of the minutes from the December 7, 2021 meeting, motion by Jill Prodehl and second by Jessica Nelsen.

Under New Business, Chief Andrew Doyle on behalf of the Troy Fire Protection District made a presentation summarizing the department's request to purchase the Grace Bible church at 748 Jones Road, and surrounding property to construct a new fire station and training facility on said property. Chief Doyle described the request for an A-1 special use permit for a government building or facility to include the establishment of both a fire station to serve the area, as well as to train future/current firefighters in concert with Joliet Junior College . (an existing program that would be moved to this site). Classroom space that exists in the current structures will be ideally utilized to train firemen. To accomplish this goal, a 40' tower would be built; the existing pond would be expanded in size to allow for water rescue training; the parking lot and road access would be repaved; and appropriate trees would be planted on the east perimeter to match the existing evergreens currently planted on the western side of the property. The parking lot would remain undisturbed, and sign/property lighting would be mindful of existing homes in the area, and lowered/turned off completely at 10:00 p.m. A storage building on the property would be relocated, but otherwise remain as it is currently structured. Initially, upon approval, 3 firemen would be assigned to the property, with a total of 8 when at full capacity. Target date for completion of the facility is one year following approval from Kendall County, with exterior improvements made during the spring/summer, and interior improvement/modifications to be made during the fall/winter months. After several questions were asked and dialogue continued, Jill Prodehl motioned approval, with a second from Joan Soltwisch of Petition 22-03, for a special use permit for a Government Building/Fire Station and revocation of an A-1 Special Use Permit for a church. Motion passed unanimously.

Under Old Business, a review of previously approved projects in the Township revealed that the Doggie Day Care on Ridge is under construction, but experiencing material/lumber delays, pushing out their completion date. Further, a property of concern at the corner of County Line Road and Rt. 52, with growing mounds of soil/mulch, now reaching hazardous levels had owner identification made during the discussion. Contact will be made with the supposed owner to seek clarification.

A question from the audience regarding the filing of a moratorium request by the Plan Commission was raised, with discussion following. The commission determined to ask the Seward Township Board to consider filing a request for a moratorium on any further petitions submitted for map amendments in the township for a period of at least 6 months. During that time, the Commission will be completing their work on the status of current land use in Seward Township and make recommendations for future revisions to the Land Use Resource Management Plan.

Under the final agenda item candidate names are being received for replacement of the recently resigned position on the commission. Names to date include Tim Snider, Bob Giarrante, Dustin Walzer, and Pete Fleming. The committee agreed to gather any other names over the next month, review the candidates and make a recommendation to the Board at the February meeting.

Jill moved adjournment at 7:15, with a second by Joan Soltwisch.

Minutes submitted by Suzanne Casey

January 5, 2022

<u>Approved Items forwarded to the Seward Township Board for their consideration include:</u>

1.) **Approval of the Troy Fire Protection District request to purchase the Grace Bible church at 748 Jones Road, and construct a new fire station/training facility. (Petition 22-03)**

2.) **Request a Moratorium from the County on any further petitions submitted for map amendments in the township for a period of at least 6 months.**

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 4, 2022 – Unapproved Meeting Minutes

PBZ Senior Planner Matt Asselmeier called the meeting to order at 9:00 a.m.

Present:
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Undersheriff Bobby Richardson – Sheriff's Department
Aaron Rybski – Health Department

Absent:
Greg Chismark – WBK Engineering, LLC
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve

Audience:
Judd Lofchie, Andrew Doyle, Kelley Chrisse, Patti Bernhard, and Tom Green

PETITIONS

Petition 22-03 Executive Pastor Sean Mabee on Behalf of Grace Bible Church of Shorewood and Fire Chief Andrew Doyle on Behalf of the Troy Fire Protection District

Mr. Asselmeier summarized the request.
In July 2004, the Kendall County Board granted a special use permit for a church at the subject property. The property was for sale and the Troy Fire Protection District would like to purchase the property in order to construct a new fire station and training facility.

The application materials, plat of survey, site plan, renderings of some of the proposed buildings, Ordinance 2004-24 and the aerial of the property were provided.

The property is located at 748 Jones Road.

The property is approximately twenty-five (25) acres in size.

The Future Land Use Map calls for this area to be Suburban Residential (Max 1.00 DU/Acre). The Village of Shorewood's Future Land Use Map calls for this area to be Residential.

Jones Road is maintained by the City of Joliet at this property. Jones Road is Minor Collector maintained by Seward Township in the unincorporated area. Shorewood has a north-south road planned near the subject property.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned R-1 B Single-Family Residential inside Joliet and A-1 in the unincorporated area.

The Land Resource Management Plan calls for the area to be Suburban Residential. Shorewood's Future Land Use Map calls for this area to be Residential and Commercial. Joliet's Future Land Use Map calls for this area to Residential with 2.5 DU/Acre for single-family and 3.0 DU/Acre for mixed use.

The zoning districts within one half (1/2) mile are R-1 B, B-2 and B-3 inside Joliet and A-1 in the unincorporated area.

Six homes plus several homes in the Hunters Ridge Subdivision inside the City of Joliet are located within one half (1/2) mile of the property.

EcoCAT Report was submitted on December 17, 2021, and consultation was terminated.

The NRI application was submitted on December 17, 2021.

Petition information was sent to Seward Township on December 23, 2021.

Petition information was sent to the Village of Shorewood on December 23, 2021. In the special use permit for the church, condition 3 required an annexation agreement with Shorewood that did not occur.

Petition information was sent to the City of Joliet on December 23, 2021. In the special use permit for the church, condition 4 required the church to develop a time table for improvements to Jones Road. Discussions have occurred regarding improvements to Jones Road.

Petition information was sent to the Troy Fire Protection District on December 23, 2021.

According to the information provided, the Troy Fire Protection District plans to convert the property into a fire station and training facility. The fire station would be staffed twenty-four (24) hours per day and would serve as the District's third (3rd) fire station. The station would have a maximum of eight (8) firefighters.

The indoor training facility would be housed in the existing four thousand five hundred (4,500) square foot building. The building will have four (4) classrooms and one (1) office. Three (3) of the classrooms can hold twenty (20) students and the other classroom can hold fifty-two (52) students. The total number of students and instructors would be a maximum of one hundred twenty (120). Hours of operations would be Monday through Friday from 8:00 a.m. until 10:00 p.m. and Saturdays and Sundays from 8:00 a.m. until 5:00 p.m.

The outside training area and tower would be used for live fire training, non-live fire training, search and rescue, and technical rescue. The hours of operation for this site would be the same as the hours of operation for the indoor training facility. The total number of students and instructors at this site would be twenty (20).

The total maximum occupancy of all of the classrooms, training tower site, and fire station employees would be one hundred forty-eight (140).

The District currently holds a Basic Operations Fire Academy in partnership with Joliet Junior College at Fire Station #1. This course would be moved to the subject property.

According to the site plan, a proposed boat dock for water training is planned south of the retention pond. No information was provided regarding any trainings that may occur at this portion of the property.

According to the site plan, the property presently consists of one (1) one (1) story eighteen thousand two hundred (18,200) square foot building used as a church. This building would be converted to the fire station. One (1) one (1) story four thousand five hundred (4,500) square foot accessory building will be converted to office and classrooms. One (1) pre-engineered building presently located on the southwest corner of the property would be moved next to the outdoor training area.

The renderings for the fire station and office classroom building were provided. At its highest point, the façade of the fire station will be fifty-four feet (54') tall. Three (3) bays will exist for fire apparatus. There will also be at least one (1) door on each side of the building. There will not be any windows on the east side of the building except by the door. The office/training building will have one (1) door on the east side of the building and windows on all sides.

The site plan calls for a training pad area west of the existing main building. This area will have a forty foot (40') tall training tower, a storage area, fire investigation area, and a SCBA trailer. The training tower will be approximately sixty feet (60') long and thirty feet (30') feet wide. The rendering of the training tower were provided. The storage area will be an open area for the storage of pallets and straw bales and will be approximately sixteen feet (16') in length, forty feet (40') wide and eight feet (8') feet in height. The fire investigation area will also be an open area for trainings/scenarios. This area will be approximately sixteen feet (16') long, twenty feet (20') wide, and eight feet (8') feet in height. The trailer will be used to breathing apparatus and will be approximately eight feet (8') wide, fifty-three feet (53') long, and fourteen feet (14') in height.

Any structures related to the proposed operations would be required to obtain applicable building permits.

The property is served by well and septic.

One (1) trash enclosure area is shown on the site plan. The Petitioners' intent would be to use this area to house one (1) four (4) yard dumpster and one (1) four (4) yard recycling dumpster.

Per, the plat of survey, most of the property drains to the south. The area north of the existing church building drains towards the retention pond. Mr. Asselmeier noted that Greg Chismark had concerns regarding the low area on the southeast corner of the site.

The site plan calls for the enlargement of the retention pond. The exact enlargement of the pond has not been determined and will be based on the ground and earth in the area. A stormwater management permit will be required for the expansion.

Per the plat of survey, the property has two access points off of Jones Road. The eastern drive is asphalt and the western drive is gravel. Per the site plan, the eastern drive will be concrete from Jones Road to the vehicle turnaround area; the remainder of the eastern drive will be asphalt. The western drive will concrete.

According to the site plan, one (1) three hundred (300) parking space asphalt parking lot is located on the property. Per the Americans with Disabilities Act, seven (7) handicapped parking spaces are required for a parking lot with this number of parking spaces; one (1) additional handicapped parking space is needed. The Petitioners indicated that seven (7) handicapped parking spaces presently exist at the property. The parking lot will be resurfaced.

Per the site plan, a portion of the eastern drive will be turned to concrete, a new apron will be installed, and the drive will be altered to provide direct access to the fire apparatus bays.

According to the plat of survey, there are four (4) existing light poles in the parking lot. Each pole has four (4) lights. There is also one (1) additional light pole by the northeast corner of the existing church. There are also lights pointing downwards above each door of the existing church.

According to the site plan, one (1) digital ground sign is proposed west of the eastern entrance. This sign will be a maximum of ten feet (10') in length and a maximum five feet (5') tall. The sign will be lit from dusk until dawn. However, the lighting output will be reduced to fifty percent (50%) at 10:00 p.m. Per Section 12:08.A.2.a, signs at public safety facilities are exempt from the requirement to turn off illuminated signs at 11:00 p.m.

Per the renderings, the number 3 will be placed above the bays for the fire apparatus on the north side of the building and a Troy FPD 3 sign will be installed on the west side of building. The letters will be three feet (3') tall and the signs will be backlit with LED lights.

The site plan shows one (1) new steel double gate at the entrance of the western driveway. The site plan also shows the western end of parking lot fenced and gated. This fence will be chain link with slats at six feet (6') in height.

Both the plat of survey and the site plan show numerous existing trees, arborvitae, and other vegetation throughout the property. No information was provided regarding the types or numbers of the various planting currently placed on the property and whether or not these plantings will remain. Section 11:02.F.8 provides screening requirements for parking lots with more than twenty (20) parking spaces. These requirements are presently met, but the Petitioners have not indicated if they intend to keep the screening as it currently exists. The Petitioners' intention is to keep all of the existing vegetation onsite except for those plantings in the new concrete apron area, new training pad area, and pond extension area.

The site plan shows five (5) new turf berms. The berms would be a maximum slope of three to one (3:1). The minimum height of the berms shall be five feet (5'). The trees planted on top of the berms would be arborvitae, spruce, or other similar tree. The berms would be installed at the same time the pond is dug with trees planted after completion of the berms.

The Petitioners plan to have emergency dispatch horns, strobes, and speakers on the property. These items will not be broadcast or used outside of the buildings between 10:00 p.m. and 8:00 a.m. Fire trucks leaving the property responding to an emergency would also make noise.

All training burns should occur inside the training tower. No other burning or odor causing activities are foreseen at the property.

If approved, this would be the first (1st) special use permit for a fire station in the unincorporated area. This would be the fifth (5th) special use permit for a government facility in the unincorporated area; the others are highway related or government office related.

The proposed Findings of Fact are 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. Provided the site is developed in accordance with the submitted site plan and provided that conditions are included in the special use permit to mitigate outside noise, odor, and lighting, the proposed use should not be detrimental or endanger the public health, safety, morals, comfort, or general welfare. Placing a fire station at this location, with trained first responders, should enhance the public safety of the area.

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. Appropriate restrictions should be placed in the special use permit to regulate outside noise, odors, and lighting. It is acknowledged that a fire station could produce noise, particularly sirens, at any point in time. Landscaping is incorporated in the controlling site plan for the property. Presently, very few house are located within a half mile of the property. The neighboring property owners should not suffer loss in property values caused by the placement of this use.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Provided the City of Joliet and Seward Township have no concerns regarding the use of Jones Road for the purposes of a fire station, adequate roads are provided. Adequate utilities are onsite or will be upgraded. Drainage issues shall be addressed as part of the stormwater management permit for the property.

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 are needed.

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 proposal is consistent with the goals and objectives included in the Public Safety section found on pages 4-10 and 4-11 of the Kendall County Land Resource Management Plan.

Staff recommended approval of the request special use permit subject to the following conditions and restrictions. The Petitioners have not agreed to these conditions prior to the meeting:

1. The special use permit granted by Ordinance 2004-24 is hereby revoked and Ordinance 2004-24 is repealed in its entirety.
2. The site shall be developed substantially in accordance with the plat of survey and site plan. The exact size of the retention pond expansion shall be determined by the stormwater management permit related to that expansion. The pond expansion must occur within two (2) years of the issuance of the special use permit. The Kendall County Planning, Building and Zoning Committee may extend this deadline upon request by the property owner.
3. The vegetation presently shown on the plat of survey and site plan shall remain in substantially the same locations as shown on these documents with the exception that the vegetation around the concrete apron, training pad area, and pond extension may be removed.
4. The berms shown on the site plan shall be a minimum of five feet (5') in height. Evergreen type vegetation shall be planted on top of the berms. The berms and evergreens must be installed within two (2) years of the issuance of the special use permit. The Kendall County Planning, Building and Zoning Committee may extend this deadline upon request by the property owner.
5. Damaged or dead plantings related to the landscaping of the property shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. The fire station, four thousand five hundred (4,500) square foot training building, and fire tower, shall be developed substantially in accordance with the elevations.
7. Any new structures constructed or installed related to the use allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.

8. The training tower shown on the site plan shall be approximately sixty feet (60') in length, thirty feet (30') in width, and forty feet (40') in height.
9. The storage area shown on the site plan shall be an open area for outdoor storage approximately sixteen feet (16') in length and forty feet (40') in width. The maximum height of materials stored in this area shall be eight feet (8').
10. The fire investigation area shown on the site plan shall be an open area used for trainings and shall be approximately sixteen feet (16') in length, twenty feet (20') in width, and eight feet (8') in height.
11. The SCBA trailer shown on the site plan shall be approximately eight feet (8') in width and fifty-three feet (53') in length. The trailer shall be approximately fourteen feet (14') in height.
12. The eastern driveway shall be concrete from Jones Road to the vehicle turnaround around area as shown on the site plan. The remainder of the eastern driveway shall be asphalt.
13. The parking area shall be maintained in substantially the same location as shown on the site plan with approximately three hundred (300) parking spaces. The property owners shall ensure that handicapped parking spaces required by the Americans with Disabilities Act are provided. Per the site plan, seven (7) handicapped accessible parking spaces with applicable signage shall be provided for the three hundred (300) spaced parking lot.
14. The fence around the western portion of the parking lot shall be chain link with slats added. The maximum height of the fence shall be six feet (6').
15. One (1) free standing sign may be installed in substantially the location shown on the site plan. The sign shall be a maximum ten feet (10') in length and a maximum five feet (5') in height. The sign may be lit from dusk until dawn. However, the lighting output of the sign shall be set to a maximum of fifty percent (50%) of capabilities between 10:00 p.m. and dawn.
16. Wall signage on the building shall be installed in the substantially the locations and sizes as shown on the renderings. These signs may be back lit.
17. The trash enclosure shall be placed in substantially the location shown on the site plan and shall be large enough to hold one (1) four (4) yard dumpster and one (1) four (4) yard recycling dumpster. The enclosure shall be screen per the requirements of the Kendall County Zoning Ordinance.
18. No burning, other than burning normally allowed on A-1 zoned property, may occur outdoors at the subject property.
19. Emergency dispatch horns, strobes, and speakers shall not broadcast or be used outdoors at the subject property between the hours of 10:00 p.m. and 8:00 a.m.
20. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment, vehicles, and materials parked and stored on the subject property and shall promptly clean up the site if leaks occur.
21. None of the vehicles or equipment parked or stored on the subject property related to the use allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
22. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
23. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
24. 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.
25. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
26. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Mr. Rybski said a change of use would be necessary. He noted the septic system was very large for the site. He wanted to make sure the septic system area would be protected. He also stated a non-community well may be necessary depending on the number of activities on the site. Fire Chief Andrew Doyle noted that the septic area or septic tanks will be protected.

The Fire District will secure the necessary permits for the well. The Fire District would not have as many people onsite as the church proposed.

Chief Doyle said the pond would be expanded for training purposes and to use water out of the pond for trainings.

Mr. Klaas asked about the church. Chief Doyle said the church has returned to their original location in Shorewood.

Discussion occurred regarding the improvements to Jones Road. Chief Doyle said that Joliet was requesting escrow funds for improvements to Jones Road along the property's perimeter. Joliet classified the road as a Collector.

The current structures do not have a fire suppression system. A fire suppression system will be installed and will be inspected by a third party.

Chief Doyle was agreeable to the conditions as proposed.

Mr. Asselmeier asked about light brightness. Chief Doyle did not have information on brightness. The berms would block some lights.

Chief Doyle said fire trucks will not sound their horns at night unless there was a vehicle on the road. The lights on the fire trucks would flash.

Chief Doyle said all burning would be inside the training tower.

Kelley Chrisse, Village of Shorewood, requested a condition be added for an annexation agreement. An annexation agreement should be finalized within one (1) year of approval of the special use permit by the County Board. Shorewood favored the proposed use; other concerns would be addressed as part of an annexation agreement.

Mr. Klaas asked how far the Village limits were from the property. The response was approximately one point five (1.5) miles. Discussion occurred regarding how the Shorewood municipal boundary could be extended to reach the property.

Jones Road is the boundary between Joliet and Shorewood.

Mr Rybski made a motion, seconded by Mr. Holdiman**,** to recommend approval of the special use permit with the conditions proposed by Staff, a condition be added regarding an annexation agreement with Shorewood within one (1) year of approval of the special use permit, and a condition requiring the Fire District to submit an escrow payment to Joliet for improvements to Jones Road.

The votes were follows
Ayes (7): Asselmeier, Briganti, Holdiman, Klaas, Olson, Richardson, and Rybski
Nays (0): None
Abstain (0): None
Absent (3): Chismark, Gengler, and Guritz

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on January 26, 2022.

PUBLIC COMMENT

Mr. Asselmeier reported that the Kendall County Regional Planning Commission Annual Meeting will be Saturday, February 5, 2022, at 9:00 a.m.

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn.
With a voice vote of seven (7) ayes, the motion carried.
The ZPAC, at 10:16 a.m., adjourned.
Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner
Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 4, 2022

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)
Judd Lofchie	1999 W. Galena	Judd1299@gmail.com
Andrew Doyle	700 Cottage St Shorewood, IL	adoyle@troyfpd.com
Kelley Chrisse	One Towne Center Blvd. Shorewood, IL	kchrisse@vil.shorewood.il.us
Patti A. Bernard	122 Aurora Ave Naperville, IL	pabti@rw-attorneys.com
Tom Green		tgreen@cecinc.com

Matt Asselmeier

From: Todorovic, Milos <mtodorovic@joliet.gov>
Sent: Wednesday, December 29, 2021 8:55 AM
To: Matt Asselmeier; Torri, James N
Cc: Scott Koeppel; Scott Gengler; Ruddy, Gregory P
Subject: RE: [External]RE: 748 Jones Road Questions
Attachments: Kendall County Comprehensive Plan.pdf

Please see sheet 61 of attached plan.

R/

Mike

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Tuesday, December 28, 2021 10:52 AM
To: Todorovic, Milos <mtodorovic@joliet.gov>; Torri, James N <jtorri@joliet.gov>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Ruddy, Gregory P <gruddy@joliet.gov>
Subject: RE: [External]RE: 748 Jones Road Questions

[EXTERNAL EMAIL] This message originated outside of the organization.

Mike:

The Fire District would like to have more specific information regarding Joliet's expectations for road improvements. Could you elaborate on would be expected of the Fire District?

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

From: Todorovic, Milos [mailto:mtodorovic@joliet.gov]
Sent: Monday, December 27, 2021 10:09 AM
To: Torri, James N <jtorri@joliet.gov>; Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Ruddy, Gregory P <gruddy@joliet.gov>
Subject: [External]RE: 748 Jones Road Questions

Hi Matt,

1. We have no internal (COJ Public Works) planned trails along the roadway.

2. We cannot confirm the Church worked with staff for road improvements. Current staff has no knowledge of how this may have been tracked. However, would like to ask for a similar requirement to ensure road construction standards are in accordance with the details in the Kendall Co. Comp Plan.

Thanks.

R/

Mike

From: Torri, James N <jtorri@joliet.gov>
Sent: Wednesday, December 22, 2021 10:16 AM
To: 'Matt Asselmeier' <masselmeier@co.kendall.il.us>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Todorovic, Milos <mtodorovic@joliet.gov>; Ruddy, Gregory P <gruddy@joliet.gov>
Subject: RE: 748 Jones Road Questions

Matt,

The TFD reached out to me about this and in these cases we would typically defer to Shorewood since it is in their Planning Area. I have Mike (Milos) and Greg from our Public Works Division copied in here in case they need something for roadway or trails that I am unaware of.

Thanks for reaching out though and Happy Holidays!

James N. Torri
City of Joliet
Planning Director
150 W. Jefferson Street
Joliet, IL 60432
(815) 724-4049
Fax: (815) 724-4056
www.joliet.gov
jtorri@joliet.gov

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Wednesday, December 22, 2021 9:31 AM
To: Torri, James N <jtorri@joliet.gov>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: 748 Jones Road Questions

[EXTERNAL EMAIL] This message originated outside of the organization.

Jim:

Kendall County received a request from the Troy Fire Protection District for a special use permit for a fire station at 748 Jones Road and to revoke the existing special use permit for a church at the property.

What does Joliet's future land use map call for this area to be? Does Joliet have any trails planned in this area?

Also, the special use permit for the church required the church to work with Joliet for improvements to Jones Road. Did this occur? Do you want a similar requirement to be placed on the Fire Protection District's special use permit?

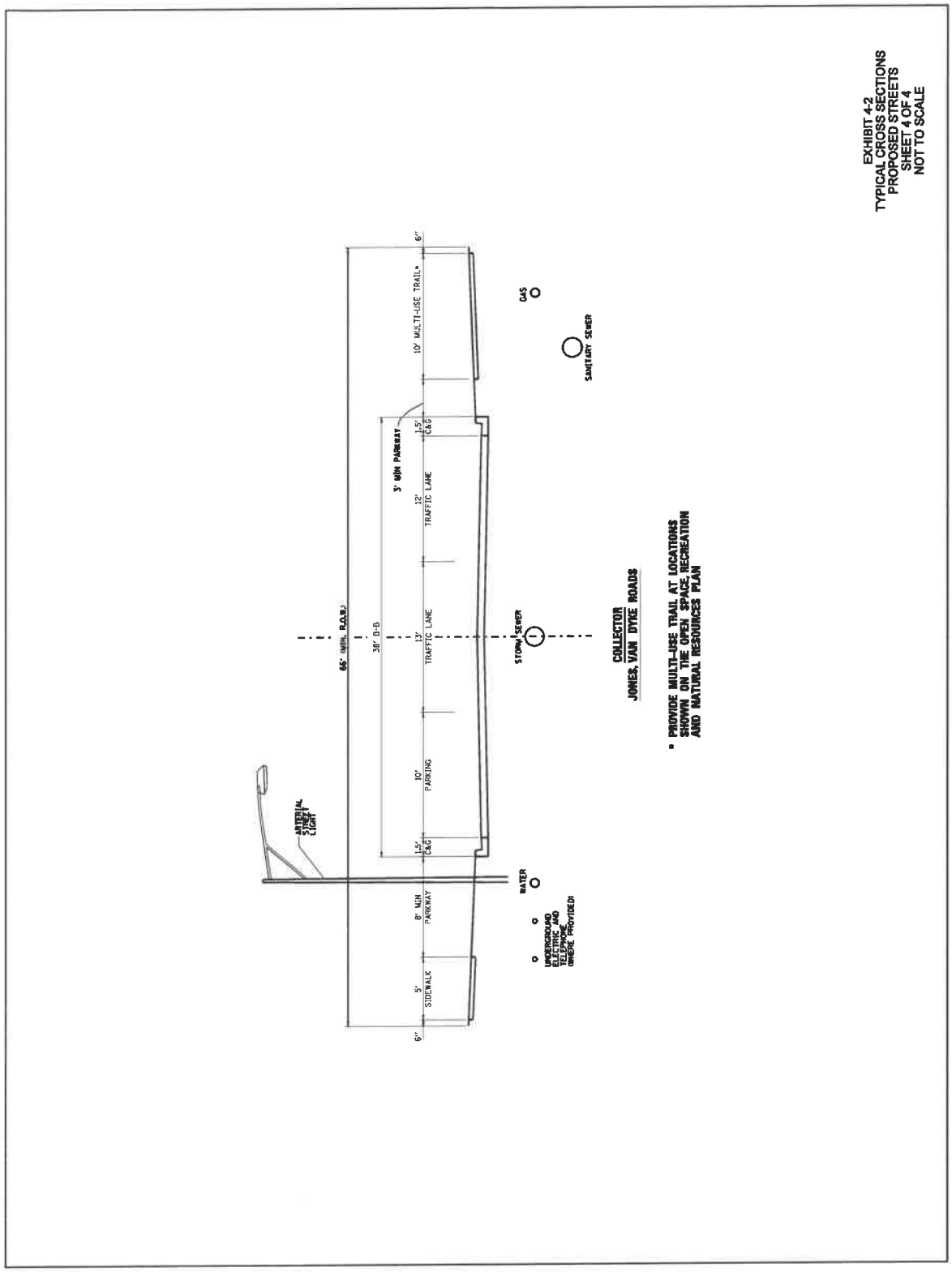
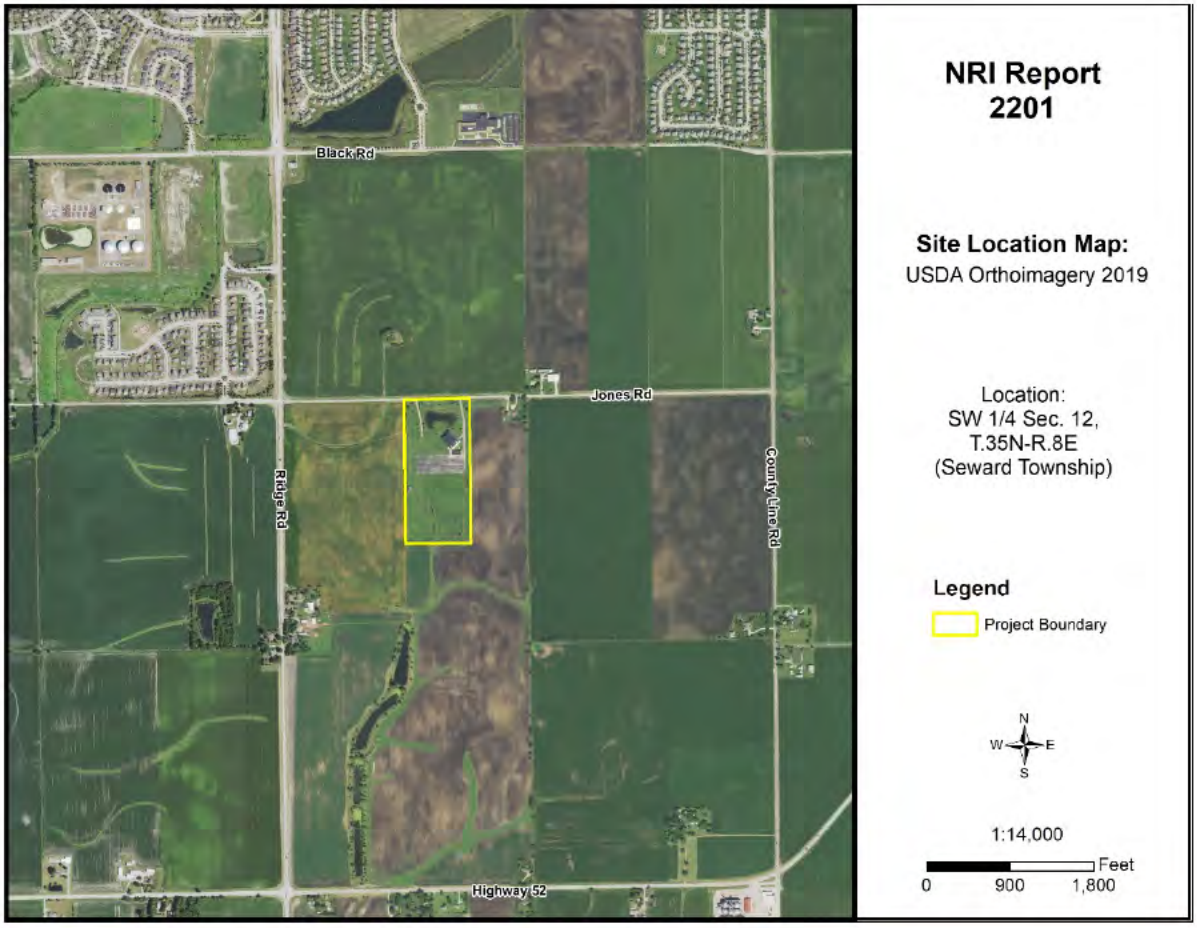


EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 4 OF 4
NOT TO SCALE
COLLECTOR
JONES, VAN DYKE ROADS
* PROVIDE MULTI-USE TRAIL AT LOCATIONS SHOWN ON THE OPEN SPACE, RECREATION AND NATURAL RESOURCES PLAN
66' (MIN. R.O.W.)
38' B-B
6"
10' MULTI-USE TRAIL*
1.5' C&G
5' MIN PARKWAY
12' TRAFFIC LANE
13' TRAFFIC LANE
10' PARKING
1.5' C&G
8' MIN PARKWAY
5' SIDEWALK
6"
GAS
SANITARY SEWER
STORM SEWER
WATER
ARTERIAL STREET LIGHT
UNDERGROUND ELECTRIC AND TELEPHONE WHERE PROVIDED

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2201



Jan. 2022

Petitioner: Fire Chief Andrew Doyle, Troy FPD
Contact: Patrick Moore, FGM Architects

Prepared By:

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

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION (NRI) REPORT

Natural Resource Information Report Number	2201
Date District Board Reviews Application	January 2022
Applicant's Name	Andrew Doyle (Fire Chief, Troy FPD)
Size of Parcel	(+/-) 25 acres
Current Zoning & Use	A-1 SU Agricultural with Special Use Permit; Church
Proposed Zoning & Use	A-1 SU Agricultural with Special Use Permit; Fire Station & Training Facility
Parcel Index Number(s)	09-12-300-017
Contact Person	Patrick Moore (FGM Architects)

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	#2201
Petitioner	Andrew Doyle (Fire Chief, Troy FPD)
Contact Person	Patrick Moore (FGM Architects)
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SW ¼ of Section 12, Township 35 North, Range 8 East (Seward Township) of the 3rd Principal Meridian
Project or Subdivision Name	Troy Fire Protection District Station No. 3
Existing Zoning & Land Use	A-1 SU Agricultural with Special Use Permit; Church
Proposed Zoning & Land Use	A-1 SU Agricultural with Special Use Permit; Fire Station & Training Facility
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Retention Pond
Size of Site	(+/-) 25 acres
Land Evaluation Site Assessment Score	183 (Land Evaluation: 94; Site Assessment: 89)

NATURAL RESOURCE CONSIDERATIONS

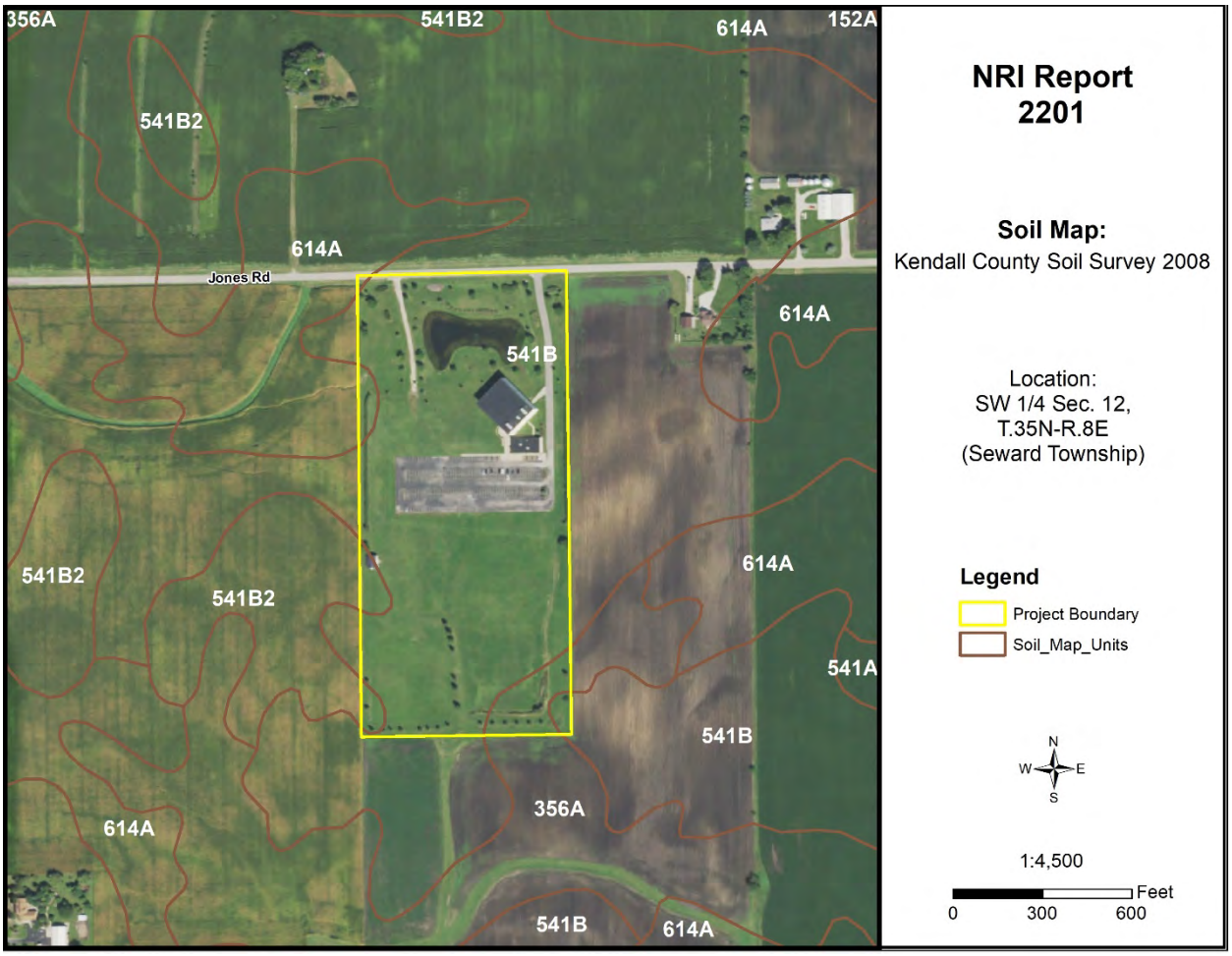

Figure 1: Soil Map

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
356A	Elpaso silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if drained
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric	Prime Farmland
541B2	Graymont silt loam, 2-5% slopes, eroded	Moderately Well Drained	C	Non-Hydric	Prime Farmland
614A	Chenoa silty clay loam, 0-2% 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 soil (356A Elpaso silty clay loam), and the remaining soils are classified as non-hydric soils with hydric inclusions likely (541B Graymont silt loam, 541B2 Graymont silt loam, and 614A Chenoa silty clay 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, three are designated as prime farmland (541B Graymont silt loam, 541B2 Graymont silt loam, and 614A Chenoa silty clay loam) and one is designated as prime farmland if drained (356A Elpaso silty clay loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, lawns/landscaping, and local roads and streets. 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
356A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable/ Very Limited
541B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable/ Not Limited
541B2	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable/ Not Limited
614A	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited	Suitable/ Not Limited

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).

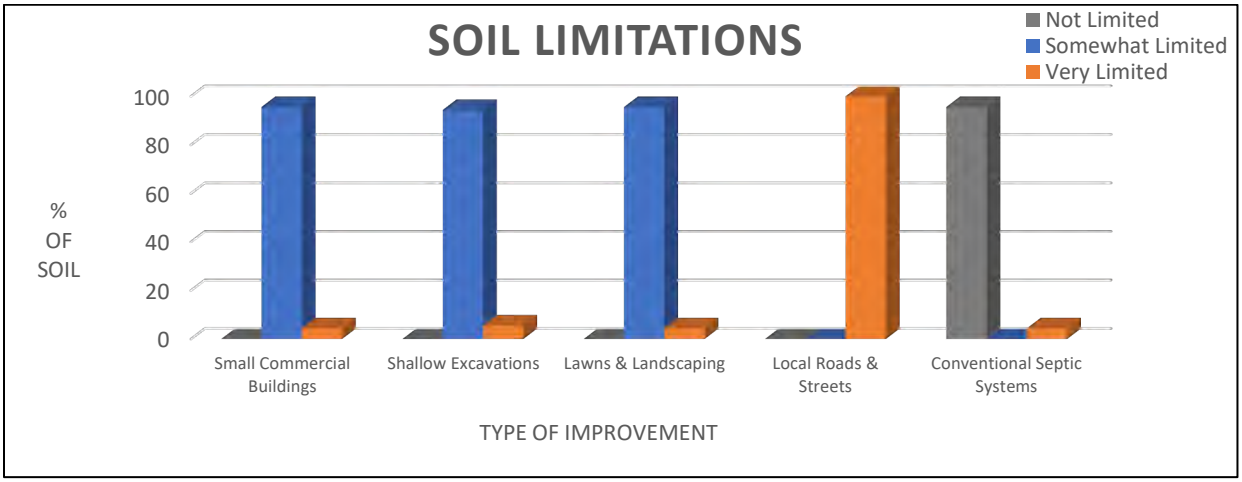

Figure 2: Soil Limitations

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 **94**, 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 183 out of a possible 300, 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 Wetlands 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. 17093C0145H (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.

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 Andrew Doyle (Fire Chief, Troy Fire Protection District) for the Special Use Permit request to convert an existing church into a fire station and training facility on one parcel (Parcel Index Number 09-12-300-017) within Seward Township of Kendall County located in the SW ¼ of Section 12, 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 or prime farmland if drained. 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 94 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 183 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads and streets, 5.6% are very limited for shallow excavations, and 4.4% are very limited for small commercial buildings and lawns/landscaping. The remaining land is considered somewhat limited for these types of developments/uses. Additionally, 4.4% of the soils are considered 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 near the border of the East Branch and the Minooka Branch Aux Sable Creek sub watersheds. 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

1/10/2022

Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2201

SW ¼ of Section 12, Township 35 North, Range 8 East (Seward Township) on 25 acres. This parcel is located south of Jones Road, north of U.S. Route 52, east of Ridge Road, and west of County Line Road in Minooka, IL. The parcel is part of unincorporated Kendall County.

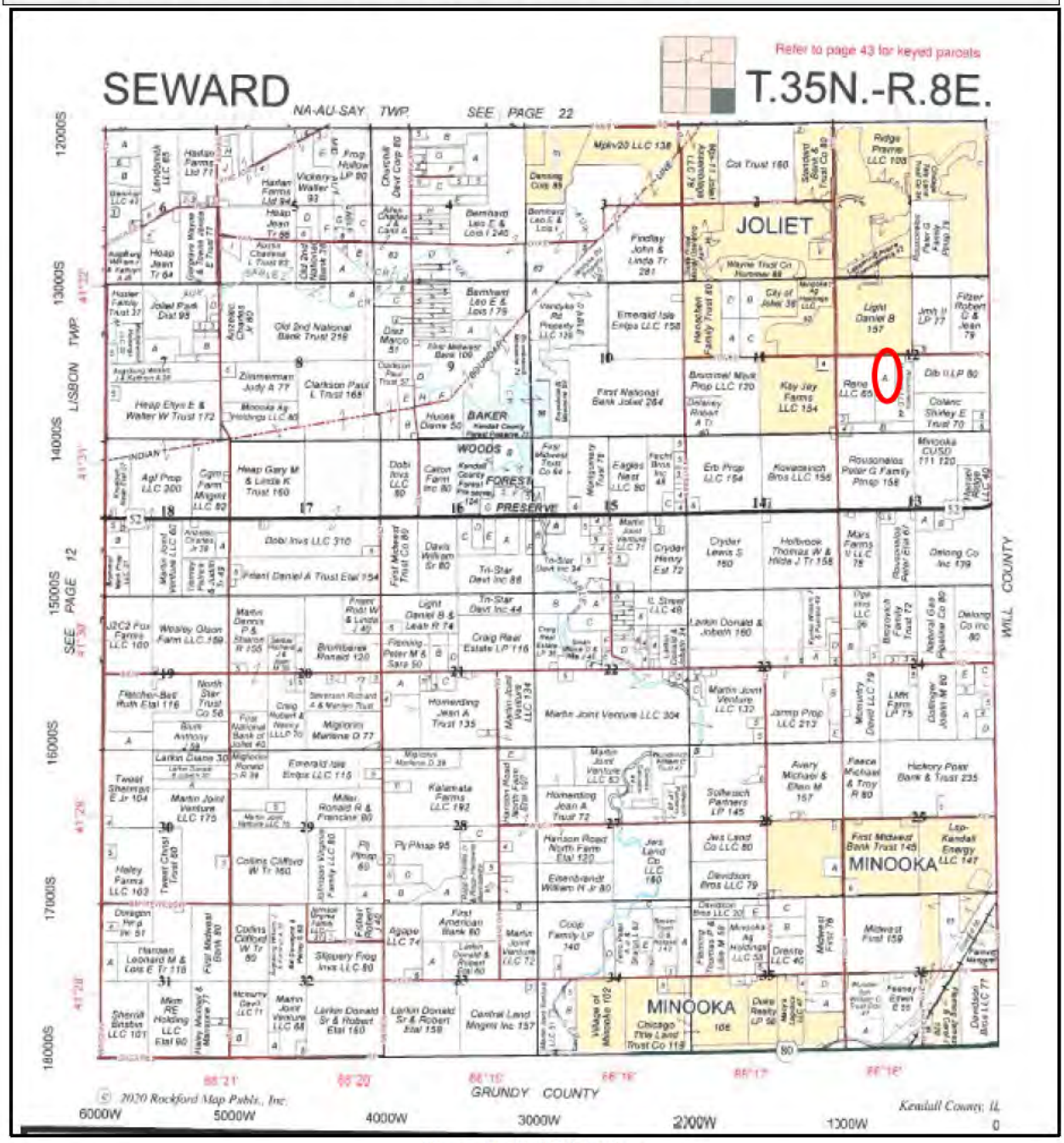

Figure 3: 2021 Plat Map

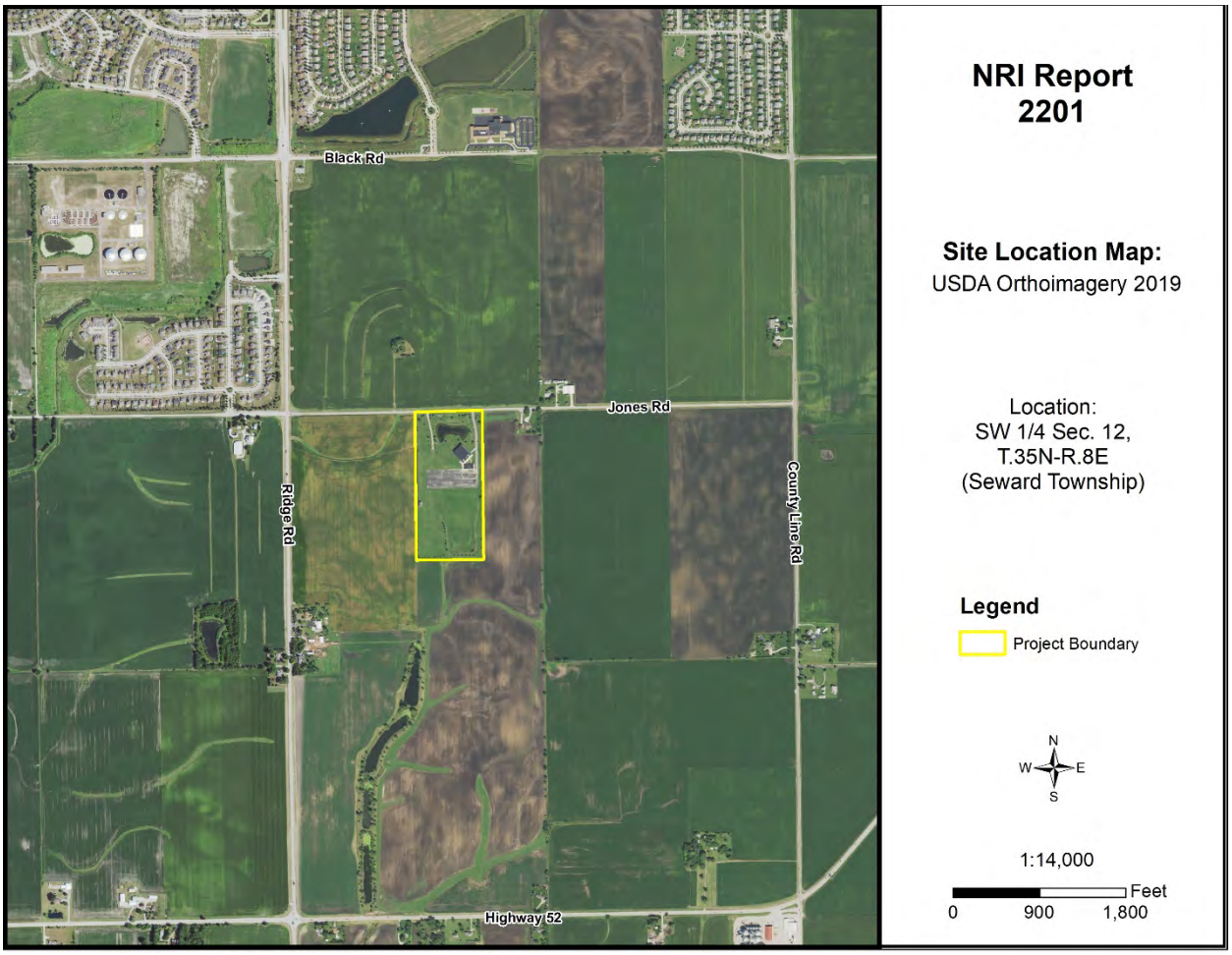

Figure 4: 2019 Aerial Map with NRI Site Boundary

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) are <u>not</u> located on or near the parcel in question (PIQ). There are, however, a series of ponds located approximately 900 feet south of the parcel to be aware of considering much of the site drains to the south.

[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.

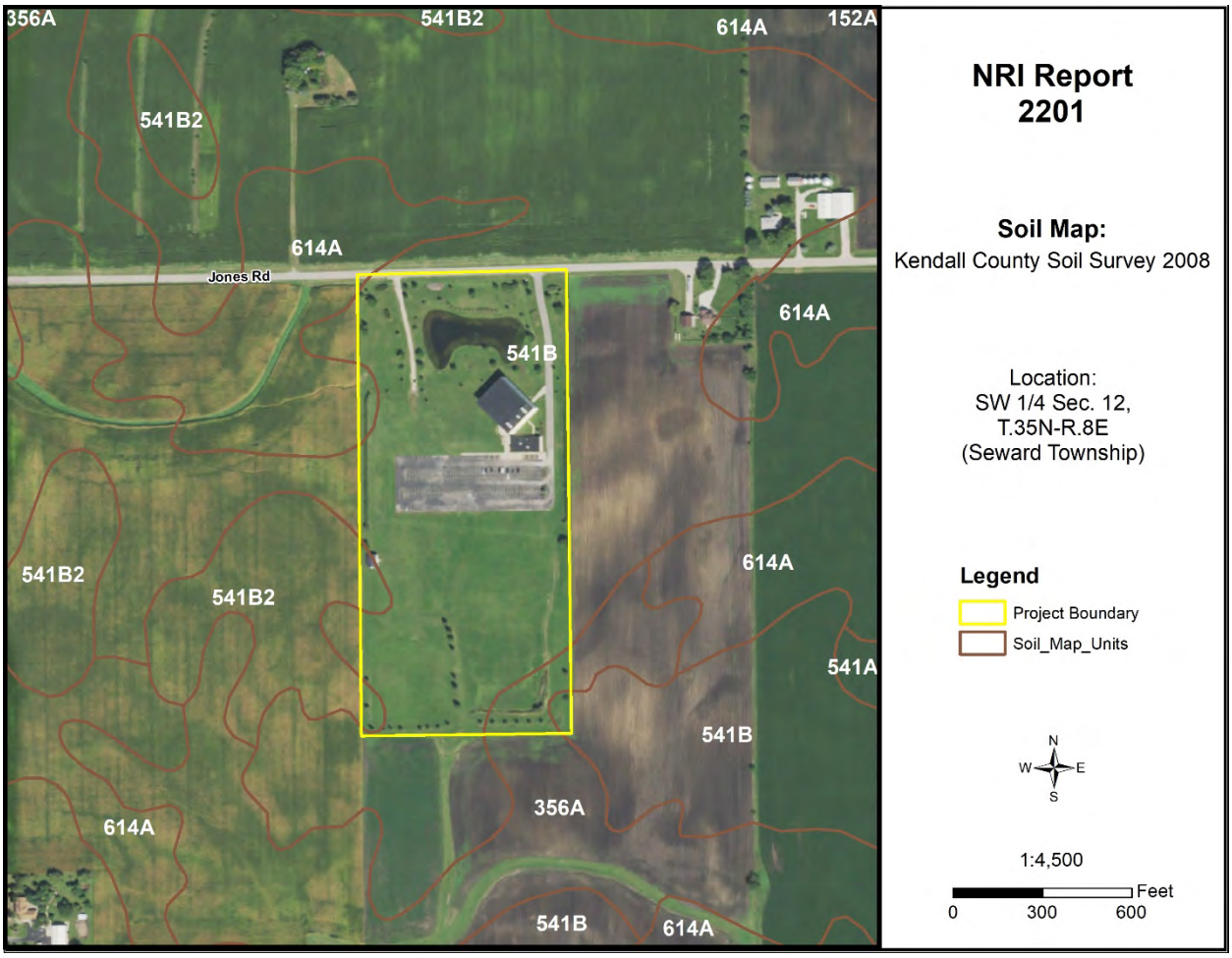

Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
356A	Elpaso silty clay loam, 0-2% slopes	1.1	4.4%
541B	Graymont silt loam, 2-5% slopes	23.1	92.0%
541B2	Graymont silt loam, 2-5% slopes, eroded	0.6	2.4%
614A	Chenoa silty clay loam, 0-2% slopes	0.3	1.2%

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 Buildings – 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	%
356A	**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; Depth to saturated zone; Frost action; Low strength; Shrink-swell	**Unsuitable/Very Limited:** Wet	1.1	4.4%
541B	**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; Ponding; Depth to saturated zone	**Suitable/Not Limited**	23.1	92.0%
541B2	**Somewhat Limited:** Shrink-swell; Slope	**Somewhat Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action; Low strength; Shrink-swell; Ponding; Depth to saturated zone	**Suitable/Not Limited**	0.6	2.4%
614A	**Somewhat Limited:** Depth to saturated zone; Shrink-swell	**Very Limited:** Depth to saturated zone; Dusty; Unstable excavation walls; Ponding; Too clayey	**Somewhat Limited:** Depth to saturated zone; Dusty	**Very Limited:** Low strength; Depth to saturated zone; Frost action; Shrink-swell; Ponding	**Suitable/Not Limited**	0.3	1.2%
% Very Limited	**4.4%**	**5.6%**	**4.4%**	**100%**	**4.4%**		

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 & Streets

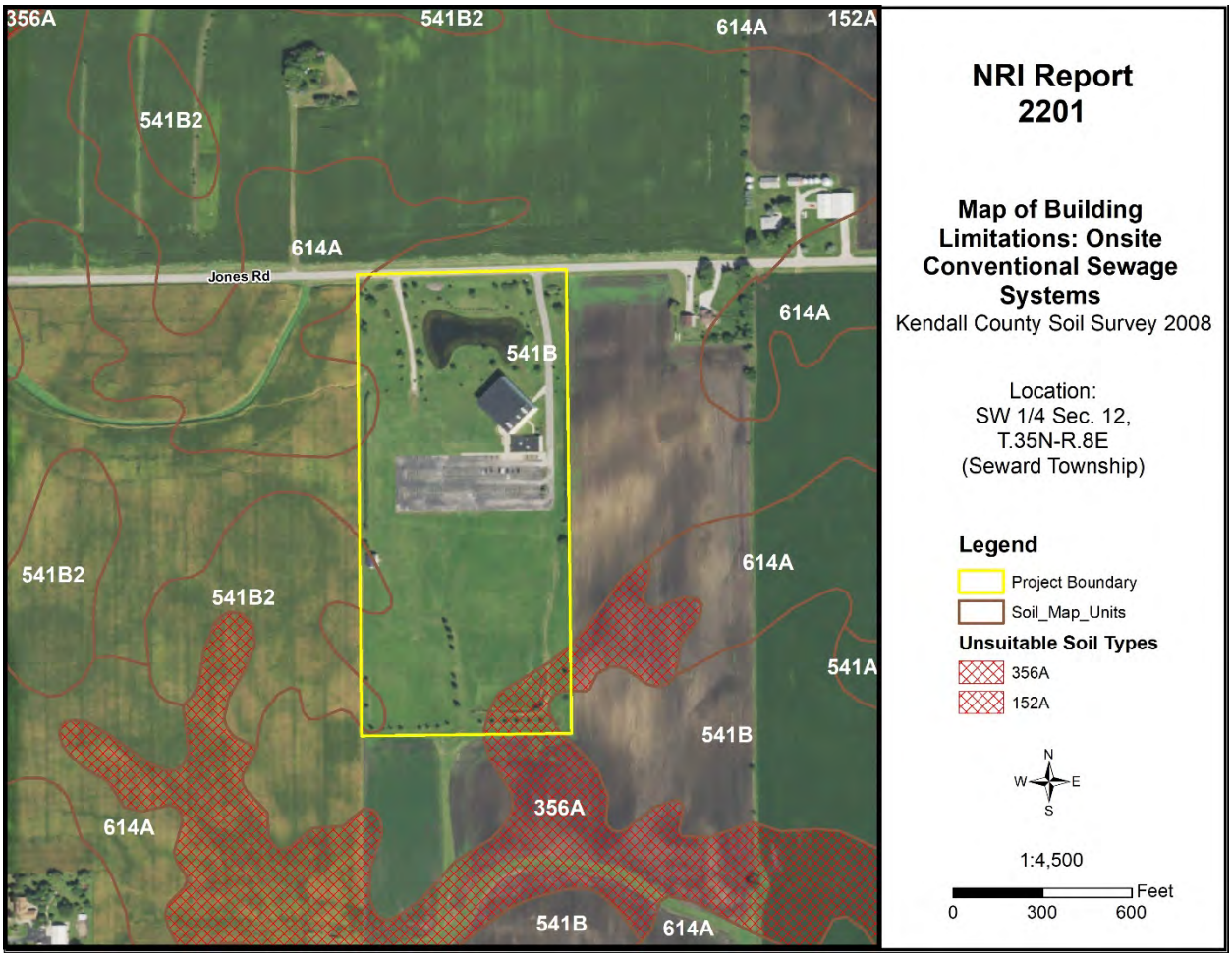

Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

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
356A	B/D	Negligible	January – May **Upper Limit**: 0.0’-1.0’ **Lower Limit:** 6.0’ June – December **Upper Limit**: -- **Lower Limit:** --	January – May **Surface Water Depth**: 0.0’-0.5’ **Duration**: Brief (2 to 7 days) **Frequency**: Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: --	January – December **Duration**: -- **Frequency**: None
541B	C	Low	January **Upper Limit**: -- **Lower Limit:** -- February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.3’ May – December **Upper Limit**: -- **Lower Limit:** --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
541B2	C	Medium	January **Upper Limit**: -- **Lower Limit:** -- February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.3’ May – December **Upper Limit**: -- **Lower Limit:** --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
614A	C/D	Low	January – May **Upper Limit**: 1.0’-2.0’ **Lower Limit:** 2.1’-4.3’ June – 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 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
356A	0-2%	Slight	1.1	4.4%
541B	2-5%	Slight	23.1	92.0%
541B2	2-5%	Moderate	0.6	2.4%
614A	0-2%	Slight	0.3	1.2%

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
356A	Prime Farmland if drained	1.1	4.4%
541B	Prime Farmland	23.1	92.0%
541B2	Prime Farmland	0.6	2.4%
614A	Prime Farmland	0.3	1.2%
% Prime Farmland	**100%**		

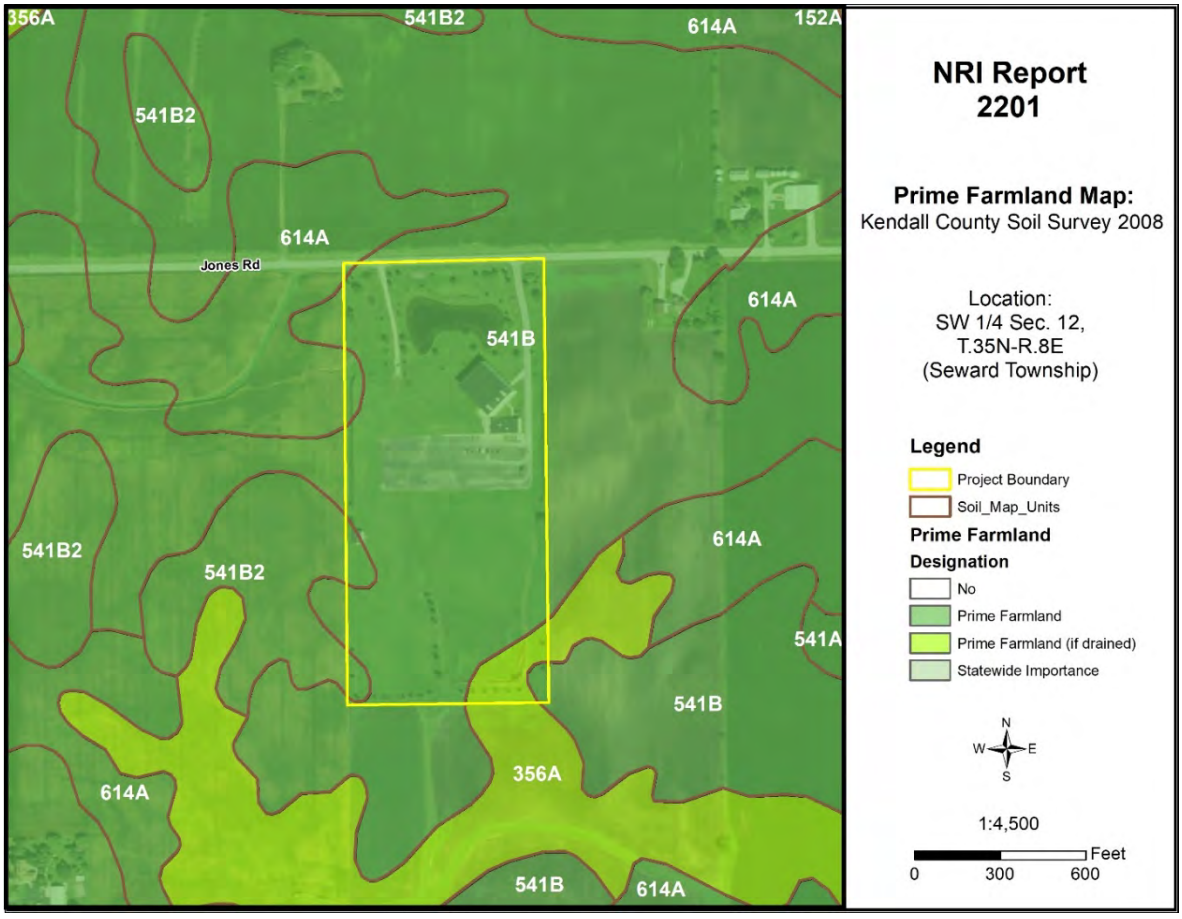

Figure 7: Map of Prime Farmland Soils

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)
356A	1	100	1.1	110
541B	2	94	23.1	2,171.4
541B2	3	87	0.6	52.2
614A	3	87	0.3	26.1
Totals			**25.1**	**2359.7**
LE Calculation			(Product of relative value / Total Acres) 2359.7 / 25.1 = 94.01	
LE Score			**LE = 94**	

The Land Evaluation score for this site is 94, indicating that this site 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)	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)	10
	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)	6
	2. Availability of public water system. (10-8-6-0)	6
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	0
	Site Assessment Score:	**89**

The Site Assessment score for this site is 89. The Land Evaluation value (94) is added to the Site Assessment value (89) to obtain a LESA Score of 183. 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: 94 + **Site Assessment Value:** 89 = **LESA Score: 183**

The LESA Score for this site is 183 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-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

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

This parcel is located on topography (slopes 0 to 5%) that generally decreases from north to south and an elevation range of approximately 635'-654' above sea level. According to the FEMA Floodplain Map, the parcel in question does not contain floodway or floodplain. The parcel drains predominantly to the south with the land north of the existing building draining to the north.

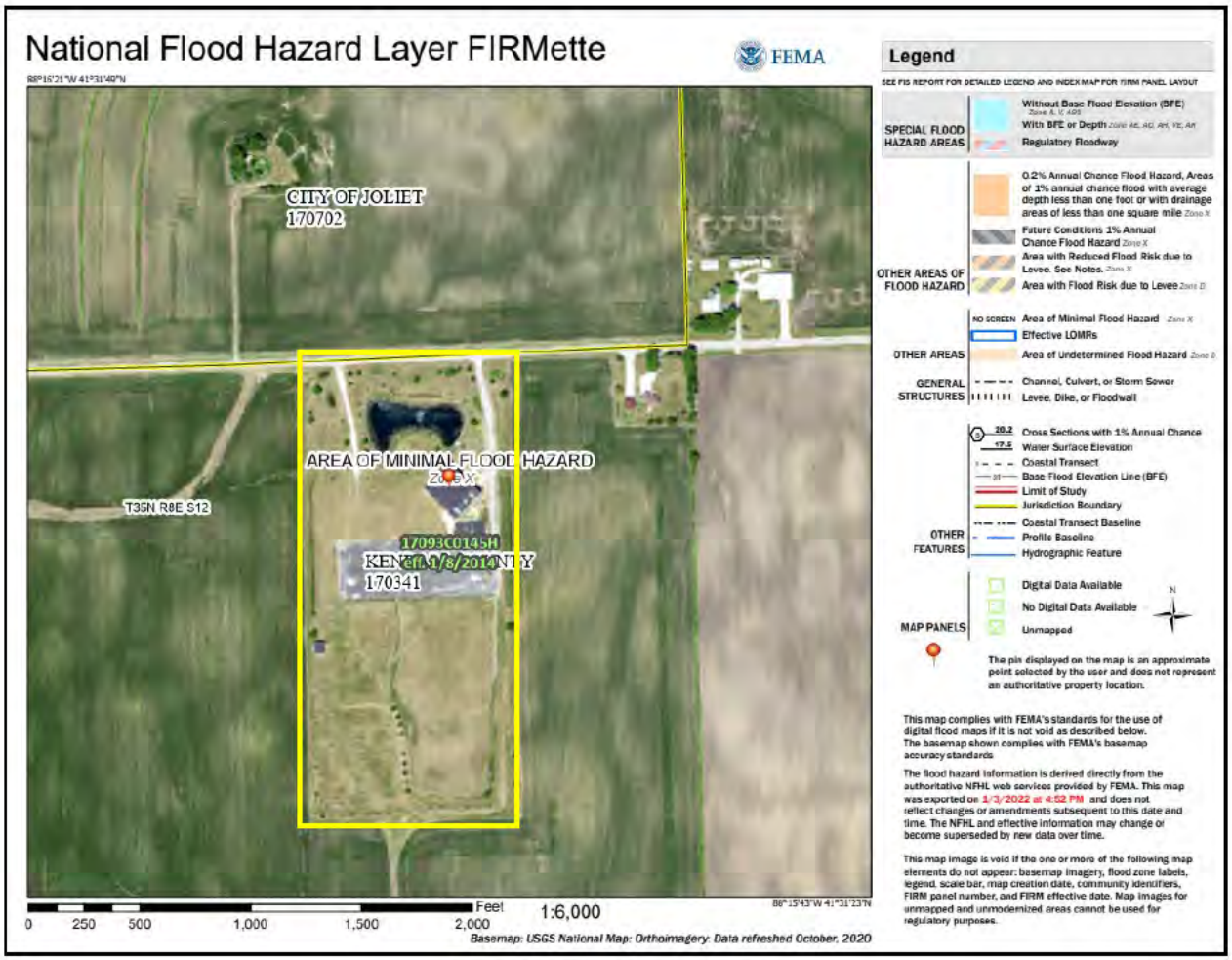

Figure 8: FEMA Floodplain Map

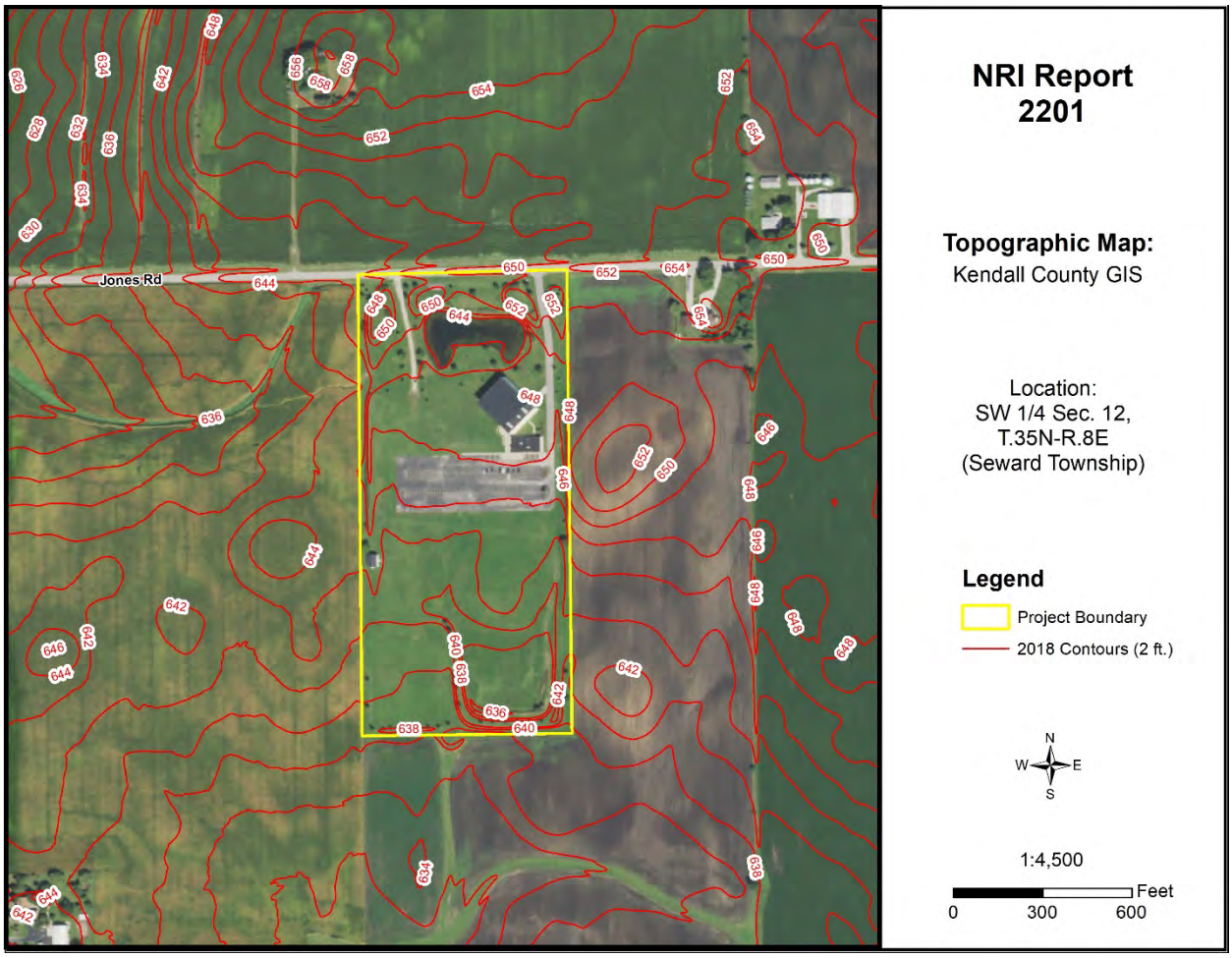

Figure 9: Topographic Map

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 near the border of the East Branch and the Minooka Branch Aux Sable Creek sub watersheds.

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.*

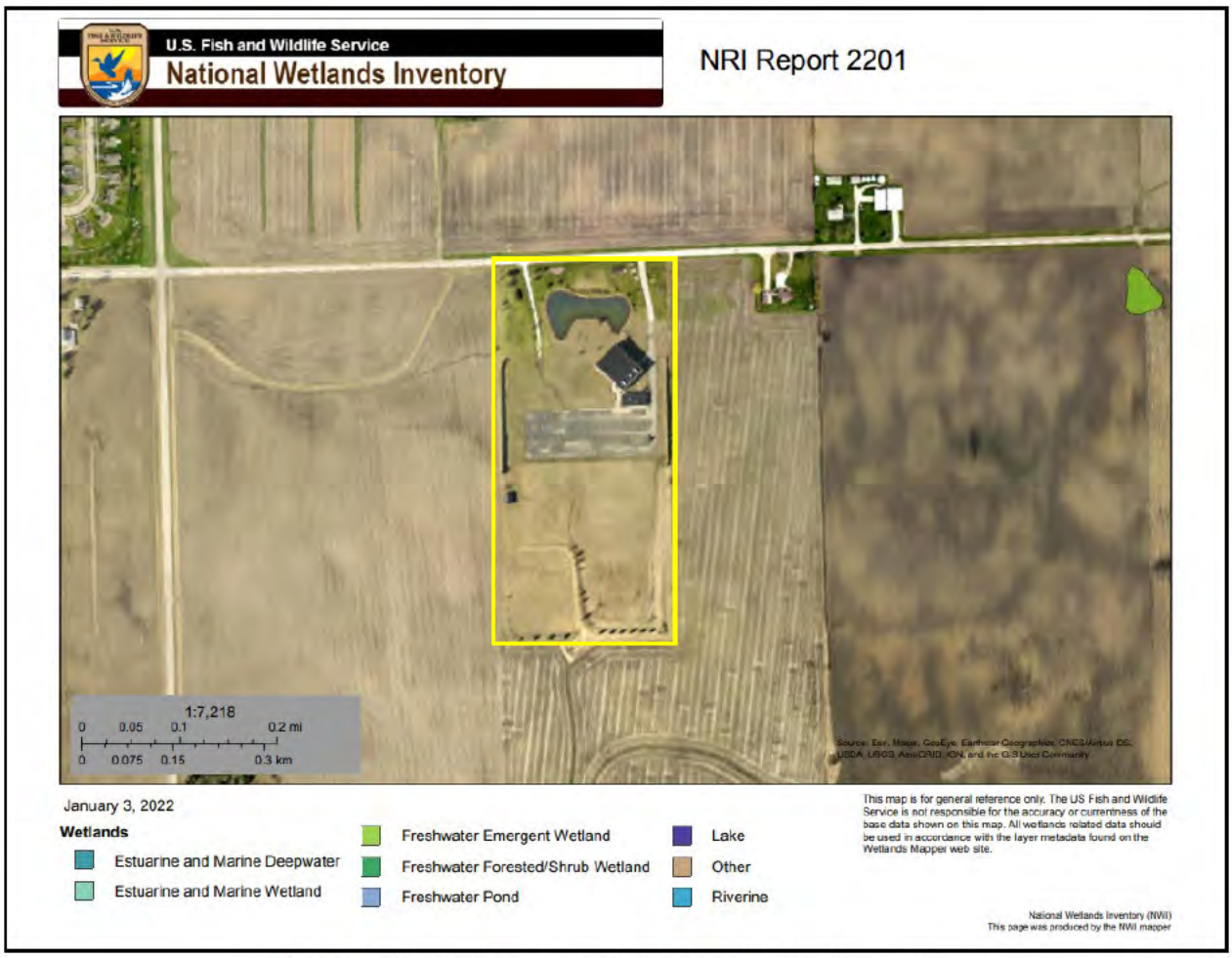

Figure 10: Wetland Map – USFWS National Wetland Inventory

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
356A	Poorly Drained	Hydric	No	1.1	4.4%
541B	Moderately Well Drained	Non-Hydric	Yes	23.1	92.0%
541B2	Moderately Well Drained	Non-Hydric	Yes	0.6	2.4%
614A	Somewhat Poorly Drained	Non-Hydric	Yes	0.3	1.2%

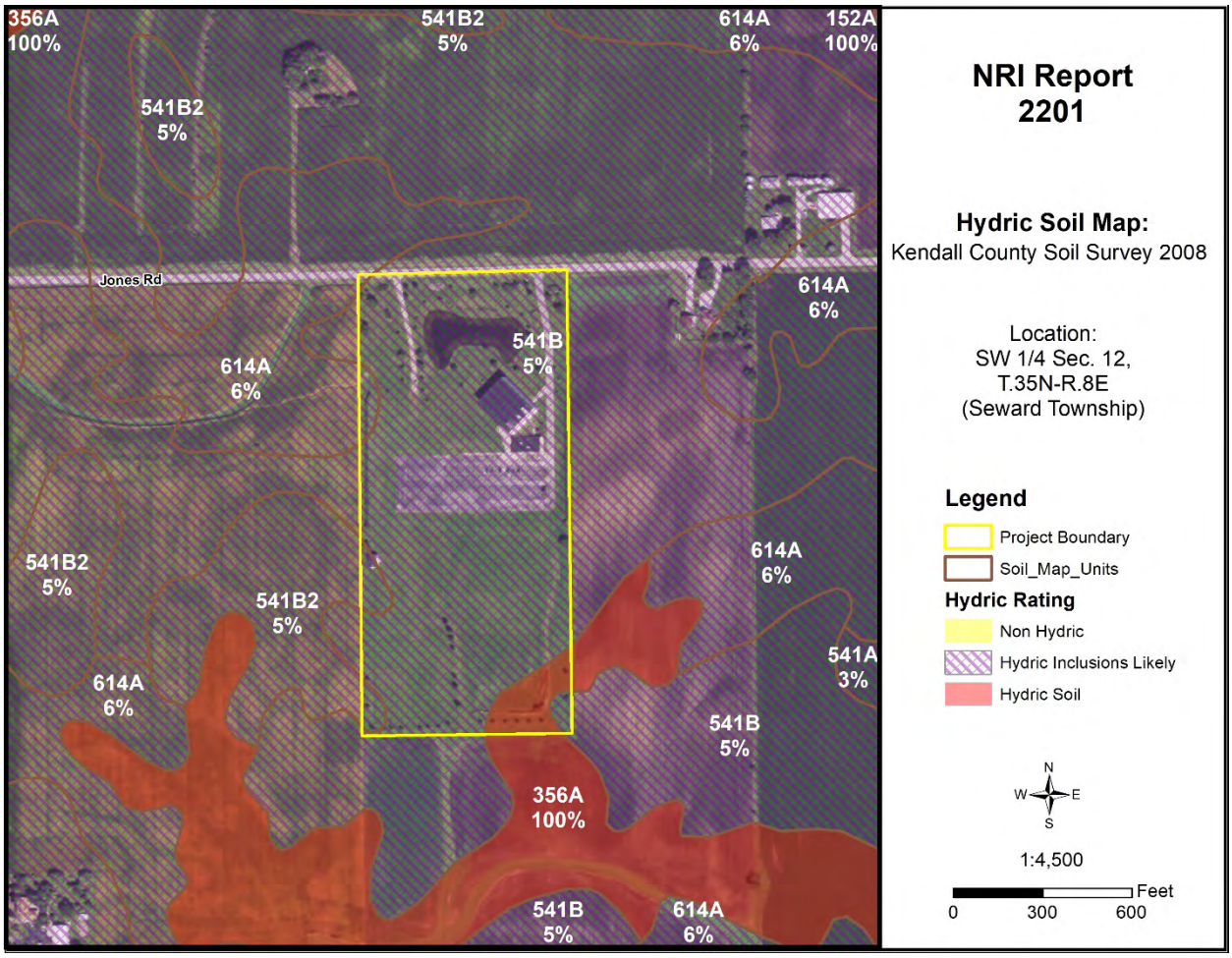

Figure 11: Hydric Soil Map

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

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

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

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

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

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

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

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

PALUSTRINE - Name given to inland 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.

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DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
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(630) 553-4141 Fax (630) 553-4179

Petition 22-04
John and Laura Gay
Major Amendment to an Existing
A-1 Special Use – Kennel

INTRODUCTION
In November 2019, the County Board approved a special use permit and related variance to allow a kennel at the subject property through Ordinance 2019-33. This Ordinance required that the site be developed substantial in accordance with an attached site plan.

On December 21, 2021, the Petitioners submitted a major amendment to the existing special use permit altering the site plan in the following ways:

1. Shifting the building orientation; the proposed building size remains the same.
2. Shifting the access for the special use slightly southeast to provide separation between the residence and business.
3. Moving the parking area from the northwest side of the building to the southwest side of the building; the number of parking spaces remains unchanged.
4. Modifying the emergency access road to include a one hundred percent (100%) concrete surface area and hammerhead turnaround.

The application materials are included as Attachment 1. The updated Engineering Plans, submitted on January 19, 2022, are included as Attachment 2. Ordinance 2019-33 is included as Attachment 3. The survey is included as Attachment 4. Building elevations are included as Attachment 5. The Petitioners submitted an updated landscaping plan on January 19, 2022, which is included as Attachment 6.

SITE INFORMATION
PETITIONER John and Laura Gay

ADDRESS 3601 Plainfield Road

LOCATION

TOWNSHIP Oswego

PARCEL # 03-28-100-004

LOT SIZE 5.18 Acres (Gross) 4.77 (Proposed Special Use Area)

EXISTING LAND USE Agricultural/Farmstead

ZONING A-1 Agricultural District with a Special Use Permit for a Kennel

LRMP

Current Land Use	Agricultural and Single-Family Residential
Future Land Use	Suburban Residential (Max 1.0 Du/Acre)
Roads	Plainfield Road is a County Road Classified as a Major Collector.
Trails	None
Floodplain/ Wetlands	None, but Morgan Creek runs along the Northeastern Boundary of the Property.

REQUESTED ACTION Major Amendment to an Existing Special Use Permit by Changing the Site Plan

APPLICABLE REGULATIONS Section 7:01.D.29 – A-1 Special Uses – Permits Kennels to be Located in the A-1 District with Restrictions

Section 13:08.O – Major Amendments to Exist Special Use

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Suburban Residential (Max 1.0 DU/Acre)	A-1 (County) R-2 (Oswego)
South	Agricultural/Farmstead	A-1	Commercial	A-1 and R-1
East	Agricultural	A-1	Suburban Residential	A-1
West	Single-Family Residential	A-1	Suburban Residential	A-1 (County) R-2 (Oswego)

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on December 21, 2021, and consultation was terminated (see Attachment 1, Page 8).

NATURAL RESOURCES INVENTORY

NRI application submitted on September 12, 2019, as part of the original application for special use. The LESA Score was 170 indicating a low level of protection. The NRI Report is included as Attachment 7.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township was emailed information on December 23, 2021.

OSWEGO FIRE PROTECTION DISTRICT

Oswego Fire Protection District was emailed information on December 23, 2021. On January 3, 2022, the Oswego Fire Protection District submitted an email noting that the building had to be alarmed and have sprinklers. The email also requested an auto-turn exhibit and that the proposed turnaround area was sixty feet (60') short on the right side. The Petitioners submitted an auto-turn exhibit on January 19, 2022. The Oswego Fire Protection District requested that no landscaping or obstructions be in the area, a block or stop be installed to prevent apparatus from falling off the hard surfaced area, low growth or height landscaping in the area beyond the parking stop, and "No Parking-Fire Lane" markings or signage in the area. The emails and exhibit were included as Attachment 8.

VILLAGE OF OSWEGO

The Village of Oswego was emailed information on December 23, 2021.

ZPAC

ZPAC reviewed the proposal on January 4, 2022. Discussion occurred regarding the new driveway. It was clarified that the existing eastern access point would be removed. The Petitioners' Engineer agreed to provide the information requested by the Oswego Fire Protection District. The Sheriff's Department expressed concerns regarding traffic congestion and that the sign be placed in an appropriate location to prevent lines-of-sight issues. The septic system was still under design. The Planning, Building and Zoning Department requested improved area calculations because, based on the information provided, the area of improvement was close to the threshold for requiring a stormwater permit, if the berms were not installed. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were included as Attachment 9.

GENERAL
The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance was required to the distance from the kennel to non-residentially zoned property.

The conditions placed in Ordinance 2019-33 were as follows:

1. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
2. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
3. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
4. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
5. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
6. A maximum of one hundred (100) pets may be on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
9. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
13. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
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.

The Petitioners dedicated the land for a right-of-way as outlined in condition 2.

As of the date of this memo, neither the Sheriff's Department nor the Planning, Building and Zoning Department have received complaints against the kennel operation at this property.

BUSINESS OPERATION
According to the information provided to the County in 2019, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

BUILDING AND BUILDING CODES
As noted in the engineering plans (see Attachment 2), the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the northeast and twenty-four (24') from the building to the southeast. The fenced area would be approximately three thousand two hundred thirty (3,230) square feet in size and serve as a play area for the dogs and other pets at the facility.

According to the building elevations included as Attachment 5, the building shall consist of multiple rooms including a lobby, manager's office, restroom, bathroom, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets.

Building and Occupancy Permits will be required for the new building.

ENVIRONMENTAL HEALTH
The well would be located northeast of the building. The septic field would be located southeast of the building and turnaround area (See Attachment 2, Pages 7 and 8). The Petitioners indicated that they were working with the Health Department regarding well and septic facilities.

ROAD ACCESS
The property fronts Plainfield Road. As part of the proposed amendment, a new driveway would connect Plainfield Road and the kennel. The width of the entrance is twenty-two feet (22') per Attachment 2, Page 6. This document also shows the removal of the existing southeastern access point.

PARKING AND INTERNAL TRAFFIC CIRCULATION
The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible.

The turnaround around would be twenty feet (20') wide.

LIGHTING
The Petitioners plan to install one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Eleven (11) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting that location of these lights can be found on the elevations (See Attachment 5, Pages 5 and 6). The exact light fixtures are not known.

SIGNAGE
The Petitioners plan to have one (1) non-illuminated sign along Plainfield Road. The sign location is shown on the landscaping plan (Attachment 6). The Petitioners were allowed to have one (1) sign per their original special use permit.

LANDSCAPING
The Petitioners plan to install approximately eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials in substantially the sizes and locations as shown on the landscaping plan (Attachment 6). The landscaping plan also shows one (1) approximately four foot (4') tall berm. All landscaping was planned to be installed by June 1, 2022.

As noted on Attachment 2, Page 5, seven (7) existing trees are in front of the house will be protected with fencing. One (1) tree will be removed.

STORMWATER
Per the Kendall County Stormwater Management Ordinance, a stormwater permit will be required for the berm. Also, a stormwater management permit will be required if the total improved area is greater than forty-five thousand (45,000) square feet. The Petitioners submitted a stormwater permit application on January 19, 2022, and the documents were still under review as of the date of this memo.

NOISE CONTROL
The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

REFUSE PLAN
The Petitioners plan to install a four foot by eight foot (4' X 8') refuse enclosure to the northeast of the parking lot southwest of the building. The enclosure is proposed to be fenced with a six feet (6') tall wood board privacy fence with double gates per Attachment 2, Page 6.

SECURITY
One (1) future gate is planned near the entrance to the property as shown on the landscaping plan (Attachment 6).

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. **Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.**

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. **As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, septic systems, and the new driveway access.**

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. **Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise 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 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 amendment to an existing special use permit for a kennel subject to the following conditions:

1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan included as Attachment 2, elevations included as Attachment 5, landscaping plan included as Attachment 6, and auto-turn exhibit included as Attachment 8, page 2.
2. The vegetation and berm outlined in the landscaping plan included as Attachment 6 shall be installed in the quantities outlined and described in the landscaping plan and shall be installed by June 1, 2022. The Planning, Building and Zoning Committee may extend this deadline upon the request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Planning, Building and Zoning Department.
3. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
5. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
6. This special use permit and major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS
1. Application Materials (Including Business Plan)
2. Engineer Plans
3. Ordinance 2019-33
4. Plat of Survey
5. Elevations
6. Landscaping Plan
7. NRI Report
8. Oswego Fire Protection District Emails and Auto-Turn Exhibit
9. January 4, 2022 ZPAC 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 The Pet's Home **FILE #:**_____

NAME OF APPLICANT
John Gay and Laura Gay

CURRENT LANDOWNER/NAME(s)
John Gay and Laura Gay

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
4.773	3601 Plainfield Road, Oswego, Il	03-28-100-004

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agricultural/Residential	A-1	

REQUESTED ACTION (Check All That Apply):

____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.)

__X__ AMENDMENT TO A SPECIAL USE (__X__ Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Patti A. Bernhard	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		[redacted]

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Lee Bryan	[redacted]	[redacted]

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		[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** 12/21/2024

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
Major Amendment to a Special Use

DETAILED DESCRIPTION OF PROPOSED USE

Petitioner is seeking to construct a Kennel facility on the property commonly known as 3601 Plainfield Road, Oswego, IL (the "Property"). On November 19, 2019, Kendall County (the "County") passed Ordinance Number 2019-33 granting a special use and an associated variance to permit the operation of a kennel on the Property (the "Special Use").

Since approval of the Special Use, the anticipated operations of the kennel have not changed. The kennel will primarily offer pet daycare, boarding, and grooming services such as bathing, teeth cleaning and nail services. Petitioner plans to hire five (5) employees to assist with the day-to-day operations and the business hours of operation will be from 6:00am to 6:00pm Monday through Friday. The primary goal of this use is to provide a much-needed service of pet daycare in the community while pet owners are at work, boarding services while the pet owner is out of town, and pet grooming. The peak hours for the use will be during morning and evening rush hours, which is when the pet owners are expected to drop off and pick up their pet. Petitioner's property is situated on approximately 4.773 acres and the Kennel facility will be approximately 4,150 square feet consisting of separate play areas for small, medium, and large dogs. Each of the play areas will have access to outdoor play areas for the corresponding pet size and the outdoor play area will be enclosed in by a 6-foot tall privacy fence. In addition, Petitioner is proposing "pet suites" to board the pets comfortably. As illustrated on the site plan submitted herewith, the refuse enclosure will be 6 feet tall and enclosed with a wood privacy fence and gate.

The current request before the County is for a major amendment to the Special Use to allow changes to the approved site plan as detailed on the plans submitted herewith. Additional details regarding the request for a major amendment may be found in the Petition for Development Relief, which has been submitted with the corresponding application materials.

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

201800008546
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 6/21/2018 10:58 AM
WD: 39.00 RHSPS FEE: 10.00
STATE TAX: 355.50
COUNTY TAX: 177.75
PAGES: 4

FIRST AMERICAN TITLE
FILE # 2913639

Preparer File: 2913639
FATIC No.: 2913639

THE GRANTOR(S) Richard J. Zwart Jr. and Beaty Zwart, husband and wife, of the Village of Oswego, County of KENDALL, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to John Gay and Laura Gay, husband and wife, as tenants by the entirety, of [redacted] all interest in the following described Real Estate situated in the County of KENDALL in the State of IL, to wit:

HUSBAND AND WIFE

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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(s): 03-28-100-004

Address(es) of Real Estate: 3601 Plainfield Rd.
Oswego, IL 60543

Dated this 29 day of May ,20 18

[redacted]
Richard J Zwart Jr

[redacted]
Beaty Zwart

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
177.75 JM

STATE OF ILLINOIS
STATE TAX
JUN.21.18
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00000015491
REAL ESTATE TRANSFER TAX
0035550 JM
FP326656

First American Title Insurance Company

...ity Deed - Individual

4

STATE OF ILLINOIS
COUNTY OF KENDALL SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard J. Zwart Jr. and Beaty Zwart, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.

Given under my hand and official seal this 29 day of May, 20 18.

LISA A COFFEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 14, 2020

[redacted]
Notary Public

Prepared by:
Law Office of Lisa A. Coffey, P.C.
3408 Orchard Road
Oswego, IL 60543

Mail to:
John & Laura Gay
[redacted]

Name and Address of Taxpayer:
John & Laura Gay
[redacted]

Exhibit "A" – Legal Description

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PLAT ACT AFFIDAVIT
(Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF KENDALL)

Richard Jr. and Beary Zwart, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at [redacted]
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below: [redacted]

A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);

B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies;
1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land or highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
10. The preparation of a plat for wind energy devices under Sec.10-620 of the Property Tax Code.
11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

SUBSCRIBED and SWORN TO before me
this 9th day of May, 2018.

[redacted]
Signature of Notary Public

LISA A COFFEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 14, 2020

[redacted]
Signature of Affiant

201800006546 4/4

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Civil & Environmental Consultants, Inc
Contact: Thomas Green
Address: [redacted]

IDNR Project Number: 2208084
Date: 12/21/2021
Alternate Number: 313-348

Project: The Pets Home Resort and Spa
Address: 3601 Plainfield Road, Oswego

Description: Construction of a proposed single story commercial buidling with parking lot and associated site utilities.

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
37N, 8E, 28

IL Department of Natural Resources Contact
Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kendal County Planning, Building & Zoning Dept
Matt 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.

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

PETITION TO KENDALL COUNTY

FOR A MAJOR AMENDMENT TO A SPECIAL USE

THE UNDERSIGNED Petitioner, John Gay & Laura Gay (hereinafter the "Petitioner(s)"), as the owner of the property legally described on **Exhibit A** (hereinafter the "Property"), respectfully petitions Kendall County (the "County") to (i) approve a major amendment to an existing special use; and (ii) to approve such other relief from the Kendall County Zoning Ordinance (the "Code") as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

1. The Property consists of approximately 4.773 acres, commonly known as 3601 Plainfield Road, Oswego, Illinois 60543;
2. The existing land uses surrounding the Property are as follows:
    a. North: A-1 Zoning in unincorporated Kendall County: vacant farmland & residential home
    b. East: A-1 Zoning in unincorporated Kendall County: vacant farmland
    c. Southeast: A-1 Zoning in unincorporated Kendall County: vacant farmland
    d. Southwest: A-1 Zoning in unincorporated Kendall County: Farm & residential homes
    e. West: R-2 Single-Family Residence District in Oswego: Residential homes
3. The Property is zoned A-1 (Agricultural) in unincorporated Kendall County;
4. The Property is currently improved with a single-family home in which- the Petitioners reside;
5. Petitioner seeks to develop a portion of the Property into a Kennel offering pet daycare,

boarding, and grooming services;

6. The County passed Ordinance Number 2019-33 approving a Special Use on the Property and an associated variance to permit the operation of a Kennel on the Property (the "Special Use").
7. The Petitioner now seeks to amend the site plan that was approved along with the Special Use to provide a more efficient design as depicted on Exhibit B.
8. The modifications to the site plan are as follows:
    a. Building orientation shifted, though the size of the proposed building remains the same.
    b. The access to the Special Use shifted slightly southeast to provide separation between the residence and business.
    c. The designated parking area has been moved from the northwest side of the building to the southwest side of the building. The number of parking spaces provided remains unchanged.
    d. The emergency access road has been modified to include 100% concrete surface and a hammer-head turn around.
9. The intent of the Special Use is not altered by the amendments made to the site plan.
10. Petitioner's amendment to the Special Use does not alter the standards for a special use, which Petitioner met as a result of the Special Use approval as follows:

a. 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; and

Upon granting the Special Use, the County determined the Special use would not be detrimental to the public health, safety, morals, comfort, or general welfare. The

immediately adjacent properties to the north, east, and southeast are vacant farmland also zoned A-1 in Kendall County. There are no existing structures on adjacent properties within 100 feet of the Property line. Taking into account the residential properties to the west and southwest of the Property, Petitioner thoughtfully planned the proposed kennel location to be situated on the east end of the Property, thereby well-exceeding the 250' setback requirement from any residential district set forth in the Code. In addition, Petitioner has a waste management plan as well as a noise management plan in connection with the operation of the special use. Petitioner will install 6-foot tall fencing surrounding the perimeter of the proposed Kennel and its outdoor play area. The aforementioned modifications to the approved site plan under the Special Use are minor in scope. The re-orientation of the proposed building, parking, and access will not endanger the public health, safety, morals, comfort, or general welfare.

b. 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; and

Petitioner's plan for the special use involves taking measures above and beyond what is otherwise required pursuant to the Code. As previously mentioned, the Property is essentially surrounded by vacant farmland similarly zoned A-1 in Kendall County. Taking into consideration the nearby residential zoned properties in Oswego, Petitioner thoughtfully positioned the proposed kennel further east, thereby exceeding the 250' setback requirement from properties zoned residential. In addition, 6-foot privacy

fencing will be provided around the perimeter of the Kennel facility to ensure the safety of the animals as well as maintain privacy from the nearby properties. Petitioner will also install any necessary security lighting and will not allow animals to be located outside at times other than during the hours of operation, which will comply with the standards set forth in the Code. The modifications to the site plan will not alter these conditions.

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

Petitioner is not proposing new access points to the Property for ingress and egress. Petitioner's home is currently located on the west end of the Property fronting Plainfield Road. Since there is already an existing curb cut, Petitioner's plan shows a driveway extending to the single-family home, as well as an extension of the driveway leading to the rear of the Property for customer access to the Kennel. Petitioner will provide adequate parking for its employees and customers in compliance with County requirements.

As it relates to plumbing, Petitioner is working with the Health Department to ensure all plumbing will comply with the Health Department's standards. In addition, the modifications made to the site plan ensure the Special Use will not require additional drainage facilities for stormwater.

d. *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; and*

Along with the Special Use, the County previously approved a variance from the 150' setback requirement from any property not zoned Residential due to the unique lot configuration of the Property. In all other respects, the special use conforms to the

applicable regulations set forth in the Code and the modifications to the site plan do not require any additional variances. In addition, Petitioner's hours of operation will be from 6:00am-6:00pm, and Petitioner will ensure the animals will be indoors by sunset in compliance with the Code.

e. *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 County found the Special Use is consistent with the Land Resource Management Plan (LRMP) in that the Property will still be used as a residence for the Petitioners who will be the sole owners and operators of the Kennel and these conditions will not change as a result of the proposed modifications to the approved site plan. The LRMP identifies specific goals and objectives with respect to Agricultural uses and specifically encourages opportunities for locally owned businesses while protecting the existing character of rural areas *(LRMP – Kendall County Northern Three Townships p. 34 & 44).* Traditional agricultural uses in Kendall County encourage farm animals and dairy and livestock farming. The Special Use involves animals, but is limited to household pets and will operate on a much smaller scale of less intensity than traditional farming operations. Therefore, the special use is consistent with the LRMP goals and objectives as it relates to Agricultural uses.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner respectfully petitions the County to (i) approve a major amendment to an existing special use; and (ii) to approve such other relief from the Kendall Zoning Ordinance as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 21st day of December, 2021

PETITIONER:
John Gay & Laura Gay

By: [redacted]
Rosanova & Whitaker, Ltd.
Attorney for Petitioners

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHWEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PIN: 03-28-100-004

FINAL ENGINEERING PLANS

THE PETS' HOME PET RESORT & SPA

3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

LEGEND

PROPOSED	EXISTING	DESCRIPTIONS
		BOUNDARY PROPERTY LINE
		PROPERTY LINE
		RIGHT-OF-WAY
		UNDERLYING PROPERTY LINE
		CENTER LINE
		EASEMENT LINE
		SETBACK LINE
		SECTION LINE
715	715	INDEX (MAJOR) CONTOUR
711	711	INTERMEDIATE (MINOR) CONTOUR
X X	x x x x	EXISTING FENCE LINE
/ / / /		EXISTING WOOD FENCE LINE
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		PAVEMENT SHOULDER
ST	ST	STORM PIPE
		DOWNSPOUT SERVICE LINE
W	W	WATER LINE
SAN	SAN	SANITARY SEWER LINE
FM	FM	PROPOSED FORCEMAIN
G	G	GAS LINE
OH-W	OH-E	OVERHEAD WIRE
E	E	ELECTRIC LINE
C	C	CABLE LINE
FO	FO	FIBER OPTIC LINE
T	T	TELEPHONE LINE
		GUIDE RAIL
		TREELINE
		PROPOSED TRENCH BACKFILL
		PROPOSED CONCRETE
		PROPOSED PAVEMENT
		PROPOSED RIPRAP
		PROPOSED STRIPING
		BUILDING
5.00%		PROPOSED SLOPE LABEL
595.68	595.68	PROPOSED SPOT ELEVATION
000.00TW 000.00BW 000.00TC 000.00FL	000.00TW 000.00BW 000.00TC 000.00FL	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION TOP OF CURB ELEVATION FLOWLINE ELEVATION
S	S	SANITARY MANHOLE
		CLEANOUT
		FLARED END SECTION
D	D	STORM MANHOLE
		STORM CATCH BASIN (ROUND LID)
		STORM CATCH BASIN (CURB LID)
		STORM CURB INLET
		STORM INLET (CIRCULAR)
		STORM INLET (SQUARE)
		STORM BEEHIVE INLET
		STORM DRAIN OR DOWNSPOUT
W	W	WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
E	E	ELECTRIC CONTROL CABINET (ABOVE GRADE)
E	E	ELECTRIC HANDHOLE
T	T	TRANSFORMER
E	E	ELECTRIC METER
		LIGHT STANDARD
		UTILITY POLE
TR	TR	TRAFFIC MANHOLE
		TELEPHONE PULL BOX (FLUSH WITH GRADE)
		TELEPHONE BOX/CABINET (ABOVE GRADE)
C	C	CABLE MANHOLE
		FIBER OPTIC BOX/CABINET (ABOVE GRADE)
FO	FO	FIBER OPTIC MANHOLE
GMK	GMK	GAS LINE MARKER
	MH	MANHOLE (UNKNOWN)
		DIRECTION OF FLOW
		OVERLAND FLOOD ROUTE

SITE MAP
SCALE: 1" = 500'

ABBREVIATIONS (NOT ALL USED)

REC.	RECORD DATA
MEAS.	MEASURED DATA
DEED	DEEDED DATA
R.	RADIUS
A.	ARC DATA
ROW	RIGHT OF WAY
PL	PROPERTY LINE
CL	CENTERLINE
PU & DE	PUBLIC UTILITY & DRAINAGE EASEMENT
BC	BACK OF CURB
TC	TOP OF CURB
FL	FLOWLINE
EP	EDGE OF PAVEMENT
P	PAVEMENT
EG	EDGE OF GRAVEL
EC	EDGE OF CONCRETE
EB	EDGE OF PAVER BRICK
SW	SIDEWALK
BW	BACK OF WALK
FW	FRONT OF WALK
WW	WINDOW WELL
G	GROUND
TEL	TELEPHONE
E	ELECTRIC
CATV	CABLE TELEVISION
INV	INVERT
TWL	TOP OF WALL
BWL	BOTTOM OF WALL
TF	TOP OF FOUNDATION
LO	LOOK OUT
WO	WALK OUT
GF	GARAGE FLOOR
HWL	HIGH WATER LEVEL
NWL	NORMAL WATER LEVEL
LNA	LIMITS OF NATURAL AREA

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

ILLINOIS LAW REQUIRES ANYONE DIGGING TO CALL JULIE AT 1-800-892-0123 AT LEAST 48 HOURS/TWO WORKING DAYS PRIOR TO THE START OF EXCAVATION AND THE PROJECT MUST BEGIN WITHIN 14 CALENDAR DAYS FROM THE CALL.

PROJECT TEAM

OWNER

JOHN AND LAURA GAY
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543
PH: ([redacted])
CONTACT: JOHN GAY
PH: ([redacted])

ARCHITECT

GREGORY E. LYONS - ARCHITECT, INC.
635 TROTTER DRIVE
COAL CITY, ILLINOIS 60416
PH: (815) 210-8089
CONTACT: GREGORY E. LYONS, PRINCIPAL

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1230 EAST DIEHL ROAD, SUITE 200
NAPERVILLE, ILLINOIS 60563
PH: (630) 963-6026
FX: (630) 963-6027
CONTACT: TOM GREEN, P.E., P.L.S., CFM

CONTRACTOR

LINBLAD CONSTRUCTION COMPANY OF JOLIET, INC.
717 E CASS STREET
JOLIET , IL 60432
PH: (815) 726-6254
CONTACT: LEE BRYAN

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES - 1
C101	GENERAL NOTES - 2
C200	TOPOGRAPHIC EXHIBIT
C300	DEMOLITION PLAN
C400	DIMENSION PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	STORMWATER POLLUTION PREVENTION PLAN
C800	DETAILS

BENCHMARKS:

SITE BENCHMARKS SET USING TRIMBLE VRS GPS RTK NETWORK

HORIZONTAL DATUM
ILLINOIS STATE PLANE-EAST ZONE (NAD83)

VERTICAL DATUM
NAVD 88, GEOID 12A

SITE BENCHMARKS:

1. MAG NAIL IN THE NORTH SIDE OF DRIVEWAY ENTRANCE FROM PLAINFIELD ROAD TO PROPERTY KNOWN AS 3598 PLAINFIELD ROAD. SAID DRIVEWAY IS OPPOSITE THE SOUTH DRIVEWAY ENTRANCE TO THE SUBJECT SITE.

   ELEVATION=669.33

2. MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD SOUTH OF FIELD ENTRANCE TO SOUTH PROPERTY ADJACENT TO SUBJECT SITE. SAID MAG NAIL IS 35.6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT SITE.

   ELEVATION=670.56

3. MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD 13.5± FEET SOUTH OF THE CENTER LINE OF THE HEADWALL OF MORGAN CREEK ALONG THE NORTH PROPERTY LINE OF THE SUBJECT SITE. SAID MAG NAIL IS 23.6 FEET WET OF FOUND 3/4-INCH PINCHTOP NEAR THE NORTHWEST PROPERTY CORNER OF THE SUBJECT SITE.

   ELEVATION=668.28

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, THOMAS J. GREEN, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED BELOW. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF JANUARY, 2022.

[redacted]
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. [redacted]
REGISTRATION VALID THROUGH NOVEMBER 30, 2023
(NOT VALID WITHOUT ORIGINAL SIGNATURE)

THOMAS J. GREEN [redacted] LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

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*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

COVER SHEET

DATE:	01/19/2022
DWG SCALE:	AS SHOWN
PROJECT NO:	313-348
APPROVED BY:	*TJG
DRAWN BY:	MAJ
CHECKED BY:	TJG

DRAWING NO.: C000
SHEET 1 OF 10

1 GENERAL NOTES

A DEFINITIONS
(1) WHENEVER IN THESE PROJECT TECHNICAL SPECIFICATIONS THE FOLLOWING TERMS ARE USED, THE INTENT AND MEANING SHALL BE INTERPRETED AS FOLLOWS:
(a) GOVERNING AGENCY: GOVERNMENT OR REGULATORY ENTITY WITH AUTHORITY TO IMPLEMENT AND ENFORCE SPECIFIC LAWS, PERMIT REQUIREMENTS, OR CONSTRUCTION REQUIREMENTS
(b) OWNER: ENTITY OR INDIVIDUAL FOR WHOM THE PROJECT IS BEING PERFORMED
(c) CONTRACTOR: ENTITY OR INDIVIDUAL RESPONSIBLE FOR PERFORMING CONSTRUCTION ACTIVITIES AND FURNISHING ALL LABOR, MATERIALS, EQUIPMENT AND OTHER INCIDENTAL WORK NECESSARY FOR THE SUCCESSFUL COMPLETION OF THE PROJECT AND FOR CARRYING OUT ALL DUTIES AND OBLIGATIONS IMPOSED BY THE CONTRACT
(d) ENGINEER: LICENSED PROFESSIONAL ENGINEERING ENTITY, OR LICENSED PROFESSIONAL ENGINEER AND/OR AUTHORIZED AGENT(S), WHO REPRESENTS THE OWNER DURING THE CONSTRUCTION PHASE OF THE PROJECT WORK
(e) GEOTECHNICAL ENGINEER: LICENSED PROFESSIONAL ENGINEERING ENTITY, OR LICENSED PROFESSIONAL ENGINEER AND/OR AUTHORIZED AGENT(S), WHO, BY REPRESENTING THE OWNER, IS INVOLVED WITH THE PRINCIPLES, PROPERTIES AND BEHAVIOR OF EARTH MATERIALS WITH REGARD TO THE PROJECT WORK
(f) PROJECT DRAWINGS / PLANS: THE DRAWINGS THAT DEFINE THE REQUIRED SITE DEVELOPMENT ACTIVITIES AND IMPROVEMENTS
(g) IDOT STANDARD SPECIFICATIONS: THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATIONS (IDOT) "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" INCLUDING ALL APPLICABLE CURRENT SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS

B GOVERNING REGULATIONS
(1) ALL PROJECT ACTIVITIES AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY REGULATIONS IN THE EVENT OF CONFLICT WITH THESE PROJECT TECHNICAL SPECIFICATIONS, OR THE INDICATED REFERENCE SPECIFICATIONS, THE GOVERNING AGENCY REGULATIONS SHALL APPLY

C REFERENCE STANDARDS AND SPECIFICATIONS
(1) SITE DEVELOPMENT ACTIVITIES AND IMPROVEMENTS, INCLUDING SITE PREPARATION AND DEMOLITION, EARTHWORK, SANITARY SEWERS, STORM DRAINAGE, WATER SUPPLY, PAVEMENT, LIGHTING, LANDSCAPE IMPROVEMENTS, AND EROSION/SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REFERENCE SPECIFICATIONS INDICATED THROUGHOUT THESE PROJECT TECHNICAL SPECIFICATIONS ALL REFERENCE SPECIFICATIONS SHALL BE INCORPORATED INTO AND MADE A PART OF THE PROJECT TECHNICAL SPECIFICATIONS WHEN THE REFERENCE SPECIFICATIONS CONFLICT WITH PROJECT TECHNICAL SPECIFICATIONS, PROJECT TECHNICAL SPECIFICATIONS SHALL GOVERN

D CONTRACT GENERAL CONDITIONS
(1) THESE PROJECT TECHNICAL SPECIFICATIONS SUPPLEMENT THE ENGINEERING PLANS, THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, AND OTHER SUPPLEMENTAL DOCUMENTS THAT COMPRISE THE OVERALL PROJECT CONTRACT THESE PROJECT TECHNICAL SPECIFICATIONS ADDRESS THE INTENT AND REQUIREMENTS OF THE PROJECT DESIGN AS INDICATED ON THE PROJECT DRAWINGS (PLANS) UNLESS SPECIFICALLY ADDRESSED IN THE PLANS OR THESE PROJECT TECHNICAL SPECIFICATIONS, GENERAL CONDITIONS SUCH AS BID ITEMS, QUANTITIES, UNIT PRICES, TERMS OF PAYMENT, CHANGE MANAGEMENT, CONSTRUCTION SCHEDULE, SUBMITTALS, AND OTHER CONDITIONS ARE DEFINED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR
(2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONARY TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK
(3) THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE SITE IMPROVEMENT CONSTRUCTION WORK DESCRIBED IN THE PLANS AND THESE PROJECT TECHNICAL SPECIFICATIONS
(4) THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS
(5) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR FOLLOWING FINAL ACCEPTABLE BY THE OWNER AND THE GOVERNING AGENCIES

E QUALITY CONTROL OF MATERIALS
(1) MATERIALS SHALL BE INSPECTED, SAMPLED, AND TESTED BEFORE, DURING, AND AFTER THEY ARE INCORPORATED INTO THE WORK THE TIMING OF THESE ACTIVITIES SHALL BE AS APPROPRIATE FOR THE MATERIALS BEING PLACED AND THE PROPERTIES (COMPOSITION, GRADATION, DENSITY, STRENGTH, COMPACTION, ETC) BEING EXAMINED THE REQUIREMENTS FOR QUALITY TESTING ARE SPECIFIED WITHIN THE APPLICABLE SECTIONS OF THESE PROJECT TECHNICAL SPECIFICATIONS
(2) MATERIALS NOT CONFORMING TO THE REQUIREMENTS OF THE PROJECT TECHNICAL SPECIFICATIONS AT THE TIME THEY ARE USED OR INSTALLED WILL BE CONSIDERED UNACCEPTABLE AND SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS PROPERLY INSTALLED IN PLACE AT THE CONTRACTOR'S EXPENSE
(3) WHEN MATERIAL TEST RESULTS ARE NOT WITHIN SPECIFICATION TOLERANCES, THE SUPPLIER SHALL MAKE APPROPRIATE ADJUSTMENTS AT ITS SOURCE TO CORRECT THE ISSUE
(4) MATERIAL INSPECTIONS, SAMPLING, AND TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY/LABORATORY WITH SUITABLE CAPABILITIES AND EXPERIENCE THE TESTING ENTITY SHALL BE RETAINED BY CONTRACTOR OR OWNER, AS REQUIRED OR AS SPECIFIED IN THE CONTRACT DOCUMENTS

2 EXISTING CONDITIONS & SITE PREPARATION

A EXISTING CONDITIONS
(1) EXISTING CONDITIONS AS DEPICTED ON THE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION IF CONDITIONS ARE ENCOUNTERED, BEFORE OR DURING CONSTRUCTION, THAT ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY
(2) IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE PLANS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT THE CONTRACTOR SHALL BE FAMILIAR WITH ALL SHEETS IN THE PLANS FOR CONSTRUCTION CONTRACTOR SHALL SIMILARLY BE FAMILIAR WITH ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR OTHER PLANS, AS NECESSARY, FOR THE CONSTRUCTION OF THE OVERALL PROJECT
(3) CONTRACTOR SHALL IMMEDIATELY CORNER PINS, PERMANENT MONUMENTS, AND PERMANENT BENCHMARKS DURING CONSTRUCTION IF DISTURBED, CONTRACTOR SHALL HAVE ITEMS RESET BY A LICENSES SURVEYOR AT CONTRACTOR EXPENSE
(4) CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR EXPENSE

B EXISTING UTILITIES
(1) UNDERGROUND UTILITY INFORMATION SHOWN ON THE PLANS MAY BE BASED UPON A COMBINATION OF TOPOGRAPHIC SURVEY DATA, FIELD OBSERVATIONS, HISTORICAL UTILITY MAPS, OWNER-PROVIDED INFORMATION, OR OTHER AVAILABLE DATA FOR THE SITE THE PLANS CONSTITUTE A REPRESENTATION OF UTILITY LOCATIONS FROM BEST-KNOWN INFORMATION AVAILABLE TO THE ENGINEER THERE IS NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED
(2) CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES, UTILITY COMPANIES, AND PIPELINE COMPANIES KNOWN OR SUSPECTED TO HAVE BURIED CABLE, DUCT, SEWER, PIPES, ETC , WHICH MAY CONFLICT WITH THE PROJECT IMPROVEMENTS TO DETERMINE THE LOCATION AND DEPTH OF THE EXISTING UTILITIES
(3) IF CONFLICTS OCCUR AFTER THE EXISTING UTILITY CONDITIONS HAVE BEEN DETERMINED BY FIELD INVESTIGATIONS, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AND EITHER:
(a) ADJUST THE LOCATION AND DEPTH OF THE PROPOSED IMPROVEMENTS AS DIRECTED BY ENGINEER IN COOPERATION WITH THE OWNER, OR
(b) IF RELOCATION OF PROPOSED IMPROVEMENTS IS NOT FEASIBLE, CONTRACTOR SHALL WORK WITH OWNER AND ENGINEER TO MAKE ARRANGEMENTS WITH THE AFFECTED UTILITY COMPANIES TO HAVE THEIR UTILITIES PROTECTED OR RELOCATED
(4) ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABANDONMENT SHALL BE COORDINATE WITH THE APPROPRIATE UTILITY COMPANY / AGENCY

C EROSION / SEDIMENTATION CONTROL
(1) EROSION/SEDIMENTATION CONTROL MEASURES, AS INDICATED ON THE PLANS AND AS REQUIRED ELSEWHERE IN THESE PROJECT TECHNICAL SPECIFICATIONS, SHALL BE EMPLOYED DURING THE COURSE OF CONSTRUCTION OPERATIONS AND UNTIL SUITABLE GROUND COVERS ARE ESTABLISHED ON ALL CONSTRUCTION SITE AREAS
(2) EROSION-SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY INSTALLED AND FUNCTIONAL PRIOR TO ANY EARTH DISTURBING ACTIVITIES

D CONSTRUCTION ACCESS
(1) CONSTRUCTION INGRESS-EGRESS SHALL BE LIMITED TO DEFINED CONNECTIONS TO ADJACENT DRIVEWAYS AND PUBLIC ROADWAYS, AND AS INDICATED ON THE PLANS AND AS REQUIRED ELSEWHERE IN THESE PROJECT TECHNICAL SPECIFICATIONS

E TRAFFIC CONTROL
(1) THE CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL FOR WORK PERFORMED IN ACTIVE TRANSPORTATION AREAS, INCLUDING ANY SPECIFIC TRAFFIC CONTROL REQUIREMENTS AS INDICATED ON THE PLANS

F TEMPORARY CONSTRUCTION FENCING
(1) TEMPORARY CONSTRUCTION FENCES SHALL BE INSTALLED WHERE INDICATED ON THE PLANS AND WHERE REQUIRED BY THE ENGINEER TO RESTRICT ACCESS TO AND FROM CERTAIN AREAS SUCH FENCES SHALL BE MAINTAINED DURING CONSTRUCTION AND REMOVED WHEN ALL WORK ACTIVITIES ARE COMPLETED
(2) TEMPORARY CONSTRUCTION FENCES SHALL CONSIST OF 48_INCH-HIGH PLASTIC FABRIC, METAL FABRIC, OR WOOD LATTICE FENCE MATERIAL (APPROVED BY THE ENGINEER, PRIOR TO PLACEMENT) ATTACHED TO SUITABLE METAL POSTS THAT ARE SET AT 6_FOOT-OR LESS) INTERVALS AND ANCHORED AT LEAST 18 INCHES INTO THE GROUND
(3) TEMPORARY CHAIN LINK CONSTRUCTION FENCES SHALL BE PROVIDED WHERE INDICATED ON THE PLANS

G MATERIAL DISPOSAL
(1) ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE STATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR
(2) THE FOLLOWING SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND PROPERLY DISPOSED OF IN A LEGAL MANNER UNLESS OTHERWISE STATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE COST OF REMOVAL AND DISPOSAL SHALL BE INCLUDED IN THE FIXED OR UNIT PRICES FOR THE VARIOUS CONTRACT PAY ITEMS AND NO ADDITIONAL PAYMENT WILL BE ALLOWED THEREFOR
(a) ALL SURPLUS EXCAVATED MATERIALS
(b) CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS BUILDING MATERIALS, ASPHALT AND CONCRETE PAVEMENT MATERIALS, CULVERT AND SEWER PIPE, UTILITY AND DRAINAGE STRUCTURES, RETAINING WALLS (CONCRETE, STONE AND TIMBER), TREES, SHRUBS, AND MISCELLANEOUS LANDSCAPE FEATURES REMOVED DURING THE INSTALLATION OF THE PROJECT IMPROVEMENTS
(3) IF CONTRACTOR INTENDS TO DISPOSE OF GENERATED CONSTRUCTION / DEMOLITION DEBRIS MATERIALS OR EXCAVATED SOILS AT A REGULATED CLEAN CONSTRUCTION / DEMOLITION DEBRIS (CCDD) OR UNCONTAMINATED SOIL FILL OPERATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL ACTIONS REQUIRED BY 35 ILLINOIS ADMINISTRATIVE CODE 1100 PRIOR TO TRANSPORT OF THE MATERIALS / SOIL TO THE DISPOSAL FACILITY MATERIALS AND SOILS THAT DO NOT MEET CCDD AND UNCONTAMINATED SOIL CONSTITUENT LIMIT REQUIREMENTS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL FACILITY THE COST OF TESTING AND DOCUMENTATION TO EVALUATE THE MATERIALS / SOILS AND DETERMINE PROPER DISPOSAL REQUIREMENTS SHALL BE AS DEFINED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR
(4) SEE EARTHWORK OPERATIONS SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS

3 EARTHWORK OPERATIONS

A GENERAL
(1) EXCEPT WHERE MODIFIED BY THE FOLLOWING PROJECT TECHNICAL SPECIFICATIONS, ALL EARTHWORK OPERATION AND COMPACTION REQUIREMENTS SHALL BE IN CONFORMANCE WITH THE MATERIAL, INSTALLATION AND TESTING REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS
(2) EARTHWORK SHALL INCLUDE SITE CLEARING, TREE AND HEDGE REMOVAL, TOPSOIL AND ROOTMAT STRIPPING AND STOCKPILING, EARTH AND FILL MATERIAL EXCAVATION, CONSTRUCTION OF EMBANKMENTS AND SLOPES, PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILL AREAS, PAVEMENT AREAS, AND STRUCTURAL FILL AREAS, REMOVAL AND DISPOSAL OF SURPLUS AND UNSUITABLE EXCAVATED MATERIALS, TOPSOIL PLACEMENT, AND FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES INDICATED ON THE PLANS
(3) PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS, CONTRACTOR SHALL NOTIFY ANY UTILITY PROTECTION SERVICE OR OTHER GOVERNING AGENCY, AS MAY BE REQUIRED

B TOPSOIL AND ROOTMAT REMOVAL
(1) EXISTING TOPSOIL SHALL BE REMOVED FROM PROPOSED PAVEMENT AND BUILDING AREAS, NON-STRUCTURAL FILL AREAS, AND STRUCTURAL FILL AREAS SUFFICIENT EXISTING TOPSOIL SHALL BE STOCKPILED FOR FUTURE USE AS TOPSOIL REPLACEMENT WHEN APPROVED BY GEOTECHNICAL ENGINEER, STRIPPED TOPSOIL MAY BE USED AS NON-STRUCTURAL FILL TO DESIGN ELEVATIONS TOPSOIL NOT USED FOR REPLACEMENT OR FOR NON-STRUCTURAL FILL SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF, UNLESS DIRECTED BY OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY OWNER
(2) TOPSOIL SUPPLIED FROM OFF-SITE SOURCES SHALL BE NATURAL, FERTILE AGRICULTURAL SOIL MATERIAL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH IT SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER, AS DETERMINED IN ACCORDANCE WITH AASHTO T194 IT SHALL CONTAIN NOT LESS THAN 12% NOR MORE THAN 50% CLAY AND THE SAND CONTENT SHALL NOT EXCEED 55%, BOTH AS DETERMINED IN ACCORDANCE WITH AASHTO T88 THE PH SHALL BE BETWEEN 5 0 AND 8 0 TOPSOIL MATERIAL SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN 1-INCH IN DIAMETER, OR OTHER LITTER OR WASTE PRODUCTS IT SHALL BE A LOAMY MIXTURE HAVING AT LEAST 90% PASSING THE NO 10 SIEVE
(3) WITHIN PROPOSED PAVEMENT AND BUILDING AREAS WHERE THERE IS NO EXISTING TOPSOIL, THE SURFACE LAYER OF ORGANIC MATERIAL (FRIABLE SOIL CONTAINING ROOTS OR OTHER VEGETATIVE MATTER) SHALL BE REMOVED BEFORE STARTING FILL AND COMPACTION OPERATIONS SUCH REMOVED MATERIAL MAY BE USED AS NON-STRUCTURAL FILL IF THIS MATERIAL IS NOT USED AS NON-STRUCTURAL FILL, IT SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF

C EXCAVATION
(1) EXISTING EARTH AND FILL MATERIALS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE EXCAVATED AS NECESSARY TO ESTABLISH THE ELEVATIONS, CONTOURS, AND DRAINAGE PATTERNS INDICATED ON THE PLANS EXCAVATED MATERIALS CLASSIFIED BY GEOTECHNICAL ENGINEER AS SUITABLE STRUCTURAL FILL MATERIAL SHALL BE USED TO CONSTRUCT COMPACTED SUBGRADES WITHIN THE PROJECT BUILDING AND PAVEMENT AREAS EXCESS MATERIALS NOT NEEDED FOR FILLING OR FOR THE CONSTRUCTION OF BERMS OR EMBANKMENTS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. UNLESS DIRECTED BY THE ENGINEER OR OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY THE OWNER
(2) ROCK MATERIALS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE EXCAVATED TO A MINIMUM OF 6 INCHES BELOW SUBGRADE LEVELS OF PROPOSED PAVEMENTS AND PIPE BEDDING ROCK MATERIALS SHALL BE REMOVED TO A MINIMUM OF 18 INCHES BELOW BUILDING AND STRUCTURE FOUNDATIONS ROCK MATERIALS SHALL BE DEFINED AS BOULDERS ONE CUBIC YARD OR GREATER IN VOLUME AND ALL MATERIALS IN LEDGES, BEDDED DEPOSITS, AND CONGLOMERATE DEPOSITS THAT EXHIBIT THE PHYSICAL CHARACTERISTICS OF ROCK, AS DETERMINED BY GEOTECHNICAL ENGINEER EXCAVATED ROCK MATERIALS NOT USED FOR FILLING OR FOR CONSTRUCTION OF BERMS OR EMBANKMENTS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, UNLESS DIRECTED BY THE ENGINEER OR OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY THE OWNER
(3) EXCAVATED MATERIAL CLASSIFIED BY THE GEOTECHNICAL ENGINEER AS UNSTABLE OR UNSUITABLE FOR STRUCTURAL FILL PURPOSES AND NOT NEEDED FOR NON-STRUCTURAL FILL, SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF, UNLESS DIRECTED BY THE ENGINEER OR OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY THE OWNER
(4) EXCAVATIONS SHALL BE MAINTAINED IN A WELL-DRAINED CONDITION AT ALL TIMES TEMPORARY DRAINAGE (DEWATERING) FACILITIES SHALL BE PROVIDED WHERE SURFACE RUNOFF IS NOT POSSIBLE OR EFFECTIVE SUCH FACILITIES SHALL BE OPERATED DURING THE ENTIRE COURSE OF EARTHWORK OPERATIONS DEWATERING FACILITIES SHALL INCLUDE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES, AS INDICATED ELSEWHERE IN THESE PROJECT TECHNICAL SPECIFICATIONS UNLESS OTHERWISE STATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE COST OF TEMPORARY DRAINAGE FACILITIES AND DEWATERING ACTIVITIES SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS PAY ITEMS OF THE WORK

D FILL PLACEMENT
(1) BEFORE PLACING ANY FILL WITHIN PAVEMENT OR STRUCTURAL AREAS, THE EXISTING SUBGRADE SHALL BE COMPACTED AS INDICATED IN THE "COMPACTION" SECTION OF THESE PROJECT TECHNICAL SPECIFICATIONS PAVEMENT SUBGRADE AREAS SHALL BE PROOF-ROLLED THE CONDITION OF SUBGRADES SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO PAVING OPERATIONS WHERE POSSIBLE, PROOF-ROLLING SHALL BE ACCOMPLISHED WITH AT LEAST FOUR PASSES OF A FULLY LOADED TANDEM AXLE DUMP TRUCK BELOW-GRADE FOOTING OR FOUNDATION AREAS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION INSTALLATION SOFT, UNSTABLE, OR OTHERWISE UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED AS DIRECTED BY GEOTECHNICAL ENGINEER
(2) STRUCTURAL FILL MATERIALS SHALL BE SOIL MATERIALS THAT CAN BE COMPACTED TO DEVELOP A STABILITY SATISFACTORY TO THE GEOTECHNICAL ENGINEER STRUCTURAL FILL MATERIALS SHALL NOT CONTAIN FROZEN MATERIAL OR ANY MATERIAL WHICH, BY DECAY OR OTHERWISE, MIGHT RESULT IN SITE OR FOUNDATION SETTLEMENT
(3) MATERIAL TYPES FOR STRUCTURAL FILL PURPOSES:
(a) SUITABLE FINE-GRAINED SOILS - SOIL MATERIALS THAT COMPLY WITH ASTM D2487 SOIL CLASSIFICATION GROUP CL AND MEET THE FOLLOWING REQUIREMENTS:
(I) LABORATORY MAXIMUM MODIFIED DRY DENSITY OF 110 PCF OR GREATER WHEN DETERMINED IN ACCORDANCE WITH ASTM D1557
(II) PLASTICITY INDEX GREATER THAN 12
(III) LIQUID LIMIT LESS THAN 45
(IV) PARTICLE SIZE DISTRIBUTION WITH GREATER THAN 50% PASSING THE NO 200 SIEVE
(b) SUITABLE COARSE-GRAINED SOILS - SOIL MATERIALS THAT COMPLY WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP AND SC
(c) BITUMINOUS CONCRETE AND GRANULAR BASE MATERIALS REMOVED FROM EXISTING PAVEMENT AREAS MAY BE USED AS STRUCTURAL FILL, SUBJECT TO GRADATION, PLACEMENT, AND COMPACTION CONTROL BY GEOTECHNICAL ENGINEER
(d) IMPERVIOUS CLAY LAYERS (LINERS) SHALL BE CONSTRUCTED OF IMPERVIOUS CLAY SOILS EXCAVATION THAT HAVE A PLASTIC INDEX GREATER THAN 15 AND A MOISTURE CONTENT GREATER THAN OPTIMUM AND ARE FREE OF STONES BIGGER THAN 2-INCH AVERAGE SIZE
(4) UNSUITABLE FILL - SOIL MATERIALS THAT ARE NOT IN CONFORMANCE WITH THE STATED CRITERIA FOR STRUCTURAL FILL MATERIAL SHALL NOT BE USED AS STRUCTURAL FILL
(5) INSTALLED FILL LAYERS SOFTENED OR OTHERWISE DAMAGED BY RAIN, PONDED WATER, OR CONSTRUCTION ACTIVITIES SHALL BE SCARIFIED, DRIED, AND RECOMPACTED, OR REMOVED AND REPLACED THIS WORK, EVEN IF PERFORMED AFTER LIFT OR FILL ACCEPTANCE, SHALL BE INCIDENTAL TO THE VARIOUS PAY ITEMS OF THE WORK
(6) UNSUITABLE SUBGRADE CONDITIONS
(a) WITHIN AREAS OF NEW OR RECONSTRUCTED PAVEMENTS, SPECIFIC REQUIREMENTS FOR REMOVAL AND REMEDIAL PROCEDURES SHALL BE AS DIRECTED BY GEOTECHNICAL ENGINEER SOFT OR OTHERWISE UNACCEPTABLE SUBGRADE MATERIALS SHALL TYPICALLY BE REMEDIATED BY REMOVAL AND REPLACEMENT IN SITU UNCONFINED COMPRESSIVE STRENGTH IS 2.0 TSF AND THE IN SITU MOISTURE CONTENT IS NO MORE THAN 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT PER ASTM D1557 WHEN THE DEPTH OF UNSUITABLE MATERIAL IS EXCESSIVE AND DOES NOT WARRANT COMPLETE REMOVAL, REMEDIAL PROCEDURES SHALL TYPICALLY REQUIRE REMOVAL OF UNSUITABLE SUBGRADE MATERIAL PLACEMENT OF A GEOTEXTILE FABRIC (MIRAFI 600X OR APPROVED EQUAL), AND SUFFICIENT AGGREGATE FILL (IDOT CA-1 OR ALTERNATE ACCEPTABLE GRANULAR MATERIAL) TO THE REQUIRED SUBGRADE LEVEL DEPTHS OF UNSUITABLE SUBGRADE REMOVAL WILL BE AS DIRECTED BY THE GEOTECHNICAL ENGINEER ALTERNATIVE PROCEDURES MAY BE REQUIRED DEPENDING ON THE CONDITIONS ENCOUNTERED
(b) REMOVAL OF UNSUITABLE MATERIALS AND INSTALLATION OF REPLACEMENT FILL MATERIAL UNDER AND ADJACENT TO PROPOSED BUILDINGS AND STRUCTURES SHALL BE AS SPECIFIED BY GEOTECHNICAL ENGINEER
(c) PAYMENT FOR REMOVAL AND REPLACEMENT OF UNACCEPTABLE MATERIALS AND THE INSTALLATION OF GEOTEXTILE FABRIC AND AGGREGATE FILL SHALL BE AS INDICATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR SUCH PAYMENT SHALL INCLUDE ALL WORK NECESSARY FOR REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS, SUPPLY AND PLACEMENT OF FABRIC AND AGGREGATE MATERIALS, SUPPLY, PLACEMENT AND COMPACTION OF ADDITIONAL STRUCTURAL FILL MATERIAL, IF REQUIRED, AND ANY DEWATERING REQUIRED DURING THESE ACTIVITIES
(7) WHERE NECESSARY, STRUCTURAL FILL MATERIALS SHALL BE PLACED AND COMPACTED UNDER PROPOSED PAVEMENTS, BUILDINGS, AND STRUCTURES AS INDICATED ELSEWHERE IN THESE SPECIFICATIONS SHALL BE PLACED TO THE REQUIRED SUBGRADE ELEVATIONS
(8) UNSUITABLE MATERIALS MAY BE PLACED WITHIN NON-STRUCTURAL FILL AREAS ONLY WHERE FILL IS REQUIRED TO OBTAIN FINAL SUBGRADE LEVELS IF BORROW PITS ARE USED TO OBTAIN STRUCTURAL FILL MATERIAL, UNSUITABLE MATERIALS MAY BE USED TO BRING THE BORROW AREAS TO GRADE SUCH MATERIALS SHALL BE LIMITED TO AREAS AND DEPTHS AUTHORIZED BY THE GEOTECHNICAL ENGINEER IF SUFFICIENT ACCEPTABLE PLACEMENT AREAS ARE NOT AVAILABLE, REMAINING UNSTABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF
(9) IF NECESSARY, CONTRACTOR SHALL PROVIDE SUFFICIENT SUITABLE STRUCTURAL FILL MATERIAL FROM OFF-SITE SOURCES AS NECESSARY TO COMPLETE EARTHWORK OPERATIONS TO THE REQUIRED LEVELS AND ELEVATIONS INDICATED ON THE PLANS STRUCTURAL FILL MATERIALS SHALL BE IN CONFORMANCE WITH THE STATED CRITERIA FOR STRUCTURAL FILL CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER ACCESS TO THE PROPOSED OFF-SITE SOURCES TO TAKE SAMPLES AND EVALUATE MATERIALS

E FILL COMPACTION
(1) FILL MATERIALS SHALL BE PLACED IN LAYERS (LIFTS) AND COMPACTED IN ACCORDANCE WITH THE FOLLOWING SPECIFIED REQUIREMENTS LIFT THICKNESS SHALL NOT EXCEED 8 INCHES (LOOSE CONDITION) AND THE FILL MATERIAL (WHEN COMPACTED) SHALL HAVE A MOISTURE CONTENT WITHIN THE LIMITS OF -1 TO +3 PERCENTAGE POINTS OF OPTIMUM VALUE SPECIFIC LIFT THICKNESS AND MOISTURE CONTENT SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER TO OBTAIN THE REQUIRED COMPACTION AND STRENGTH OF MATERIAL IN PLACE
(2) COHESIVE SOILS AND WELL-GRADED AGGREGATE MIXTURES SHALL BE SAMPLED AND TESTED TO DETERMINE THE LABORATORY MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT (CONTROL VALUES) OF THE MATERIAL THE TEST METHOD SHALL BE THE ASTM STANDARD AS INDICATED BELOW
(3) FREE-DRAINING COHESIONLESS SOILS AND AGGREGATE MIXTURES SHALL BE SAMPLED AND TESTED TO DETERMINE THE LABORATORY RELATIVE DENSITY (CONTROL VALUE) OF THE MATERIAL
(4) LABORATORY DENSITY AND MOISTURE TESTS SHALL BE PERFORMED TO DETERMINE THE CONTROL VALUES FOR EACH TYPE AND SOURCE OF MATERIAL TO BE USED ONE TEST OF LABORATORY MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT SHALL BE PERFORMED FOR EACH 3000 CUBIC YARDS OF FILL AND BACKFILL MATERIAL, AND WHEN ANY CHANGE IN MATERIAL OCCURS THAT MAY AFFECT THE MAXIMUM DENSITY OR OPTIMUM MOISTURE CONTENT VALUES
(5) AGGREGATE SUPPLIER SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE AGGREGATE GRADATION AND QUALITY CONFORMS TO THE PROJECT REQUIREMENTS IF A CERTIFICATION IS NOT PROVIDED, GRADATION AND QUALITY TESTS SHALL BE PERFORMED FOR EACH 300 CUBIC YARDS OF STOCKPILED OR IN-PLACE SOURCE MATERIAL
(6) NON-STRUCTURAL AREAS THE TOP 6 INCHES OF EXISTING SUBGRADE AND ALL LAYERS OF COHESIVE SOIL AND WELL-GRADED GRANULAR FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557) FREE-DRAINING AGGREGATE AND SOIL MATERIALS (ASTM D4253 & D4254) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER
(7) PAVEMENT AREAS THE TOP 6 INCHES OF EXISTING SUBGRADE AND ALL LAYERS OF COHESIVE SOIL AND WELL-GRADED GRANULAR FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557) FREE-DRAINING AGGREGATE AND SOIL MATERIALS (ASTM D4253 & D4254) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY GEOTECHNICAL ENGINEER
(8) BUILDING AREAS THE TOP

(3) TESTING
(a) ALL SANITARY SEWERS SHALL BE TESTED FOR LEAKAGE BY MEANS OF THE TEST METHOD (EXFILTRATION, INFILTRATION OR AIR-TEST) REQUIRED BY THIS STANDARD SPECIFICATION FOR THE TYPE OF SEWER BEING CONSTRUCTED IN. SEWERS CONSTRUCTED IN ILLINOIS FOR CORRECTIVE PROCEDURE IF ALLOWABLE DEFLECTION IS EXCEEDED AT ANY LOCATION
(b) FLEXIBLE PLASTIC PIPE SHALL BE TESTED FOR EXCESSIVE DEFLECTION IN ACCORDANCE WITH IEPA REQUIREMENTS MAXIMUM ALLOWABLE DEFLECTION SHALL BE 5% SEE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN
(c) SANITARY SEWERS SHALL BE SUBJECT TO A TELEVISION INSPECTION IF REQUIRED BY THE GOVERNING AGENCY
(d) SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE AND WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969-94, ASTM C1244-93, OR AS OTHERWISE REQUIRED BY THE GOVERNING AGENCY
(e) THE COST OF LEAKAGE TESTING AIR, AND DEFLECTION TESTING SHALL BE INCLUDED AS PART OF THE FIXED PRICE OR UNIT PRICES FOR SEWER CONSTRUCTION OF THE SIZES AND TYPES SPECIFIED

A WATER SUPPLY SYSTEMS
(1) PIPE MATERIALS
WATER MAINS AND SERVICE LINES SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AND SHALL MEET THE SPECIFICATIONS NOTED THE TYPE OF PIPE MATERIAL SHALL BE AS INDICATED ON THE PLANS.
(a) WATER MAINS AND SERVICES LINES OF 3 INCH OR LARGER DIAMETER -- DUCTILE IRON PIPE, CLASS 52 (AWWA C151) WITH CEMENT MORTAR LINING (AWWA C104) AND RUBBER GASKET, PUSH_ON JOINTS (AWWA C111) FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS AND CONFORM TO AWWA C153 OR AWWA C110
(b) WATER MAINS AND SERVICE LINES OF 4 INCHES OR LARGER DIAMETER – POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FITTINGS (4-12 AWWA C900, DR 18 OR LESS; 14-48 AWWA C905, DR 26 OR LESS) WITH RUBBER GASKET JOINTS (ASTM D3139 AND F477) DUCTILE IRON FITTINGS (AWWA C153 OR AWWA C110) SHALL BE PROVIDED IF INDICATED ON THE PLANS
(c) WATER MAINS AND SERVICE LINES OF 4 INCH AND LARGER DIAMETER – POLYETHYLENE (PE) PRESSURE PIPE AND FITTINGS (AWWA C906, DR 17 OR LESS FOR PE 3408 AND DR 13.5 FOR PE 2406 AND PE 3406) WITH THERMAL BUTT FUSION PIPE AND FITTING CONNECTIONS (EXCEPT WHERE A MECHANICAL JOINING METHOD IS NECESSARY TO CONNECT PE PIPES TO VALVES AND OR OTHER MATERIAL PIPES/FITTINGS)
(d) WATER SERVICE LINES OF LESS THAN 3 INCHES IN DIAMETER – SEAMLESS COPPER WATER TUBE, TYPE K, SOFT TEMPER, FOR UNDERGROUND INSTALLATION CONFORMING TO ASTM B88 AND B251 FITTINGS SHALL BE COMPRESSION TYPE ONLY
(e) WATER SERVICE LINES OF 3 INCHES OR LESS DIAMETER - POLYETHYLENE (PE) PRESSURE PIPE AND TUBING (AWWA C901, DR 11 OR LESS FOR PE 3408 AND DR 9 OR LESS FOR PE 3606 AND PE 3406) WITH BUTT FUSION PIPE AND FITTING CONNECTIONS (EXCEPT WHERE A MECHANICAL JOINING METHOD IS NECESSARY TO CONNECT PE PIPES TO VALVES OR OTHER MATERIAL PIPES/FITTINGS)
(2) POLYETHYLENE ENCASEMENT
(a) DUCTILE IRON PIPE AND FITTINGS, AND OTHER DUCTILE IRON APPURTENANCES IN CONTACT WITH SOILS, SHALL BE ENCASED IN A WRAPPING OF POLYETHYLENE FILM, EXCEPT AS INDICATED IN (C) BELOW
(b) MATERIAL SPECIFICATIONS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH AWWA C105
(c) POLYETHYLENE ENCASEMENT SHALL NOT BE REQUIRED IF A SOILS INVESTIGATION AND ANALYSIS INDICATES THAT EXISTING SUBGRADE MATERIALS ALONG THE WATER LINE ROUTE WILL NOT CAUSE CORROSION OF DUCTILE IRON PIPE IF CORROSIVE SOIL CONDITIONS ARE DISCOVERED DURING INSTALLATION OF THE PIPE, THEN ALL PIPE AND APPURTENANCES WITHIN THE LIMITS OF THE CORROSIVE MATERIALS SHALL BE ENCASED IN POLYETHYLENE FILM
(3) VALVES
(a) WATER MAIN VALVES AND SERVICE LINE VALVES (3 INCH AND LARGER) SHALL BE RESILIENT SEATED GATE VALVES MANUFACTURED TO MEET ALL REQUIREMENTS OF AWWA C509 OR AWWA C515 AND SHALL HAVE A NON_RISING STEM (OPEN LEFT), 2-INCH SQUARE OPERATING NUT AND TWO O-RING PACKING SEALS BONDING OR RUBBER SEALING SURFACES TO CAST IRON WEDGE SHALL MEET ASTM D419 VALVE ENDS SHALL HAVE MECHANICAL JOINTS, EXCEPT FOR HYDRANT AUXILIARY VALVES THAT SHALL HAVE A FLANGED JOINT ON ONE END
(b) VALVES USED FOR PRESSURE CONNECTIONS TO EXISTING WATER MAINS SHALL BE "TAPPING" RESILIENT SEATED GATE VALVES SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AND SHALL MEET THE REQUIREMENTS OF AWWA C509 OR AWWA C515 TAPPING VALVES SHALL HAVE ONE FLANGE END AND ONE MECHANICAL JOINT END AND SHALL BE FURNISHED COMPLETE WITH A TWO-SECTION MECHANICAL JOINT "TAPPING" SLEEVE
(c) VALVES INSTALLED ON EXISTING WATER LINES (OTHER THAN PRESSURE CONNECTIONS) SHALL BE "CUT-IN" GATE VALVES SPECIFICALLY MANUFACTURED FOR THIS PURPOSE CUT-IN VALVES SHALL BE FURNISHED COMPLETE WITH A CUT-IN SLEEVE VALVE ENDS AND ONE END OF THE SLEEVE SHALL BE OF MECHANICAL JOINT CONSTRUCTION
(d) INSERTION VALVES OR LINE STOPS, INSTALLED WITH WATER MAIN UNDER PRESSURE, SHALL BE INSTALLED IF AND AS INDICATED ON THE PLANS
(4) VALVE VAULTS
(a) ALL VALVES 6 INCHES AND LARGER (EXCEPT HYDRANT AUXILIARY VALVES) SHALL BE PLACED IN VALVE VAULTS VALVE VAULTS SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS (ASTM C478) WITH A CONE SECTION AND MASTIC JOINTS VAULT DIAMETER AND TYPE OF CONE SECTION SHALL BE AS SPECIFIED ON THE STANDARD DETAIL DRAWINGS INCLUDED IN THE PLANS
(b) WHERE FRAME CASTING ADJUSTMENT TO FINAL GRADE IS NECESSARY, ONLY PRECAST CONCRETE ADJUSTMENT RINGS (24-INCH INSIDE DIAMETER) AND MANHOLE RISER SECTIONS (FULL DIAMETER) SHALL BE USED, EXCEPT THAT HDPE OR RUBBER ADJUSTING RINGS SHALL BE USED WHERE INDICATED ON THE PLANS MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL BE 12 INCHES NO MORE THAN TWO ADJUSTMENT RINGS SHALL BE USED NO MORE THAN ONE 2-INCH (MINIMUM THICKNESS) CONCRETE ADJUSTMENT RING SHALL BE USED
(c) ALL JOINTS BETWEEN THE VARIOUS STRUCTURE COMPONENTS (BASE, RISERS, CONE, ADJUSTMENT RINGS AND FRAME CASTING) SHALL BE SEALED WITH A CONTINUOUS LAYER OF NON_HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL PLACED BETWEEN THE TWO ADJACENT COMPONENTS
(d) ANNULAR SPACES BETWEEN THE VAULT WALL AND WATER PIPES SHALL BE FILLED WITH HYDRAULIC GROUT TO PROVIDE A WATERTIGHT SEAL
(e) FRAME AND LID CASTINGS SHALL BE NEENAH R_1772 LIDS SHALL BE TYPE B "SELF_SEALING" WITH THE WORD "WATER" IMPRINTED
(5) SERVICE LINE APPURTENANCES
(a) SERVICE LINE VALVES OF 3-INCH AND 4-INCH SIZE SHALL BE PROVIDED WITH A SCREW TYPE ADJUSTABLE CAST IRON VALVE BOX SET OVER THE OPERATING NUT THE VALVE BOX SHALL BE THE TWO_PIECE BUFFALO TYPE WITH A 5¼-INCH SHAFT THE WORD "WATER" SHALL BE IMPRINTED ON THE LID
(b) WATER SERVICES OF LESS THAN 3-INCH DIAMETER SHALL HAVE A CORPORATION STOP, CURB STOP AND CURB BOX AS SPECIFIED ON THE DETAIL DRAWINGS INCLUDED IN THE PLANS IF THESE ITEMS ARE NOT SPECIFIED ON THE PLANS, THEY SHALL BE AS REQUIRED BY THE GOVERNING AUTHORITY
(6) WATER MAIN SHUTDOWN AND REOPENING
(a) PROCEDURES AND SCHEDULES FOR SHUTTING DOWN AND DRAINING SECTIONS OF EXISTING WATER MAIN (FOR CONNECTION OR RECONSTRUCTION PURPOSES) AND FOR OPENING THE WATER MAIN SECTIONS FOR USE AGAIN SHALL BE AS REQUIRED BY THE WATER SYSTEM AUTHORITY
(b) CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE WATER SYSTEM AUTHORITY AND FOR MAKING ALL NECESSARY ARRANGEMENTS
(7) PRESSURE CONNECTIONS
(a) WHERE SO INDICATED ON THE PLANS, CONNECTIONS TO EXISTING WATER MAINS SHALL BE PRESSURE CONNECTIONS UTILIZING A TAPPING SLEEVE AND VALVE FOR NEW LINES OF 3-INCH OR LARGER DIAMETER
(b) WATER SERVICES OF LESS THAN 3-INCH DIAMETER SHALL BE CONNECTED TO EXISTING MAINS BY MEANS OF A CORPORATION STOP A STRAP SADDLE SHALL BE PROVIDED IF REQUIRED BY THE WATER SYSTEM AUTHORITY
(8) BRACING AND ANCHORING
(a) ALL FITTINGS AND HYDRANTS SHALL BE PROPERLY BRACED BY MEANS OF CONCRETE THRUST BLOCKS WHERE CONDITIONS PREVENT THE USE OF THRUST BLOCKS, RESTRAINED JOINTS OR TIE RODS OF A TYPE APPROVED BY ENGINEER SHALL BE USED
(b) ALL JOINTS ON VERTICAL BENDS OF 11¼ DEGREES OR GREATER AND ALL PIPE AND FITTING JOINTS WITHIN 20 FEET OF THE VERTICAL BEND SHALL BE PROPERLY ANCHORED BY MEANS OF A DUCTILE IRON RETAINER GLAND OR OTHER RESTRAINT DEVICE AS SHOWN ON THE PLANS OR APPROVED BY ENGINEER
(9) DEPTH OF COVER
(a) MINIMUM DEPTH OF PIPE COVER FOR MAINS AND SERVICE LINES SHALL BE 5½ FEET MAXIMUM PIPE COVER AT VALVES AND HYDRANTS SHALL BE 7½ FEET, EXCEPT WHERE A GREATER DEPTH IS INDICATED ON THE PLANS
(b) WHERE THE REQUIRED MINIMUM DEPTH OF COVER CANNOT BE PROVIDED, AN ENVELOPE OF THERMAL INSULATION MATERIAL SHALL BE PLACED AROUND THE WATER PIPE INSULATION MATERIAL SHALL BE "GELLSULATE 500 XR" OR APPROVED EQUAL INSTALLATION DETAILS SHALL BE IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS
(10) TESTING
(a) ALL WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSIG FOR A DURATION OF AT LEAST 2 HOURS IN ACCORDANCE WITH WATER SYSTEM AUTHORITY REQUIREMENTS
(b) AFTER COMPLETION OF THE PRESSURE TEST, A LEAKAGE TEST SHALL BE PERFORMED EACH LEAKAGE TEST SHALL BE FOR A DURATION OF 1 HOUR (MINIMUM) IN ADDITION TO THE PRESSURE TEST PERIOD ALLOWABLE LEAKAGE SHALL BE AS INDICATED IN SECTION 41 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS
(c) DISINFECTION OF WATER MAINS SHALL BE IN ACCORDANCE WITH AWWA C651 AND ACCOMPLISHED BY THE LIQUID CHLORINE METHOD

PAVEMENT CONSTRUCTION

A GENERAL
(1) ALL ROADWAY, DRIVEWAY, PARKING AREA, STORAGE AREA, AND SIDEWALK PAVEMENTS (INCLUDING CURBS AND SHOULDERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL AND INSTALLATION REQUIREMENTS OF THE CURRENT EDITION OF THE IDOT STANDARD SPECIFICATIONS, EXCEPT WHERE SAID REQUIREMENTS ARE MODIFIED BY THE FOLLOWING PROJECT TECHNICAL SPECIFICATIONS
(2) PAVEMENT MARKINGS AND MARKERS, AND TRAFFIC CONTROL SIGNS AND DEVICES, SHALL BE PROVIDED, INSTALLED, AND REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS, EXCEPT WHERE SAID REQUIREMENTS ARE MODIFIED BY THE FOLLOWING PROJECT TECHNICAL SPECIFICATIONS

B PAVEMENT REPLACEMENT/REPAIR
(1) EXISTING PAVEMENTS REMOVED FOR EXCAVATION PURPOSES OR DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED IN CONFORMANCE TO THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE SUBSEQUENT PORTIONS OF THIS SPECIFICATION SECTION
(2) ASPHALT AND CONCRETE PAVEMENTS SHALL BE SAWCUT PRIOR TO EXCAVATION DAMAGED OR JAGGED PAVEMENT EDGES SHALL BE NEATLY SAWCUT AND REMOVED PRIOR TO INSTALLING NEW PAVEMENT
(3) REPLACEMENT MATERIAL TYPES AND THICKNESS SHALL BE AS INDICATED ON THE PLANS
(4) PAVEMENT REPAIR LIMITS SHALL BE AS INDICATED ON THE PLANS PAVEMENT REPAIRS OUTSIDE OF THESE LIMITS SHALL BE AT THE CONTRACTOR'S EXPENSE

C SUBGRADE PREPARATION
(1) PRIOR TO PLACEMENT OF PAVEMENT MATERIAL, ALL SUBGRADE AREAS SHALL BE PROOF-ROLLED TO CHECK FOR POSSIBLE UNSUITABLE OR UNSTABLE SOIL CONDITIONS PROOF-ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER SHOULD UNSUITABLE OR UNSTABLE MATERIAL BE ENCOUNTERED WITHIN PAVEMENT AREAS, UNSUITABLE/UNSTABLE MATERIAL SHALL BE REMOVED TO A DEPTH AS DESCRIBED IN THE EARTHWORK SECTION OF THESE PROJECT TECHNICAL SPECIFICATIONS SUCH MATERIALS SHALL BE REPLACED WITH SUITABLE STRUCTURAL FILL MATERIAL AND COMPACTED IN PLACE AS SPECIFIED BY GEOTECHNICAL ENGINEER WHEN COMPLETE REMOVAL OF THE UNSUITABLE MATERIAL IS NOT WARRANTED OR FEASIBLE, REMEDIAL PROCEDURES (AS REQUIRED BY GEOTECHNICAL ENGINEER) SHALL BE USED
(2) INSTALLED STRUCTURAL FILL AND EXCAVATED SUBGRADE DAMAGED BY CONSTRUCTION TRAFFIC, PONDED WATER, OR OTHER CAUSES WITHIN CONTRACTOR'S CONTROL SHALL BE REPLACED OR REPAIRED AT CONTRACTOR'S SOLE EXPENSE

D GEOTEXTILE FABRIC
(1) WHERE INDICATED ON THE PLANS, A GROUND STABILIZATION GEOTEXTILE FABRIC (MIRAFI 600X OR APPROVED EQUAL) SHALL BE PLACED ON THE SUBGRADE PRIOR TO INSTALLATION OF THE AGGREGATE PAVEMENT MATERIAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES
(2) PRIOR TO PLACING THE FABRIC, THE EARTH SUBGRADE SHALL BE ROLLED AND COMPACTED WITH A SMOOTH ROLLER TO SEAL THE SUBGRADE SURFACE
(3) IN THE EVENT OF EXCAVATION WITHIN OR ACROSS PREVIOUSLY INSTALLED AGGREGATE BASE MATERIAL, NEW GEOTEXTILE FABRIC SHALL BE INSTALLED TO REPLACE THE FABRIC REMOVED REPLACEMENT PROCEDURES SHALL BE AS REQUIRED BY THE ENGINEER

E PAVEMENT MATERIALS
(1) VARIOUS PAVEMENT TYPES, MATERIALS, AND THICKNESSES SHALL BE AS INDICATED ON THE PLANS
(2) AGGREGATE BASE COURSES SHALL BE AGGREGATE, TYPE B (100% CRUSHED) AGGREGATE GRADATION SHALL BE CA-6, EXCEPT WHERE PERMEABLE BASE COURSE MATERIAL GRADATION IS SPECIFIED ON THE PLANS AGGREGATE MATERIALS SHALL CONFORM TO IDOT SPECIFICATIONS ARTICLE 1004.04, EXCEPT THAT THE USE OF CRUSHED CONCRETE SHALL NOT BE ALLOWED
(3) PERMEABLE BASE COURSE MATERIAL SHALL BE AGGREGATE, TYPE C (100% CRUSHED) AGGREGATE GRADATION SHALL BE CA-7, EXCEPT WHERE ALTERNATE MATERIAL GRADATION IS SPECIFIED ON THE PLANS AGGREGATE MATERIALS SHALL CONFORM TO IDOT SPECIFICATIONS ARTICLE 1004.04, EXCEPT THAT THE USE OF CRUSHED CONCRETE SHALL NOT BE ALLOWED
(4) HOT-MIX ASPHALT (HMA) PAVEMENT MATERIALS AND MIXTURES SHALL BE IN ACCORDANCE WITH SECTIONS 406 AND 407 OF THE IDOT STANDARD SPECIFICATIONS
(5) HMA MIXTURE REQUIREMENTS

ITEM	MIXTURE	AC TYPE	VOIDS	MAX RAP
SURFACE COURSE	HMA, M/D.D, N50	PG 64-22	4%	15%
BINDER COURSE	HMA, IL-19, N50PG 64-22		4%	25%

(6) AGGREGATE MATERIALS SHALL MEET OR EXCEED THE FOLLOWING STRENGTH REQUIREMENTS:
AGGREGATE, TYPE B (100% CRUSHED)80 IBR
GRANULAR MATERIAL, TYPE B 30 IBR
(7) BINDER AND SURFACE COURSE MIXTURES MAY CONTAIN RECLAIMED ASPHALT PAVEMENT (RAP) MATERIAL RESULTING FROM THE COLD MILLING OR CRUSHING OF EXISTING HOT_MIX ASPHALT (HMA) PAVEMENTS USE OF RAP MATERIAL IN NEW PAVEMENT COURSES SHALL BE IN CONFORMANCE WITH APPLICABLE IDOT REQUIREMENTS
(8) BITUMINOUS PRIME COATS SHALL BE IN ACCORDANCE WITH IDOT SPECIFICATIONS ARTICLE 406 05 APPLICATION RATES SHALL BE AS FOLLOWS WITH THE REQUIRED RATE TO BE AS SPECIFIED BY THE ENGINEER.
HMA BINDER OR BASE - 0 05 TO 0 10 GALLONS/S Y
AGGREGATE BASE - 0 25 TO 0 50 GALLONS/S Y
(9) PORTLAND CEMENT CONCRETE (PCC) FOR CURBING, VEHICLE PAVEMENTS, SIDEWALKS AND SUPPORT SLABS ON-GRADE SHALL CONFORM TO IDOT REQUIREMENTS (3500 PSI AT 14 DAYS, 5% TO 8% AIR-ENTRAINMENT) AND SHALL BE PROPERLY CURED IN-PLACE VEHICLE PAVEMENTS SHALL BE CLASS PV CURBING, SIDEWALKS AND SUPPORT SLABS SHALL BE CLASS SI
(10) PCC PAVEMENTS OTHER THAN SIDEWALKS SHALL BE PROVIDED WITH CONTRACTION, CONSTRUCTION, AND ISOLATION JOINTS COMPLETE WITH LOAD TRANSFER DOWEL ASSEMBLIES, TIE BARS, AND JOINT MATERIAL (POURED SEALER, PREFORMED FILLER, OR ELASTOMERIC COMPRESSION SEAL) AS INDICATED ON THE PLANS JOINT COMPONENTS, MATERIALS, AND CONSTRUCTION SHALL BE IN CONFORMANCE TO APPLICABLE IDOT STANDARD SPECIFICATIONS AND IDOT STANDARD 420001
(11) WELDED WIRE FABRIC SHALL BE PLACED IN PCC PAVEMENTS WHERE INDICATED ON THE PLANS WELDED WIRE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M55
(12) WHERE INDICATED ON THE PLANS, PCC PAVEMENT SHALL BE REINFORCED WITH POLYPROPYLENE FIBRILLATED FIBERS (ASTM C1116 TYPE 111, 4 1 3) SPECIFICALLY MANUFACTURED TO AN OPTIMUM GRADATION FOR USE AS CONCRETE SECONDARY REINFORCEMENT FIBERS SHALL BE ADDED TO THE CONCRETE MIX AT THE RATE OF 1 5 POUNDS PER CUBIC YARD MIXING TIMES AND SPEEDS SHALL BE AS SPECIFIED IN ASTM C94

F PAVEMENT MATERIAL QUALITY CONTROL
(1) HOT MIX ASPHALT PAVEMENT
(a) THE HMA SUPPLIER SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE HMA MATERIAL CONFORMS TO THE PROJECT TECHNICAL SPECIFICATIONS
(b) SPECIFIED IN-PLACE PERCENT COMPACTION VALUES SHALL BE BASED ON THE REPRESENTATIVE LABORATORY DENSITIES PROVIDED BY THE HMA SUPPLIER FOR THE VARIOUS HMA DESIGN MIXES TO BE INSTALLED
(c) THE INSTALLATION OF ALL HMA PAVEMENT COMPONENTS (BASE, BINDER, AND SURFACE COURSES) AND PLACEMENT LIFTS SHALL BE INSPECTED AND TESTED TO VERIFY COMPLIANCE WITH THE SPECIFIED MATERIAL COMPOSITION, TEMPERATURE, AND LIFT THICKNESS REQUIREMENTS
(d) ONE IN-PLACE DENSITY TEST, TO DETERMINE IN-PLACE PERCENT COMPACTION, SHALL BE PERFORMED FOR EACH 2,000 SQUARE FEET, OR FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY
(e) MEASUREMENTS TO DETERMINE HMA TEMPERATURES AT TIME OF COMPACTION AND LIFT THICKNESSES SHALL BE PERFORMED ON A PERIODIC BASIS DURING THE HMA INSTALLATION OPERATIONS THE NUMBER OF TEMPERATURE AND LIFT MEASUREMENTS SHALL BE NOT LESS THAN THE NUMBER OF DENSITY TESTS PERFORMED DURING THE OPERATIONS
(f) IF THE PROJECT TECHNICAL SPECIFICATIONS REQUIRE PAVEMENT CORES OF THE COMPLETED WORK, ONE CORE SHALL BE TAKEN FOR EACH 4,000 SQUARE FEET OF THE INSTALLED PAVEMENT AREA
(2) PORTLAND CEMENT CONCRETE PAVEMENT
(a) THE CONCRETE SUPPLIER SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONCRETE MIX IS IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATIONS
(b) CONCRETE DELIVERED TO THE WORK SITE SHALL BE FIELD-TESTED BEFORE PLACEMENT TO VERIFY THAT THE SLUMP, TEMPERATURE, AND AIR CONTENT VALUES OF THE MATERIAL COMPLIES WITH THE PROJECT TECHNICAL SPECIFICATIONS AIR CONTENT, SLUMP, AND TEMPERATURE SHALL BE PERFORMED EACH TIME A SET OF TEST CYLINDERS IS PREPARED IF THE AIR CONTENT DOES NOT CONFORM TO THE PROJECT TECHNICAL SPECIFICATIONS, ADDITIONAL TESTS SHALL BE PERFORMED ON EACH TRUCKLOAD OF CONCRETE UNTIL THE AIR CONTENT IS DETERMINED TO BE WITHIN THE SPECIFIED TOLERANCE RANGE IF SLUMP VALUES EXCEED THE MAXIMUM SPECIFIED AMOUNT, WHEN THE VARIATION IN THE WORKABILITY OF THE CONCRETE IS OBSERVED, OR WHEN EXCESSIVE CRUMBLING OR CLUMPING IS OBSERVED ALONG THE EDGES OF SLIP-FORMED CONCRETE, ADDITIONAL SLUMP TESTS SHALL BE PERFORMED ON THE SAME, OR SUBSEQUENT, TRUCKLOADS UNTIL SLUMP IS DETERMINED TO BE WITHIN THE SPECIFIED TOLERANCE RANGE
(c) REPRESENTATIVE SAMPLES OF THE CONCRETE MIX SHALL BE PLACED IN A SET OF FIVE STANDARD CYLINDERS FOR COMPRESSIVE STRENGTH TESTING THE CYLINDER SETS SHALL BE DELIVERED TO THE MATERIAL TESTING LABORATORY WITHIN 32 HOURS OF TAKING THE SAMPLES TWO CYLINDERS SHALL BE TESTED FOR COMPRESSIVE STRENGTH 7 DAYS AFTER THE SAMPLES WERE TAKEN TWO CYLINDERS SHALL BE TESTED 14 DAYS AFTER THE SAMPLES WERE TAKEN ONE CYLINDER SHALL BE HELD IN RESERVE A SAMPLE SET (FIVE CYLINDERS) FOR STRENGTH TESTING SHALL BE TAKEN FOR EACH CLASS OF CONCRETE NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 100 CUBIC YARDS OF EACH CLASS OF CONCRETE POURED IN PLACE
(d) CONCRETE DELIVERED TO THE WORK SITE SHALL BE SUBJECT TO GOVERNING AGENCY LIMITATIONS FOR HAUL TIME AND MATERIAL TEMPERATURE

G GEOGRID REINFORCEMENT
(1) WHERE INDICATED ON THE PLANS, A HIGH TENSILE STRENGTH POLYMER GEOGRID SHALL BE INSTALLED TO CREATE A REINFORCED COMPOSITE PAVEMENT SYSTEM THE PAVEMENT SYSTEM DETAILS AND GEOGRID TYPES AND SPECIFICATIONS SHALL BE AS INDICATED ON THE PLANS GEOGRID INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES

H COMPACTION
(1) AGGREGATE BASE COURSE AND HMA MATERIAL SHALL BE PLACED IN LAYERS AND COMPACTED LAYER THICKNESSES SHALL BE AS INDICATED IN THE APPLICABLE IDOT STANDARD SPECIFICATIONS FOR THE VARIOUS PAVEMENT COMPONENTS AND MATERIALS WHERE LAYER THICKNESS VARIATION IS PERMITTED, THICKNESSES INSTALLED SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER TO OBTAIN REQUIRED COMPACTION AND STRENGTH OF MATERIAL IN PLACE
(2) AGGREGATE BASE COURSE AND GRANULAR SUB-BASE MATERIALS SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH THE MODIFIED PROCTOR METHOD (ASTM D1557)
(3) FREE DRAINING GRANULAR MATERIALS (POROUS GRANULAR EMBANKMENT AND PERMEABLE BASE COURSE MATERIAL) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER
(4) HMA BINDER AND SURFACE COURSE MIXTURES, HMA BASE COURSE, AND HMA SHOULDER MIXTURES SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE IDOT STANDARD SPECIFICATIONS
(5) AGGREGATE BASE COURSE MATERIAL SHALL BE GRADED AND COMPACTED THE SAME DAY IT IS PLACED ON THE SUBGRADE

I GRADING AND SURFACE TOLERANCES
(1) SURFACE ELEVATIONS OF COMPLETED AGGREGATE BASES AND SUB-BASES SHALL NOT EXCEED DESIGN SURFACE ELEVATIONS BY MORE THAN 1/4 INCH SURFACE ELEVATIONS LESS THAN DESIGN VALUE SHALL BE CORRECTED BY ADDING AGGREGATE OR BY INSTALLING ADDITIONAL THICKNESS OF EQUIVALENT MATERIAL SUCH ADDITIONAL THICKNESS OF EQUIVALENT MATERIAL SHALL BE PROVIDED AT CONTRACTOR'S EXPENSE
(2) ALLOWABLE FINAL SURFACE VARIATIONS OF HMA AND PCC PAVEMENTS (TESTED WITH A 10_FOOT STRAIGHTEDGE) SHALL NOT EXCEED 1/4 INCH, BUT ENGINEER HAS THE RIGHT TO REQUIRE CORRECTIVE MEASURES WHEN VARIATIONS LESS THAN THE SPECIFIED TOLERANCE CAUSE OBVIOUS DRAINAGE PROBLEMS CORRECTIVE MEASURES REQUIRED WHEN THE ALLOWABLE VARIATION IS EXCEEDED SHALL BE AS INDICATED IN IDOT SPECIFICATIONS ARTICLES 407 09 AND 420 10

J PAVEMENT THICKNESS TOLERANCE
(1) HMA PAVEMENTS THAT HAVE A THICKNESS DEFICIENCY OF MORE THAN 10% SHALL BE REMOVED AND REPLACED IF REQUIRED BY ENGINEER
(2) PCC PAVEMENTS (INCLUDING SIDEWALKS AND SLABS ON GRADE) THAT HAVE A THICKNESS DEFICIENCY OF MORE THAN ½ INCH OR 10% (WHICHEVER IS LESS) SHALL BE REMOVED AND REPLACED IF REQUIRED BY ENGINEER
(3) DETERMINATION OF PAVEMENT THICKNESS SHALL BE AS INDICATED IN IDOT SPECIFICATIONS ARTICLES 407 10 (HMA) AND 420 15 (PCC)
(4) THIN PAVEMENT REMOVAL AND REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE

K PC CONCRETE PROTECTIVE COAT
(1) PCC VEHICLE PAVEMENTS AND PCC SIDEWALKS IMMEDIATELY ADJACENT TO VEHICLE PAVEMENTS SHALL BE GIVEN A LINSEED OIL MIXTURE PROTECTIVE COAT TREATMENT (TWO COATS, EACH AT AN APPLICATION RATE OF NOT MORE THAN 50 S Y PER GALLON OF MIXTURE) IN ACCORDANCE WITH IDOT SPECIFICATIONS ARTICLE 420 18 AND SECTION 1023

L PC CONCRETE CURING
(1) PCC PAVEMENT AND SIDEWALKS TO RECEIVE A PROTECTIVE COAT TREATMENT SHALL BE CURED BY MEANS OF METHODS (1), (2), OR (3) OF IDOT SPECIFICATIONS ARTICLE 1020 13 (WATERPROOF PAPER, POLYETHYLENE SHEETING, OR WETTED BURLAP)
(2) CONCRETE SURFACES NOT TO RECEIVE SUCH TREATMENT CAN BE SEALED WITH MEMBRANE CURING COMPOUND - METHOD (4)
(3) THE CURING PERIOD IN ALL CASES SHALL BE AT LEAST 72 HOURS
(4) HOT OR COLD WEATHER CONCRETING METHODS AND TIME PERIODS SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306 FOR HOT AND COLD WEATHER RESPECTIVELY

M PAVEMENT MARKINGS AND MARKERS
(1) PAVEMENT MARKINGS AND MARKERS SHALL BE AS INDICATED ON THE PLANS PARKING SPACES SHALL BE DEFINED WITH 4_INCH-WIDE LINES STOP LINES ON PRIVATE DRIVES SHALL BE 16 INCHES WIDE
(2) PAVEMENT MARKINGS ON DRIVEWAYS AND PARKING AREAS SHALL BE OF A PAINT SUITABLE FOR SUCH USE ACCORDING TO IDOT STANDARD SPECIFICATIONS MATERIALS, INSTALLATION, AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS SECTION 780 REQUIRED PAINTING SHALL BE AS INDICATED ON THE PLANS
(3) PAVEMENT LANE AND AUXILIARY MARKINGS ON PUBLIC ROADWAYS SHALL BE REFLECTORIZED THERMOPLASTIC MATERIAL CONFORMING TO IDOT STANDARD SPECIFICATIONS MATERIALS, INSTALLATION, AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS SECTION 780
(4) PAVEMENT MARKING WORDS AND SYMBOLS SHALL CONFORM TO THE DIMENSIONS AND SPACING SPECIFIED IN THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ON IDOT STANDARD 780001
(5) RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED WHERE SHOWN ON THE PLANS MARKER MATERIALS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF IDOT SPECIFICATIONS SECTION 781
(6) EXISTING MARKINGS AND MARKERS SHALL BE REMOVED AS NECESSARY TO DELINEATE REALIGNED TRAFFIC LANES REMOVAL SHALL BE IN ACCORDANCE WITH IDOT SPECIFICATIONS SECTION 783

N ACCESSIBLE PARKING SPACES
(1) ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH ILLINOIS ACCESSIBILITY CODE REQUIREMENTS EACH SPACE SHALL BE 16 FEET WIDE AND BE PROVIDED COMPLETE WITH A PAINTED STRIPED AISLE (8 FEET WIDE WITH DIAGONAL 4_INCH LINES), A STANDARD ACCESSIBILITY SYMBOL (PAINTED ON THE PAVEMENT) AND STANDARD POST- OR WALL-MOUNTED SIGNS (R7-8 "RESERVED PARKING" WITH ACCESSIBLE SYMBOL, R7-8A "VAN ACCESSIBLE" AND R7-8101 "$250 FINE")
(2) REQUIRED SIGNS (R7-8, R7-8A AND R7-8101) SHALL BE MOUNTED ON A POST OR WALL LOCATED AT THE FRONT CENTER OF THE PARKING SPACE, AND NO MORE THAN 5 FEET HORIZONTALLY FROM THE FRONT OF THE SPACE THE BOTTOM OF THE LOWEST SIGN SHALL BE A MINIMUM

NORTH

SITE DATA

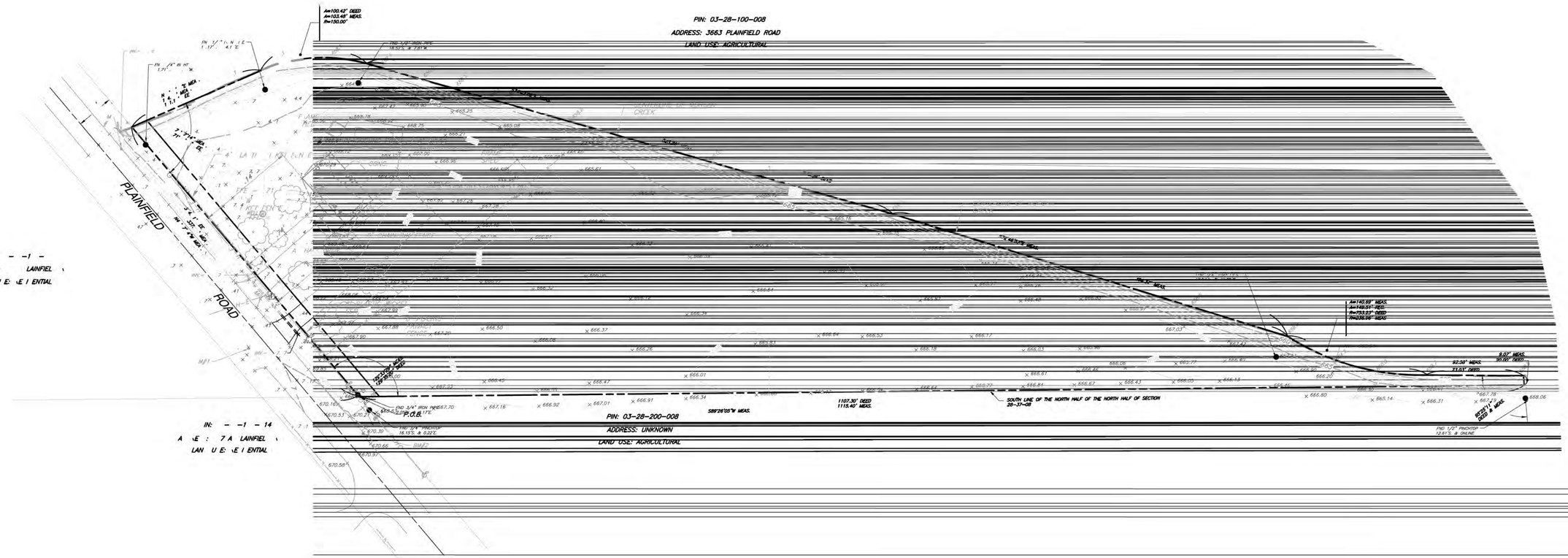
PIN: 03-28-100-004

ADDRESS:
3601 PLAINFIELD ROAD
OSWEGO, IL 60543

GROSS AREA = 207,901 S.F.(4.773 ACRES)

FLOOD PLAIN NOTE

THERE ARE NO PARTS OF THE SUBJECT PROPERTY OR THE ADJACENT PROPERTIES IN THE FLOOD PLAIN PER FEMA FIRM PANEL 17093C0065H EFFECTIVE DATE 1/18/2014.



REFERENCE:

1. U\VEY I A E U N FIEL E\VATI N MA E N / / 1 , Y IVIL ENVI\ NMENTAL N ULTANT , IN .
2. THE EA\IN H WN HE\E N A\E A E U N ILLIN I TATE \LANE EA T Z NE, VE\TI AL ATUM F ITE A E U N T\IM LE V\ \TK NETW \K E I 1 A, NAV ATUM .
3. UN E\ \ UN UTILITY INF \MATI N H WN HE\E N I A E U N FIEL E\VATI N .

SCALE IN FEET
0 50 100

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
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REVISION RECORD

NO	DATE	DESCRIPTION

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

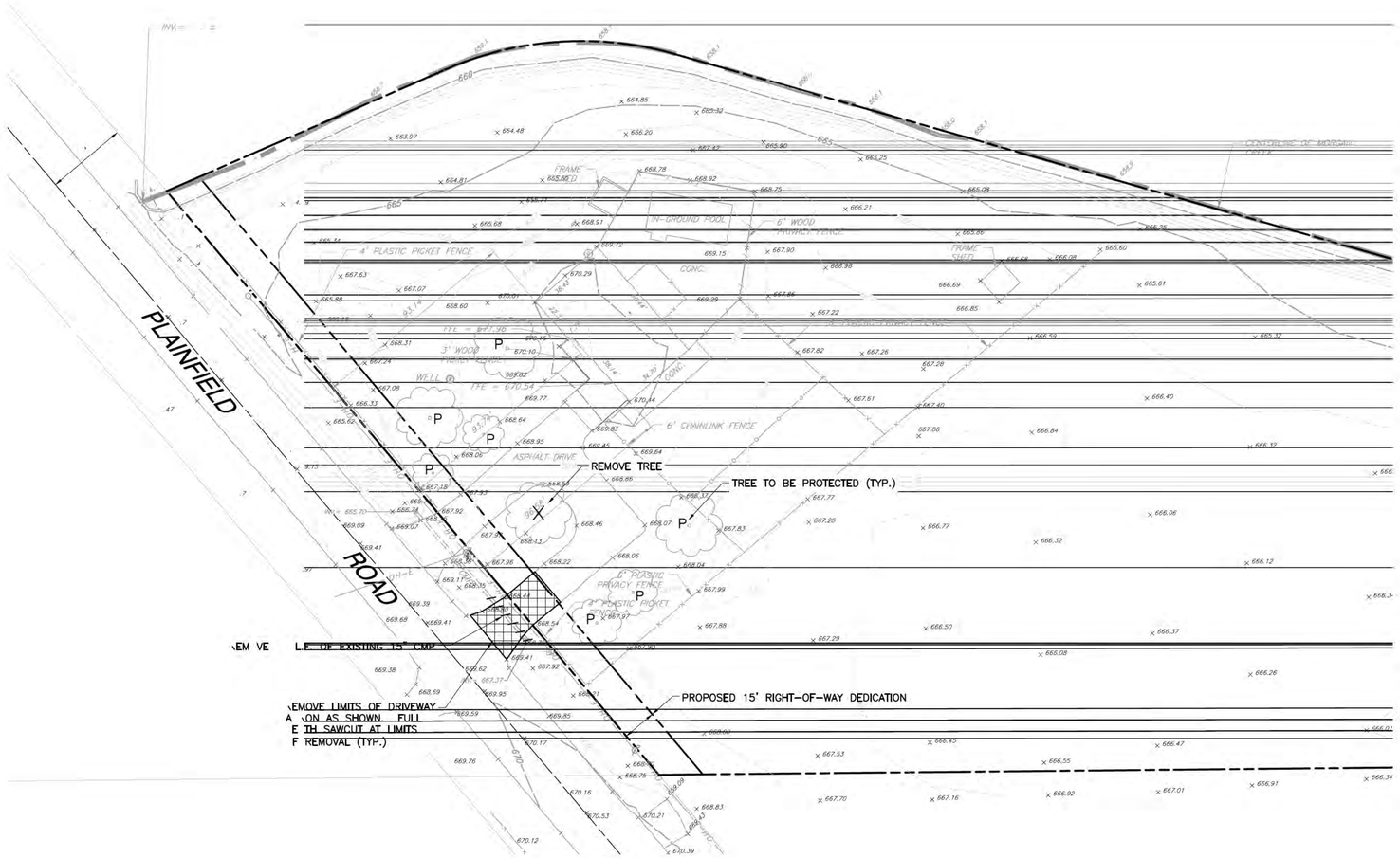
TOPOGRAPHIC EXHIBIT

DATE	01/19/2022
DRWG. SCALE	1"=50'
PROJECT NO	313-348
APPROVED BY	*LJG
DRAWN BY:	MAA
CHECKED BY:	TJG

DRAWING NO.: C200

SHEET 4 OF 10

NORTH

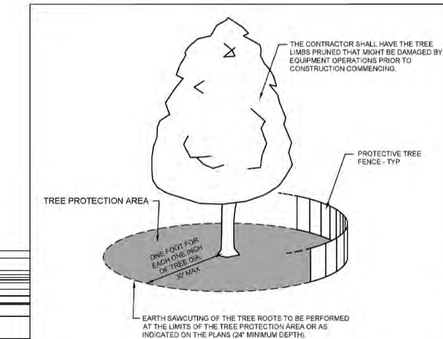


DEMOLITION LEGEND

- BITUMINOUS PAVEMENT REMOVAL
- CMP REMOVAL
- X — INDICATES NON-CONCRETE ITEM, STRUCTURE, OR TREE TO BE REMOVED
- P — TREES TO BE PROTECTED WITH FENCING
- X — TREES TO BE REMOVED

DEMOLITION PLAN NOTES:

1. ALL PAVEMENTS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY HALL BE REMOVED TO THE LIMITS SHOWN. REMOVAL ITEMS ARE A ROXIMATE AND MAY OR MAY NOT CONSTITUTE ALL WORK NECESSARY TO NSTRUCT THE PROJECT. REMOVAL OF PUBLIC DRIVEWAYS, CURB & UTTER, PUBLIC UTILITIES, ETC., SHALL BE STAGED BY THE CONTRACTOR WITH CONCURRENCE FROM THE OWNER, ENGINEER, AND THE KENDALL UNTY HIGHWAY DEPARTMENT STAFF.
2. T ENCHES, WITHIN PROPOSED PAVED OR BUILDING PAD AREAS, RESULTING F M THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED IN A ORDANCE WITH THE APPLICABLE REQUIREMENTS OF ART. 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE NSTRUCTION. THE CONTRACTOR SHALL ALSO REVIEW PROPOSED UTILITY IN TALLATIONS WHICH MAY REQUIRE PAVEMENT REMOVAL, TEMPORARY AT MING, AND TRENCH BACKFILL.
3. ALL TREES AND BRUSH SCHEDULED FOR REMOVAL SHALL BE COMPLETELY EM VED INCLUDING TREE STUMPS AND/OR ROOT BALLS. TREES TO REMAIN HALL BE PROTECTED FROM CONSTRUCTION ACTIVITY. NOTE THAT SMALLER T EES, BUSHES AND LANDSCAPE MATERIAL ARE NOT SHOWN ON THE T RAPHIC EXHIBIT. THEREFORE THE CONTRACTOR SHALL VISIT THE SITE R TO FINALIZING HIS BID FOR TREE REMOVAL.
4. EXI TING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INF RMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXI TING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR HALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS OR NOT.
5. ALL DEBRIS FROM DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
6. ALL WORK SHALL BE DONE IN GENERAL ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS CONTAINED IN THE COUNTY "SOIL EROSION AND SEDIMENTATION CONTROL" ORDINANCE. THE CONTRACTOR SHALL INSTALL THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PROTECT THE EXISTING STORM SEWERS, PUBLIC ROADWAYS, AND ADJACENT PROPERTIES FROM SEDIMENT THAT MAY ARISE FROM THE PROPOSED DEMOLITION AND/OR CONSTRUCTION. DEVICES SHALL INCLUDE SILT FENCE, FILTER BASKETS INSERTED INTO DRAINAGE STRUCTURES, PAVEMENT CLEANING, ETC. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. SEE SHEET C700 FOR THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
7. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH ADEQUATE SILTATION BASINS AND OTHER FACILITIES TO ASSURE THAT DISCHARGE IS CONTAINED AND CLEANSED BEFORE ENTERING THE RECEIVING STORM SEWER SYSTEM.
8. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.



NOTES:

1. A TREE PROTECTION AREA SHALL BE ESTABLISHED AROUND A TREE A DISTANCE OF ONE FOOT FOR EACH ONE INCH OF TREE DIAMETER, UP TO A MAXIMUM OF 30 FEET.
2. PROTECTIVE TREE FENCE SHALL BE INSTALLED AT THE LIMITS OF THE TREE PROTECTION AREA. THE FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
3. GRADE CHANGES, UTILITY TRENCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE, OR OPERATION OR STORAGE OF ANY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE TREE PROTECTION AREA.
4. AUGURING IS REQUIRED IF A UTILITY MUST BE INSTALLED WITHIN THE TREE PROTECTION AREA. AUGURED UTILITIES MUST BE A MINIMUM OF 24 INCHES BELOW GRADE.
5. ALL TREES TO BE SAVED WHICH HAVE BEEN SUBJECTED TO CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION AREA SHOULD BE SELECTIVELY THINNED 10% BY AN ARBORIST SKILLED AT THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED BACK, SKINNED (REMOVAL OF THE INTERIOR BRANCHES), OR CLIMBED WITH SPIKES. ALL DEAD WOOD SHOULD BE REMOVED TO AVOID HAZARD.
6. IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATIVE CONDITION. NO LAWN SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAVES AND 2 INCHES OF WOOD CHIPS OR BARK.

TREE PROTECTION

SCALE IN FEET
0 30 60

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

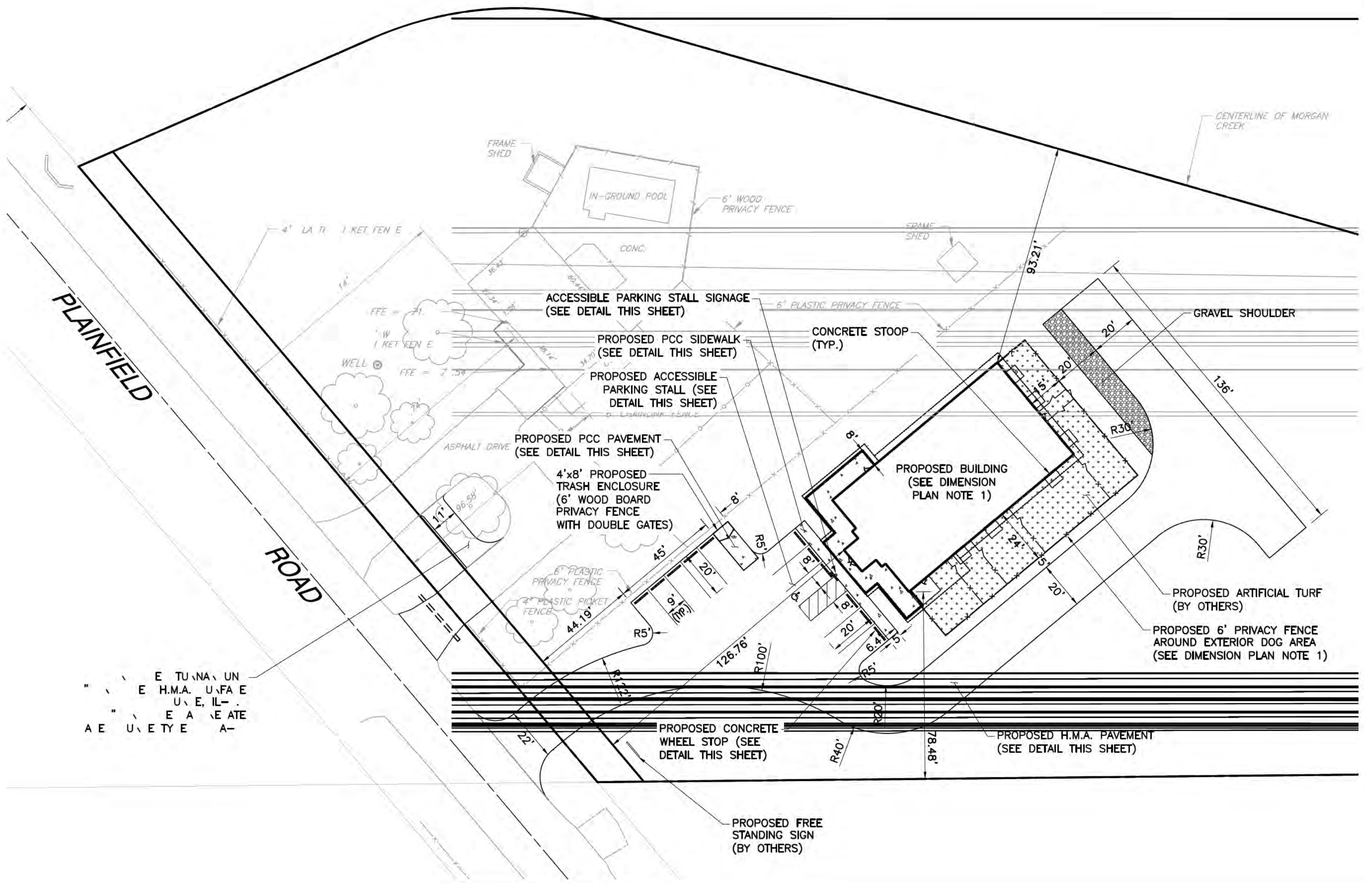
DEMOLITION PLAN

DRAWN BY:	MAJ
CHECKED BY:	TJG
PROJECT NO	233.48
APPROVED BY:	TJG
DATE:	01/19/2022
DWG SCALE:	1" = 30'

DRAWING NO.: C300

SHEET 5 OF 10

NORTH



DIMENSION PLAN NOTES:

1. REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED BUILDING INFORMATION (BUILDING/PORCH DIMENSIONS, PRIVACY FENCE DETAILS, ETC.)
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO PAVEMENT LINES.
3. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKING MATERIALS SHALL BE YELLOW PAINT. LINES SHALL BE 4 INCHES WIDE.
4. A PROPOSED WOOD TRASH ENCLOSURE HAS BEEN LOCATED SOUTHWEST OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.

SITA DATA

GROSS BOUNDARY:	207,901 S.F.	(4.773 AC.)
15' R.O.W. DEDICATION:	5,123 S.F.	(0.118 AC.)
NET BOUNDARY:	202,778 S.F.	(4.655 AC.)
P.I.N.	03-28-100-004	
EXISTING PERVIOUS AREA	197,828 S.F	95.2%
EXISTING IMPERVIOUS AREA	10,073 S.F	4.8%
AGGREGATE IMPERVIOUS AREA (EXISTING + PROPOSED)	31,644 S.F	
DISTURBED AREA	65,571 S.F	(1.51 AC.)

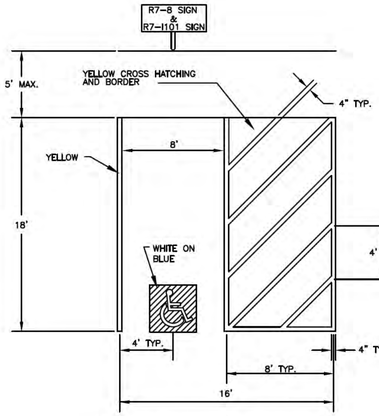
PARKING REQUIRED (THROUGH SPECIAL USE APPLICATION):

REGULAR SPACES	10 SPACES
HANDICAP SPACES	1 SPACE
TOTAL	11 SPACES

PARKING PROVIDED:

REGULAR SPACES=	10 SPACES
HANDICAP SPACES=	1 SPACE
TOTAL SPACES PROVIDED=	11 SPACES

EXTERIOR FENCED IN DOG AREA ADJACENT TO BUILDING 3,230± S.F.



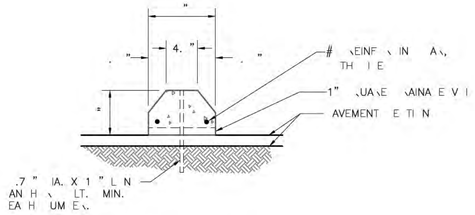
ACCESSSIBLE PARKING SPACE MARKINGS

# OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING	
TOTAL OFF STREET PRKG. SPACES REQUIRED	ACCESSIBLE PRKG. SPACES REQRD. MIN. # OF
1 TO 20	1
21 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000

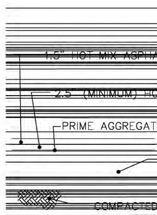
NOTES FOR HANDICAP PARKING STALLS:

1. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
2. HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "$250.00 FINE".
3. PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
4. IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

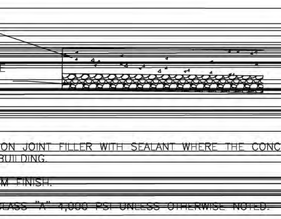
ACCESSIBLE PARKING STALL SIGNAGE



CONCRETE WHEEL STOP
NOT TO SCALE

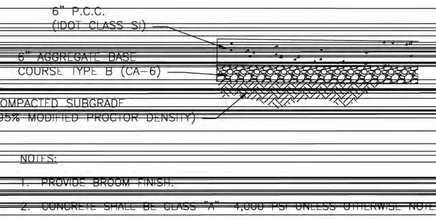


HMA PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ABUTS THE BUILDING.
2. PROVIDE MEDIUM BROOM FINISH.
3. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED.

P.C.C. SIDEWALK/ SLAB SECTION
NOT TO SCALE



NOTES:
1. PROVIDE BROOM FINISH.
2. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED.

P.C.C. PAVEMENT/ TRASHENCLOSURE SLAB SECTION
NOT TO SCALE

SCALE IN FEET
0 30 60

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
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REVISION RECORD

NO	DATE	DESCRIPTION

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

DIMENSION PLAN

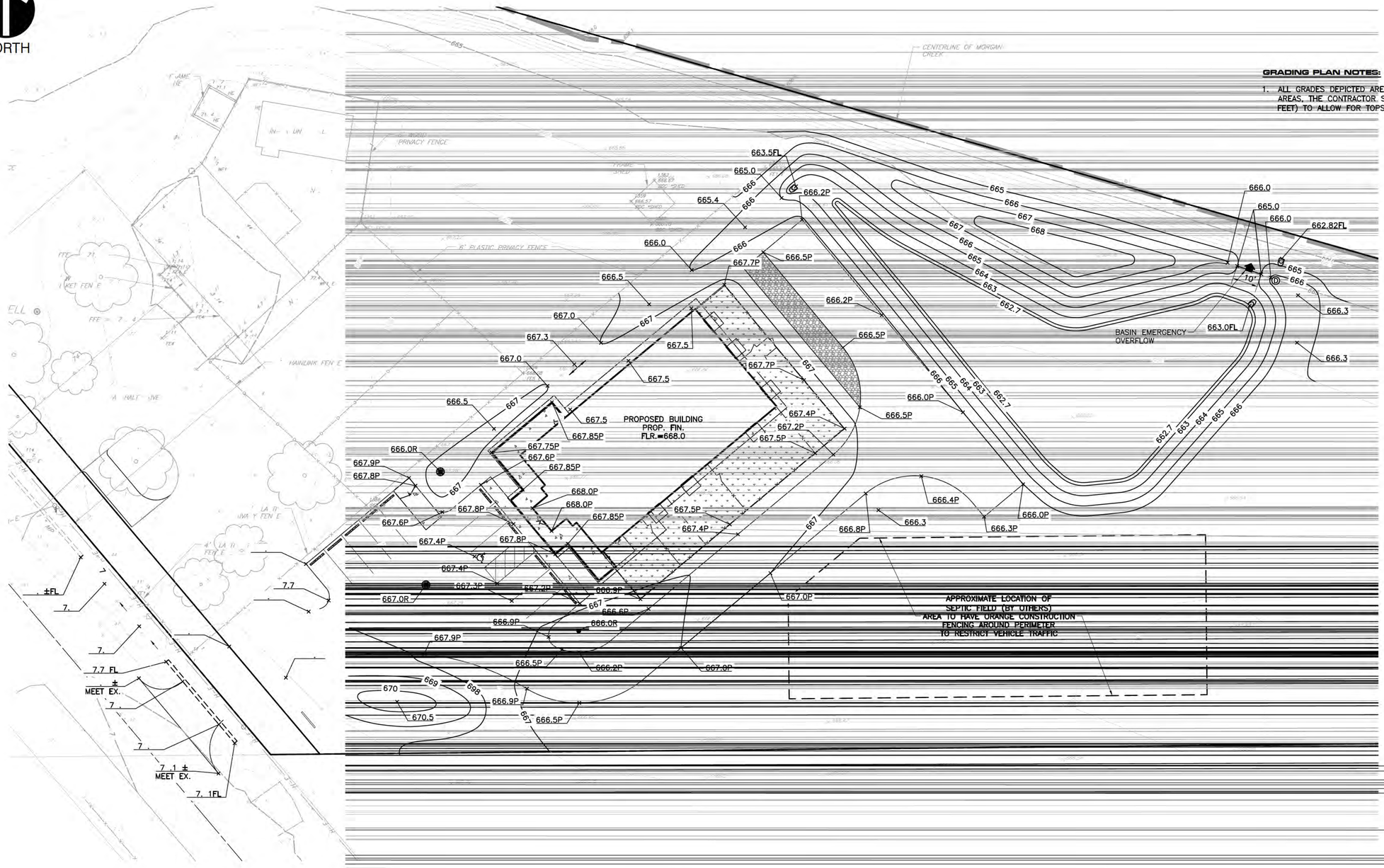
DRAWN BY:	MAJ
CHECKED BY:	TJG
PROJECT NO.	313-348
APPROVED BY:	*TJG
DATE:	01/19/2022
DWG SCALE:	1" = 30'

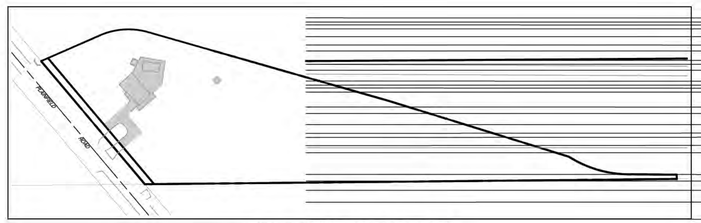
DRAWING NO.: C400
SHEET 6 OF 10

NORTH

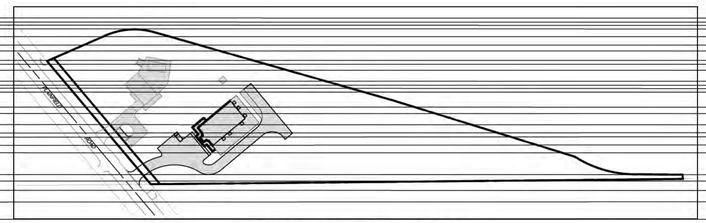
GRADING PLAN NOTES:

1. ALL GRADES DEPICTED ARE FINISHED GRADES. IN NON-PAVED AREAS, THE CONTRACTOR SHALL SUBTRACT 6 INCHES (0.5 FEET) TO ALLOW FOR TOPSOIL/MULCH MATERIAL PLACEMENT.





EXISTING IMPERVIOUS CONDITIONS
1"=150'



PROPOSED IMPERVIOUS CONDITIONS
1"=150'

IMPERVIOUS AREA CALCULATIONS	
	IMPERVIOUS AREA (SF)
EXISTING	10,073
PROPOSED	32,329
NET INCREASE	22,166

PROPOSED AGGREGATE IMPERVIOUS AREA IS GREATER THAN 32,000 S.F. AND THE DISTURBED AREA IS GREATER THAN 45,000 S.F., THEREFORE, STORMWATER DETENTION IS REQUIRED PER THE KENDALL COUNTY STORMWATER MANAGEMENT ORDINANCE.

SCALE IN FEET
0 20 40

REVISION RECORD

NO	DATE	DESCRIPTION

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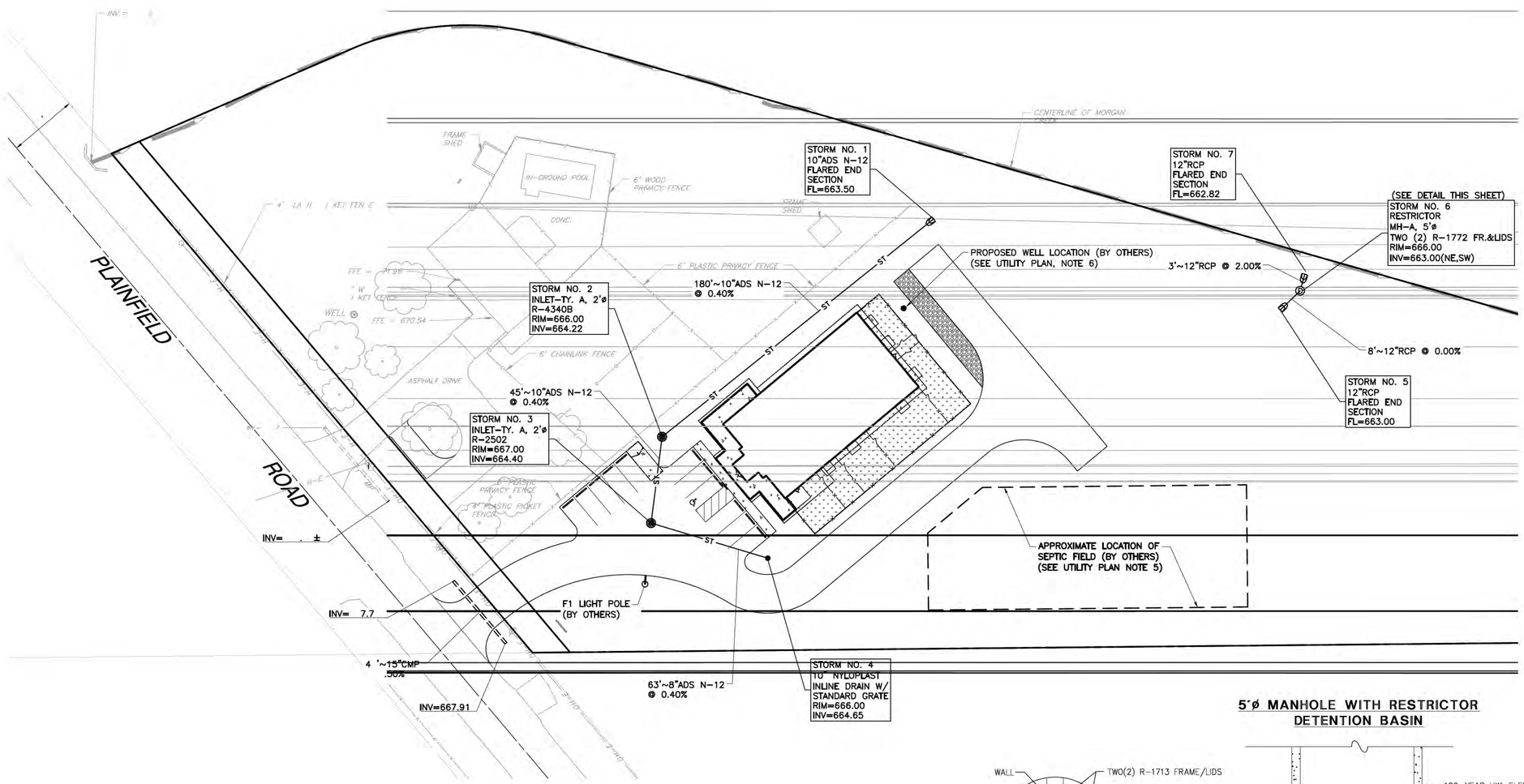
LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

GRADING PLAN

DATE:	01/19/2022
DWG SCALE:	1" = 20'
PROJECT NO	313-348
DRAWN BY:	MAJ
CHECKED BY:	TJG
APPROVED BY:	*TJG

DRAWING NO.:
C500
SHEET 7 OF 10

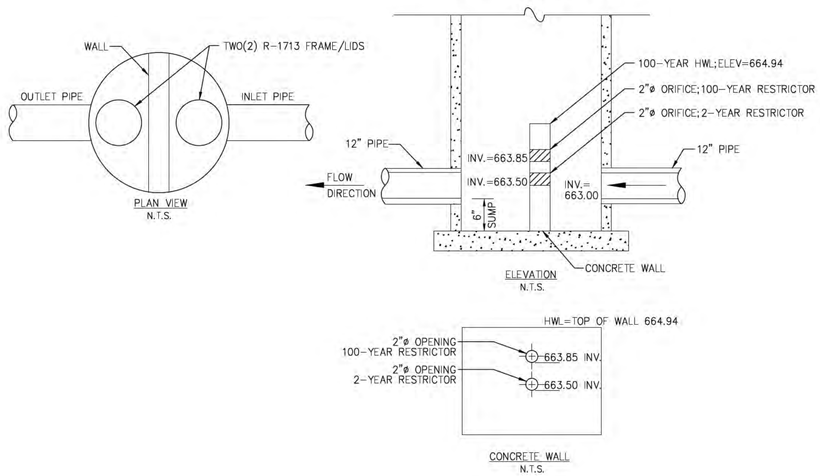
NORTH



UTILITY PLAN NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, DEPTH, MATERIAL AND CONDITION OF THE EXISTING UTILITIES THAT COULD BE AFFECTED BY THE PROPOSED WORK (SUCH AS UTILITY CROSSINGS) PRIOR TO CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES OR CONFLICTS IMMEDIATELY.
2. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY/SERVICE EXTENSIONS 5' OUTSIDE THE BUILDING ENVELOPE. PIPE LENGTH CALL-OUTS HAVE BEEN DENOTED FROM THE FACE OF THE BUILDING.
3. UPON COMPLETION OF THE UTILITY INSTALLATIONS, THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION UNLESS OTHERWISE NOTED IN THESE PLANS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO 6 INCHES TOPSOIL PLACEMENT, SEEDING AND EROSION CONTROL BLANKETS.
4. GRANULAR TRENCH BACKFILL SHALL BE PROVIDED FOR ALL UTILITY TRENCHES LOCATED WITHIN 2 FEET OF PAVEMENT AND SIDEWALKS. TRENCH BACKFILL MATERIAL SHALL BE CA-6 AGGREGATE MECHANICALLY COMPACTED IN 12 INCH MAXIMUM LIFTS TO NO LESS THAN 92% OF MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557).
5. THE PROPOSED SEPTIC SYSTEM SHALL BE DESIGNED BY OTHERS. THE APPROXIMATE LOCATION OF THE EXISTING SEPTIC FIELD HAS BEEN DEPICTED FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE PLANS BY THE SEPTIC DESIGN PROFESSIONAL FOR DETAILS, DIMENSIONS, MATERIALS, ETC. AS USED FOR CONSTRUCTION OF THE SANITARY SERVICE, SEPTIC FIELD, ETC.
6. THE PROPOSED FIRE SPRINKLER SYSTEM SHALL CONNECT TO A PROPOSED WELL. THE NEW WELL, FIRE SPRINKLER SYSTEM, WATER SERVICE, HOLDING TANK AND ASSOCIATED PUMPS/CONTROLS SHALL BE DESIGNED BY OTHERS. THE PORTIONS SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY. REFER TO THE PLANS BY THE DESIGN PROFESSIONAL OF THE WELL AND FIRE PROTECTION SYSTEM FOR CONSTRUCTION PURPOSES.
7. THE CONTRACTOR SHALL PROVIDE INLET FILTER BASKETS BENEATH ALL OPEN LID STRUCTURES TO MINIMIZE INTRUSION OF DEBRIS/SILT INTO THE STORM SEWER SYSTEM.

5'ø MANHOLE WITH RESTRICTOR DETENTION BASIN



SCALE IN FEET
0 30 60

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
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LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

UTILITY PLAN

DATE:	01/19/2022
DWG SCALE:	1" = 30'
PROJECT NO:	313-348
DRAWN BY:	MAJ
CHECKED BY:	TJG
APPROVED BY:	*TJG

DRAWING NO.: C600

SHEET 8 OF 10

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AN \ETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE F THE INSPECTION. THE REPORT SHALL BE SIGNED BY THE CONSTRUCTION \UALIFIE

IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE N U T

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ATTN:

1 1 NORTH GRAND AVENUE EAST

SPRINGFIELD, IL 62702

(217) 782-3397

WITH IES SENT TO THE OWNER AND ENGINEER)

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A. WATE\ MA

. FINE HY ANT FLUSHING

. UN NTAMINATED GROUNDWATER (KNOWN DE-WATERING ACTIVITIES)

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KENTUCKY BLUEGRASS

E NDED FESCUE

PERENNIAL RYEGRASS

1. THE SEEDED MIXTURE INCLUDES ALL AREAS TO BE LANDSCAPED) SHALL BE A E UATELY PREPARED FOR RETAINING SEED. ALL ERROR MATERIALS SHALL BE I W KMANLIKE MANNER.

. FE TILIZER SHALL BE UNIFORMLY DISTRIBUTED AT THE RATES AND AT A MINIMUM OF TWO SEPARATE APPLICATIONS AS FOLLOWS:

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IN ACCORDANCE WITH SECTION 280 OF THE STANDARD SPECIFICATIONS FOR \A

THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

TOPSOIL STRIPPING	SPRING 2022
GRADING	SPRING 2022
PAVING	SUMMER 2022
LANDSCAPING	FALL 2022

\ E U E

1. IN TAL

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LEGEND

SILT FENCE

PERMANENT EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN) (OR APPROVED EQUAL)

RETENTION AREA DEEP-ROOTED GRASS TREATMENT (18" TOPSOIL, ROOT CLASS 4B SEEDING MIXTURE, EROSION CONTROL BLANKET)

STABILIZED CONSTRUCTION ENTRANCE

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AVEMENT INLETS, FOUR SIDED SILT FENCE SHALL BE STAKED AROUND ALL YARD INLETS.

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EROSION CONTROL BLANKET
NOT TO SCALE

SILT FENCE DETAIL
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

GRADING CONTRACTOR CERTIFICATION:

(COMPANY NAME)

I CERIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

(NAME) (TITLE) (DATE)

UNDERGROUNING CONTRACTOR CERTIFICATION:

(COMPANY NAME)

I CERIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

(NAME) (TITLE) (DATE)

PAVING CONTRACTOR CERTIFICATION:

(COMPANY NAME)

I CERIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

(NAME) (TITLE) (DATE)

LANDSCAPING CONTRACTOR CERTIFICATION:

(COMPANY NAME)

I CERIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

(NAME) (TITLE) (DATE)

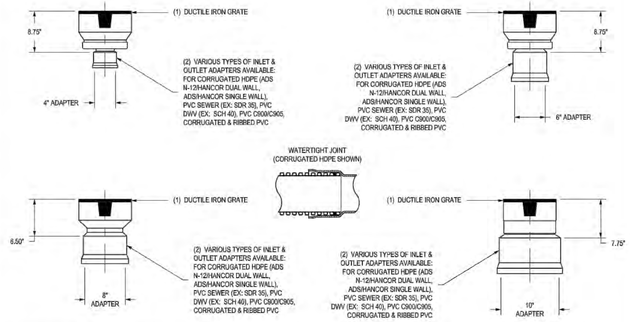
THE BEST LOWER PARK DISTRICT
OSWEGO, ILLINOIS
LINDA CONSTRUCTION
STORMWATER POLLUTION PREVENTION PLAN

CIVIL ENGINEERING CONSULTANTS, LLC
2236 E. Dauphin Drive, Suite 210, Lombard, IL 60148
(630) 627-2700 www.civilengineering.us

DRAWING NO. C700

SHEET 9 OF 10

NYLOPLAST 10" INLINE DRAIN: 2710AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	1095CGS	7001-110-198
SOLID COVER	LIGHT DUTY	1095CGC	7001-110-196
BRONZE	N/A	1095CGB	7001-110-200
DOME	N/A	1095CGD	7001-110-201

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
3 - DIMENSIONS ARE FOR REFERENCE ONLY.
4 - ACTUAL DIMENSIONS MAY VARY.

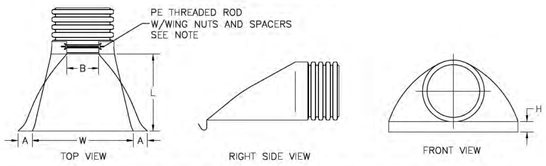
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	CJA
DATE	06-25-98
REVISED BY	CCA
DATE	07-19-12
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	NTS
SHEET	1 OF 1
DWG NO.	7003-110-001
REV	G

Nyloplast — 2120 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2641, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 10 IN DESIGN DETAILS

FLARED END SECTIONS



PART #	PIPE SIZE	A	B (MAX)	H	L	W
1210NP	12 in (300 mm)	6.50 in (165 mm)	10.00 in (254 mm)	6.50 in (165 mm)	25.00 in (635 mm)	29.00 in (737 mm)
1510NP	15 in (375 mm)	6.50 in (165 mm)	10.00 in (254 mm)	6.50 in (165 mm)	25.00 in (635 mm)	29.00 in (737 mm)
1810NP	18 in (450 mm)	7.50 in (191 mm)	15.00 in (381 mm)	6.50 in (165 mm)	32.00 in (813 mm)	35.00 in (889 mm)
2410NP	24 in (600 mm)	7.50 in (191 mm)	18.00 in (457 mm)	6.50 in (165 mm)	36.00 in (914 mm)	45.00 in (1143 mm)
3015NP	30 in (750 mm)	7.50 in (191 mm)	12.00 in (305 mm)	8.60 in (218 mm)	58.00 in (1473 mm)	63.00 in (1600 mm)
3615NP	36 in (900 mm)	7.50 in (191 mm)	25.00 in (635 mm)	8.60 in (218 mm)	58.00 in (1473 mm)	63.00 in (1600 mm)

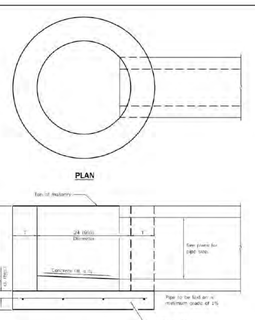
NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"–24", 30" & 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLE.

NOTE: ALL DIMENSIONS ARE NOMINAL

ADS — ADVANCED DRAINAGE SYSTEMS, INC.

REVISIONS	
BY	DATE
AWM	01.31.05

DRAWN BY	AWM	10.07.02	
APPROVED BY	AWM	10.07.02	
DRAWING #	6070		



ALTERNATE MATERIALS FOR WALLS	#
BRICK MASONRY	M 1260
CAST IN PLACE CONCRETE	5 (1151)
CONCRETE MASONRY UNIT	5 (1231)
PRECAST REINFORCED CONCRETE SECTION	5 (1910)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (508 sq. mm/m) in both directions with a minimum cover of 1¾ in. (70 mm).

Bottom slabs may be connected to the riser as shown or designed by the fabricator, however, only a single row of reinforcement across the connector may be utilized.

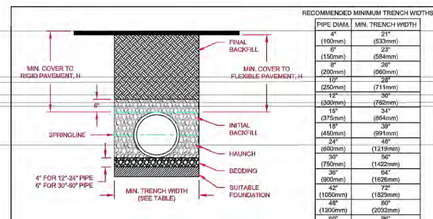
All dimensions are in inches (millimeters) unless otherwise stated.

DATE	REVISIONS
1-13-14	Increased height to 72 (2200) maximum.
1-13-15	Updated note 4 to apply to Added max. limit to height. Added general notes.

INLET - TYPE A

STANDARD 602301-04

RECOMMENDED MINIMUM TRENCH WIDTHS



PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

MINCOMADS, INC.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS ADVISORY IN NATURE AND IS INTENDED TO ASSIST THE ENGINEER IN THE DESIGN OF THE STORM SEWER SYSTEM FOR THIS PROJECT. ADS IS NOT RESPONSIBLE FOR THE ACCURACY OR SUFFICIENCY OF THE ENGINEER'S DESIGN, DRAWINGS OR SPECIFICATIONS FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

3	REV. DRAWING NAME OR NUMBER	TJR	010/2010
REV.	DESCRIPTION	BY	MM/DD/YY

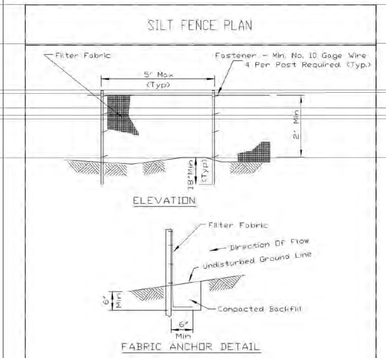
DRAWN BY	MMD/DMY
CHKD	MJE
DATE	8/13/13
SCALE	NTS
SHEET	1 OF 1

TRENCH INSTALLATION DETAIL (ASTM F2648)

DRAWING NUMBER: STD-101A

ADS — ADVANCED DRAINAGE SYSTEMS, INC. — 4640 TRUEMAN BLVD. HILLIARD, OHIO 43026

SILT FENCE PLAN



FABRIC ANCHOR DETAIL

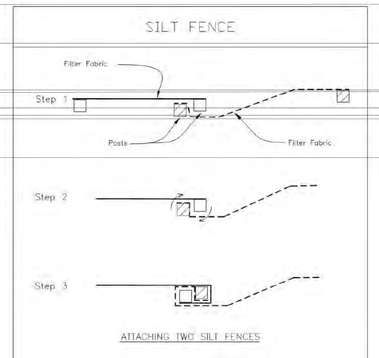
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. It shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 for nonwoven and 30 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	

NRCS — Natural Resources Conservation Service

STANDARDS DWG. NO. IL-620
SHEET 1 OF 2
DATE 11-25-08

SILT FENCE



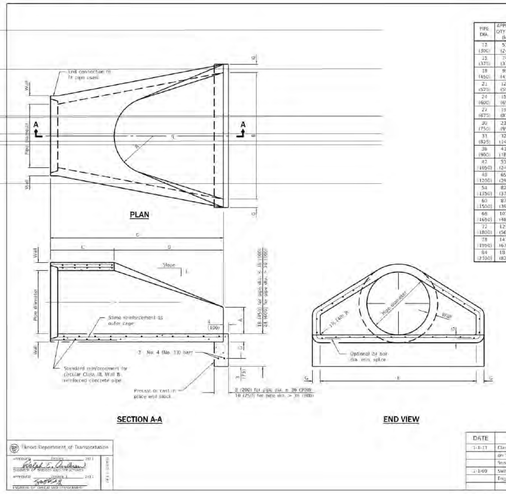
ATTACHING TWO SILT FENCES

NOTES:
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. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE			
Project			
Designed		Date	
Checked		Date	
Approved		Date	

NRCS — Natural Resources Conservation Service

STANDARD DWG. NO. IL-620(W)
SHEET 2 OF 2
DATE 1-29-99



PIPE DIA.	APPROX QTY (no. bar)	A	B	C	D	E	G	K	APPROX WEIGHT
12" (300)	530 (241)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-4
15" (375)	740 (336)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-5
18" (450)	1040 (472)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-6
24" (600)	1870 (848)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-8
30" (750)	2870 (1302)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-10
36" (900)	4130 (1873)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-12
42" (1050)	5590 (2535)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-14
48" (1200)	7300 (3311)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-16
54" (1350)	9240 (4191)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-18
60" (1500)	11400 (5171)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-20
66" (1650)	13790 (6255)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-22
72" (1800)	16390 (7435)	8' - 6" (2591)	8' - 0" (2438)	2' - 0" (610)	3' - 0" (914)	2'9" (838)	3" (76)	3" (76)	1-2-24

* Ratings as tabulated by manufacturer.

GENERAL NOTES

All slopes given are expressed as units of vertical displacement to units of horizontal displacement (V:H).

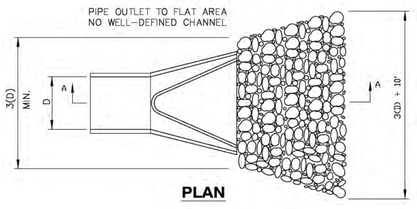
All dimensions are in inches (millimeters) unless otherwise stated.

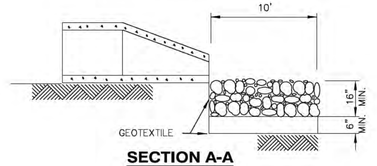
DATE	REVISIONS
1-13-15	Clarified ref. to pipe dia.
1-13-15	Added max. limit to height. Added general notes.
1-1-99	Updated refs. to Illinois Standards
	English (metric)

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

PIPE OUTLET TO FLAT AREA





NOTE:

1. FILTER FABRIC FOR USE WITH RIP-RAP SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE STANDARD SPECIFICATIONS.
2. STONE RIP-RAP SHALL MEET THE REQUIREMENTS OF SECTION 281 OF THE STANDARD SPECIFICATIONS. STONE SHALL BE "A" QUALITY. GRADATION SHALL BE RR4.
3. STONE RIP-RAP SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 281, MINIMUM THICKNESS SHALL BE 16 INCHES. BEDDING SHALL BE AGGREGATE BASE COURSE TYPE B (CA-6), 6 INCHES.

RIP-RAP TABLE

PRC_FES#	D(INCHES)	3xD(FEET)	(3xD)+10(FEET)
9	18	5	15
17	18	5	15
27	18	5	15
41	12	3	13

R-4340 Series
Round Beehive Grate

Light Duty

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4340-A	Beehive	1.6	8.2
R-4340-B	Beehive	1.1	6.8
R-4340-C	Beehive	1.2	6.8
R-4340-F	Beehive	1.6	8.5

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-4340-F1	Beehive	1.7	9.5
R-4340-G	Beehive	0.8	5.0
R-4340-H	Beehive	1.5	6.5

May be used in vitrified clay pipe bell, on a concrete catch basin or in a cast iron frame as shown. Effective where debris may interfere with drainage, such as at a roadside or in a median strip.

Bell and spigot vitrified clay and concrete pipe are made under many specifications and dimensions vary. Check the grate sizes in the table to be sure they will fit the pipe you are using.

Dimensions in inches

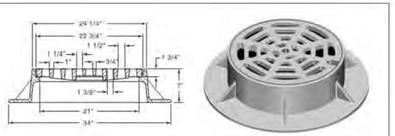
Catalog No.	O Dia.	O.D. Lugs	Dia. Bhv.	Ht. Bhv.	No. Lugs	Size Bars	Size Op.	Pipe Size
R-4340-A	34	28 1/4	23 7/8	6	*	1 1/2	1	24
R-4340-B	33	23	23	2	6	2	1 1/2	24
R-4340-C	33	29	23	5 3/4	4	1	1 1/4	24
R-4340-F	33	28	25	5	4	1	1	24
R-4340-F1 **	25 1/2	21 3/4	17	3	4	1	1	18
R-4340-G **	28	18	19	3	3	1 3/4	2	15
R-4340-H	25	15	17	3	3	1 5/8	1 3/4	12

* Furnished with ring instead of lugs.
** Frame not available.
Grate flange lettered "DUMP NO WASTE – DRAINS TO RIVER"

R-2502
Inlet Frame, Grate

Heavy Duty

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2501	E	0.5	6.5
R-2501	G	1.3	6.0
R-2501	C	1.1	6.0
R-2502	E	1.5	6.0



Standard Grate (shown): Type D
Alternate Grate(s):

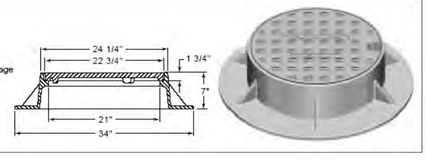
Available Lid: R-1772

R-1772
Manhole Frame, Solid Lid

Heavy Duty

Also available with Non-Rocking feature. See page 9 for illustration.

Also available with 36" diameter flange.



LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

DETAILS

DATE:	01/19/2022
DWG SCALE:	AS SHOWN
PROJECT NO:	313-348
APPROVED BY:	*TJG
DRAWN BY:	MAJ
CHECKED BY:	TJG

DRAWING NO.: C800
SHEET 10 OF 10

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

P:\310-099\313-348\-CADD\Dwg\C801-Eng\313348-C801-C800-Details.dwg[C800] (5/19/2022 - mying) - LP: 1/19/2022 12:02 PM

State of Illinois
County of Kendall

Zoning Petition
#19-35

ORDINANCE NUMBER 2019-33

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A KENNEL AND A VARIANCE TO SECTION 7.01.D.27 OF THE KENDALL COUNTY ZONING ORDINANCE TO ALLOW A KENNEL TO BE LOCATED THIRTY FEET SIX AND ONE HALF INCHES FROM THE LOT LINE OF LOTS ZONED OTHER THAN RESIDENTIAL OR SHOWN ON THE LAND RESOURCE MANAGEMENT PLAN MAP AS NON-RESIDENTIAL FOR A 5.0 ACRE +/- PARCEL LOCATED AT 3601 PLAINFIELD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-28-100-004 IN OSWEGO TOWNSHIP

WHEREAS, Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 13.04 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue variations and place conditions on variations and provides the procedure through which variations are granted; and

WHEREAS, Section 7.01.D.27 of the Kendall County Zoning Ordinance permits the operation of kennels as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, Section 7.01.D.27 of the Kendall County Zoning Ordinance requires kennels to be located a minimum of 150 feet from the lot line of lots zoned other than residential or shown on the Land Resource Management Plan Map as non-residential; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 5.0 acres located at 3601 Plainfield Road (PIN: 03-28-100-004) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

WHEREAS, the subject property is currently owned by John and Laura Gay and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about September 18, 2019, Petitioner's representative filed a petition for a Special Use Permit allowing the operation of a kennel at the subject property and a variance to Sections 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel to be placed no closer than 30 feet 6 ½ inches from the lot line of lots zoned other than residential or shown on the Land Resource Management Plan Map as non-residential; and

WHEREAS, following due and proper notice by publication in the Beacon News and Kendall County Record not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on October 28, 2019, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's attorney presented evidence, testimony, and exhibits in support of the requested special use permit and variance and zero members of the public testified in favor or in opposition; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit and variance with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals,

dated October 28, 2019, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested special use permit and variance with conditions; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use permit and variance 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, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit and variance allowing the operation of a kennel on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.

   B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.

   C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.

   D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.

   E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.

   F. A maximum of one hundred (100) pets may be on the subject property at any time.

   G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.

H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.

I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.

J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.

K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.

L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.

M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.

N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

O. 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.

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

3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit and variance.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of November, 2019.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

COUNTY CLERK
OFFICIAL
SEAL
KENDALL COUNTY, ILLINOIS

Exhibit A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHWEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on October 28, 2019, by a vote of five (5) in favor and zero (0) in opposition. Chairman Mohr and Member Cherry were absent.

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.

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.**

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. **As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, and septic systems.**

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

FINDINGS OF FACT-VARIANCE

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations.

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 subject property is triangular in shape and combined with its size of approximately five (5) acres makes it difficult for any use to be greater than one hundred fifty feet (150') from any non-residentially zoned property.**

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **The configuration of this property is unique among A-1 zoned properties. Most A-1 zoned properties are larger and more rectangular in shaping than the subject property giving them more space for uses to be away from non-residentially zoned property.**

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The Petitioners did not create the configuration of the subject 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. **Provided the site is developed as proposed, the granting of the variation will not be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **Provided all applicable permits are secured, no threats to public safety should arise. The proposed use will not cause an impairment of light or air to adjacent property. Increased traffic congestion is not anticipated. If developed as proposed, property values should not be impaired.**

RECOMMENDATION
Approval with the following conditions and restrictions:

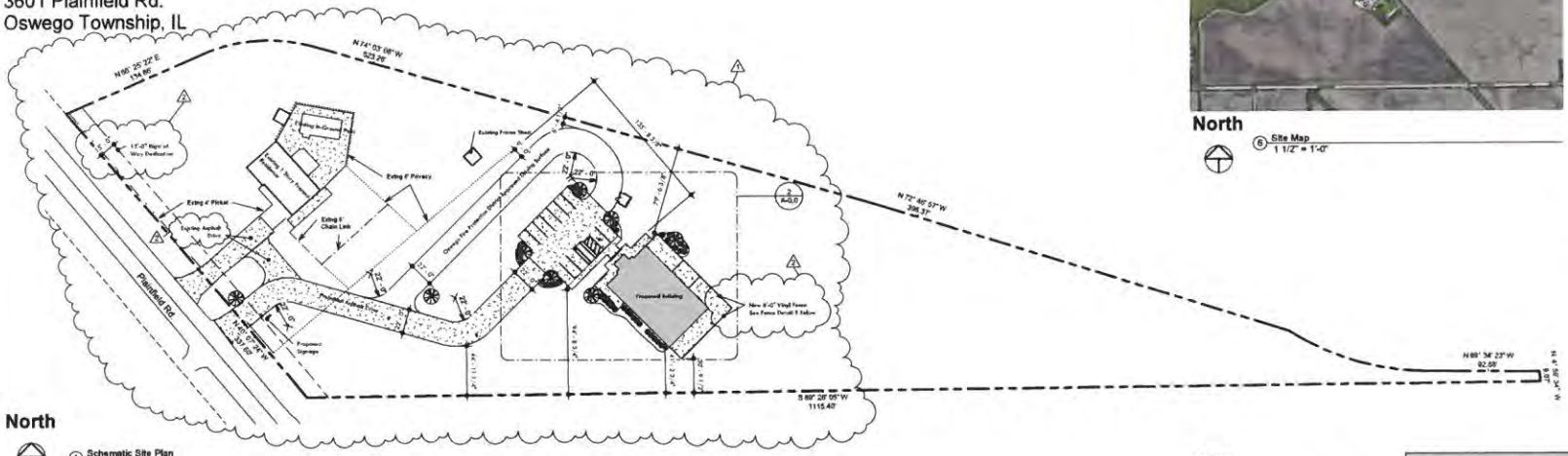
1. The site shall be developed substantially in accordance with the submitted site plan, security plan, landscaping plan, and lighting plan. The site plan shall be adjusted to accommodate a turn-around area for emergency vehicles. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in condition 2.
2. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
3. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
4. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
5. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in condition 2.

6. A maximum of one hundred (100) pets may be on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
9. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
13. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
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.

Proposed Building

The Pets Home
Pet Resort and Spa

3601 Plainfield Rd.
Oswego Township, IL

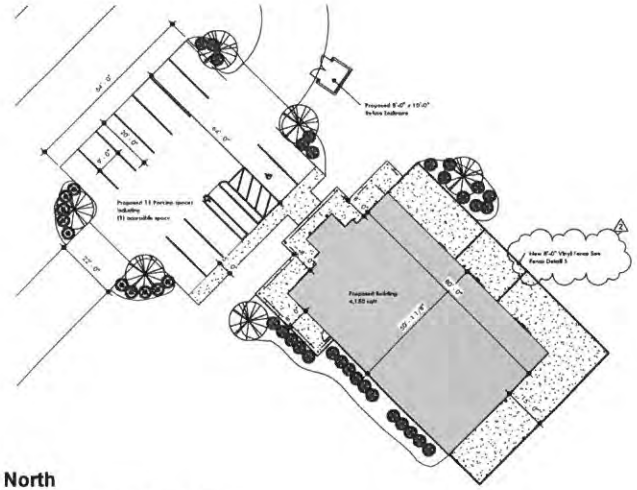


North

1 Schematic Site Plan
1" = 50'-0"

Fence Key

Existing Picket
Existing Privacy
Existing Chainlink

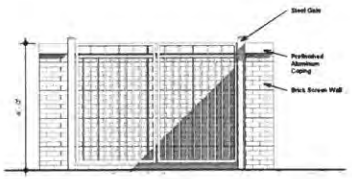


North

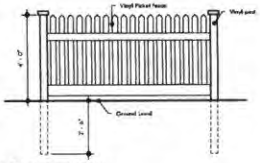
2 Schematic Site Plan - Callout 1
1" = 20'-0"

North

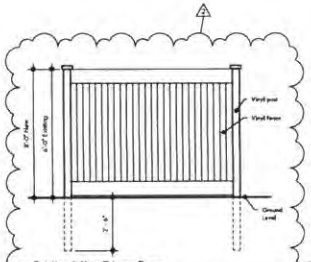
6 Site Map
1 1/2" = 1'-0"



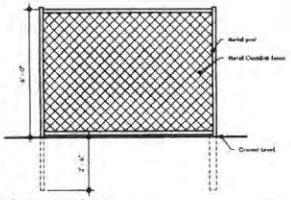
3 Refuse Enclosure Elevation
3/8" = 1'-0"



4 Existing Picket Fence
3/8" = 1'-0"



5 Existing & New Privacy Fence
3/8" = 1'-0"



8 Existing Chainlink Fence
3/8" = 1'-0"

Site Data

Construction Type:	Type III
Actual Lot Area:	207,901 sqft (4.773 Acres)
Built Area:	23,872.3 sqft
Parking	
No. of Parking Required:	9
No. of Parking Actual:	11
Nr. of Accessible Required:	1
No. of Accessible Actual:	1
Parking Area:	4,452.3 sqft
Driveway Area:	6,929.5 sqft
Sidewalk Area:	372 sqft
Turnaround Area:	6,641.34 sqft
Total Paved Area:	18,393.3 sqft
Building Square Footage	
Main Building:	4,100 sqft
Front Porch:	680 sqft
Exterior Dog Area:	620 sqft
Refuse Enclosure:	80 sqft
Total:	5,480 sqft

Sheet List

Sheet Number	Sheet Name
A-0.0	Site Plan
A-1.0	Foundation Plan
A-2.0	Floor Plan
A-2.1	Enlarged Plans
A-3.0	Roof Plan & Schedules
A-4.0	Elevations
A-4.1	Elevations
A-5.0	Sections
A-5.1	Details
E-1.0	Electrical Plans
M-1.0	Mechanical Plans
P-1.0	Plumbing Plan

as ARCHITECTURAL STUDIO
14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-873-4200
Fax: 708-365-0854
Architectural Studio, Ltd.
www.archstudioltd.net

Note to Fire Inspection Bureau

The following items are Required:

1. Fire Department Connection 5" Shortz
2. Sprinkler system per NFPA 13
3. Addressable fire alarm-NFPA 72 UL Listed Centeral Station/Kencom Monitoring
4. Knox Box (es)
5. FAAP required if travel through occupany required to reach FACP
6. Exterior red strobe to identify location of FACP/FAAP
7. Fire extinguisher placement (75' travel distance to extinguisher).

I hereby certify under oath that these plans were prepared by me or under my direct supervision, that I am familiar with the codes and ordinances of the Will County and to the best of my knowledge these plans comply with the building ordinances and other applicable codes and ordinances.

Scott A Shalvis- Architect 001-014003
Architectural Studio, Ltd. Professional Design Firm
184.006795-0001 exp.

Scott A Shalvis
License No. 001-014003
License Expiration date:
November 30, 2019

SCOTT A. SHALVIS
001-014003
LICENSED ARCHITECT

No.	Description	Date
1	Fire Prevention Comments	05-24-19
2	Revision 2	11-13-19

John and Laura Gay

The Pets Home Pet Resort and Spa

Site Plan

Project number	2019-071
Date	11-13-2019
Drawn by	SAS
Checked by	Checker

A-0.0

Scale: As indicated

11/13/2019 4:11:59 PM

PLAT OF SURVEY
OF

NORTH

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

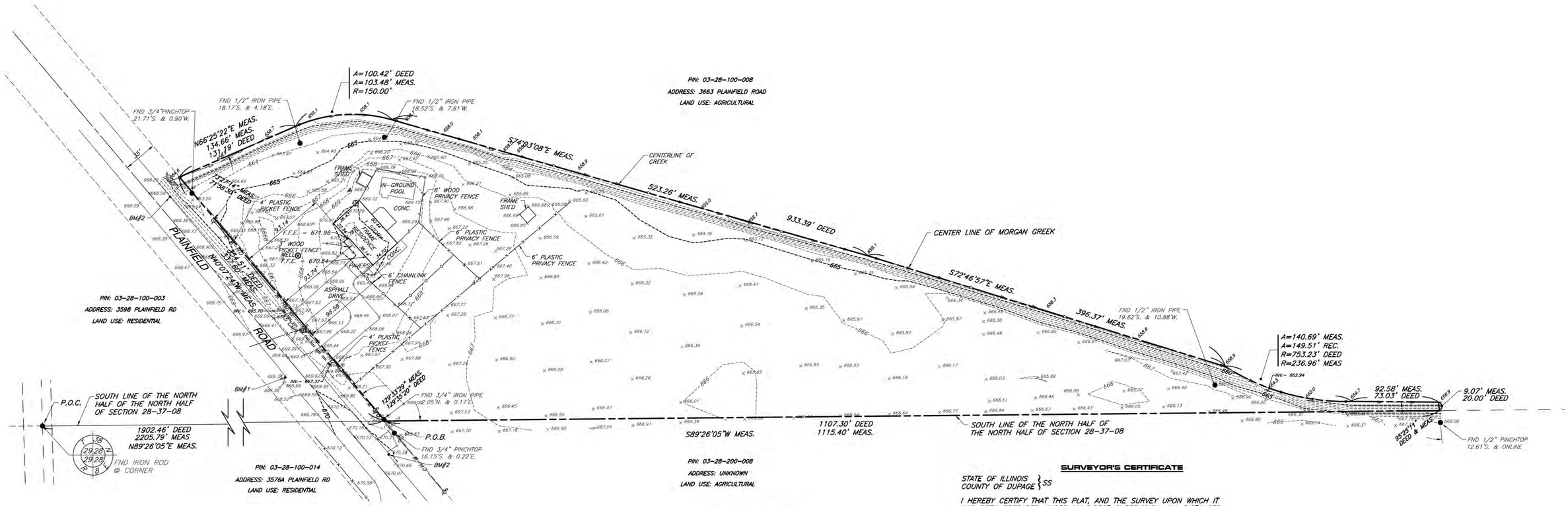
AREA SUMMARY

GROSS AREA= 207,901 S.F. (4.773 ACRES)

LOCATION MAP
(N.T.S.)

OWNER

JOHN AND LAURA GAY
3601 PLAINFIELD ROAD
OSWEGO, IL 60543



BENCHMARKS

REFERENCE BENCHMARK:

ILLINOIS STATE PLANE –EAST ZONE (NAD83), NGS GEOID 12A

SITE BENCHMARKS:

1. MAG NAIL IN THE NORTH SIDE OF DRIVEWAY ENTRANCE FROM PLAINFIELD ROAD TO PROPERTY KNOWN AS 3598 PLAINFIELD ROAD. SAID DRIVEWAY IS OPPOSITE THE SOUTH DRIVEWAY ENTRANCE TO THE SUBJECT SITE.
   ELEVATION=669.33
2. MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD SOUTH OF FIELD ENTRANCE TO SOUTH PROPERTY ADJACENT TO SUBJECT SITE. SAID MAG NAIL IS 35.6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT SITE.
   ELEVATION=670.56
3. MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD 13.5± FEET SOUTH OF THE CENTER LINE OF THE HEADWALL OF MORGAN CREEK ALONG THE NORTH PROPERTY LINE OF THE SUBJECT SITE. SAID MAG NAIL IS 23.6 FEET WET OF FOUND 3/4–INCH PINCHTOP NEAR THE NORTHWEST PROPERTY CORNER OF THE SUBJECT SITE.
   ELEVATION=670.56

SURVEYOR'S NOTES

1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
2. COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE.
3. BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED HEREIN, REFER TO YOU TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.
4. IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
5. THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD MAP NO. 17093C0065H WITH EFFECTIVE DATE OF JANUARY 8, 2014.
6. THE SURVEYED PROPERTY IS WITHIN THE MORGAN CREEK DRAINAGE DISTRICT PER THE KENDALL COUNTY GIS ONLINE "MORGAN CREEK DRAINAGE DISTRICT KENDALL COUNTY –2013–" MAP.
7. THE SURVEYED PROPERTY'S LAND USE IS A–1 AGRICULTURAL DISTRICT PER THE KENDALL COUNTY ONLINE GIS ZONING ORDINANCE.
8. THERE WERE NO HABITABLE STRUCTURES OBSERVED WITHIN 100 FEET OF THE SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DISTANCES IN FEET AND DECIMALS THEREOF.

THIS PLAT HAS BEPREPARED BY CIVIL & ENVIRONMENTAL CONSULTA ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICEN APRIL 30, 2021. FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HER REPRODUCTION OF USE BY THIRD PARTIES IS STRICTLY PROHIBITED WI WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVI CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOU SURVEY.

FIELDWORK WAS COMPLETED ON AUGUST 29, 2019.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF SEPTEMBER, 20

[redacted]

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. [redacted]
LICENSED VALID THROUGH NOVEMBER 30, 2020

SC
0

P:\2019\194-4231 - Survey\Dwg\194423-SU01- SURVEY.dwg(SURVEY LS)(09/10/2019 - ahoffman) - LP, 9/10/2019 2:53 PM

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815-210-8089 cell

gregory.lyons@sbcglobal.net

NEW PET BOARDING FACILITY for:
THE PETS HOME PET RESORT and SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

project no. 2151
date 12/13/2021
Issued for Permit

Exterior Rendering

A0.00

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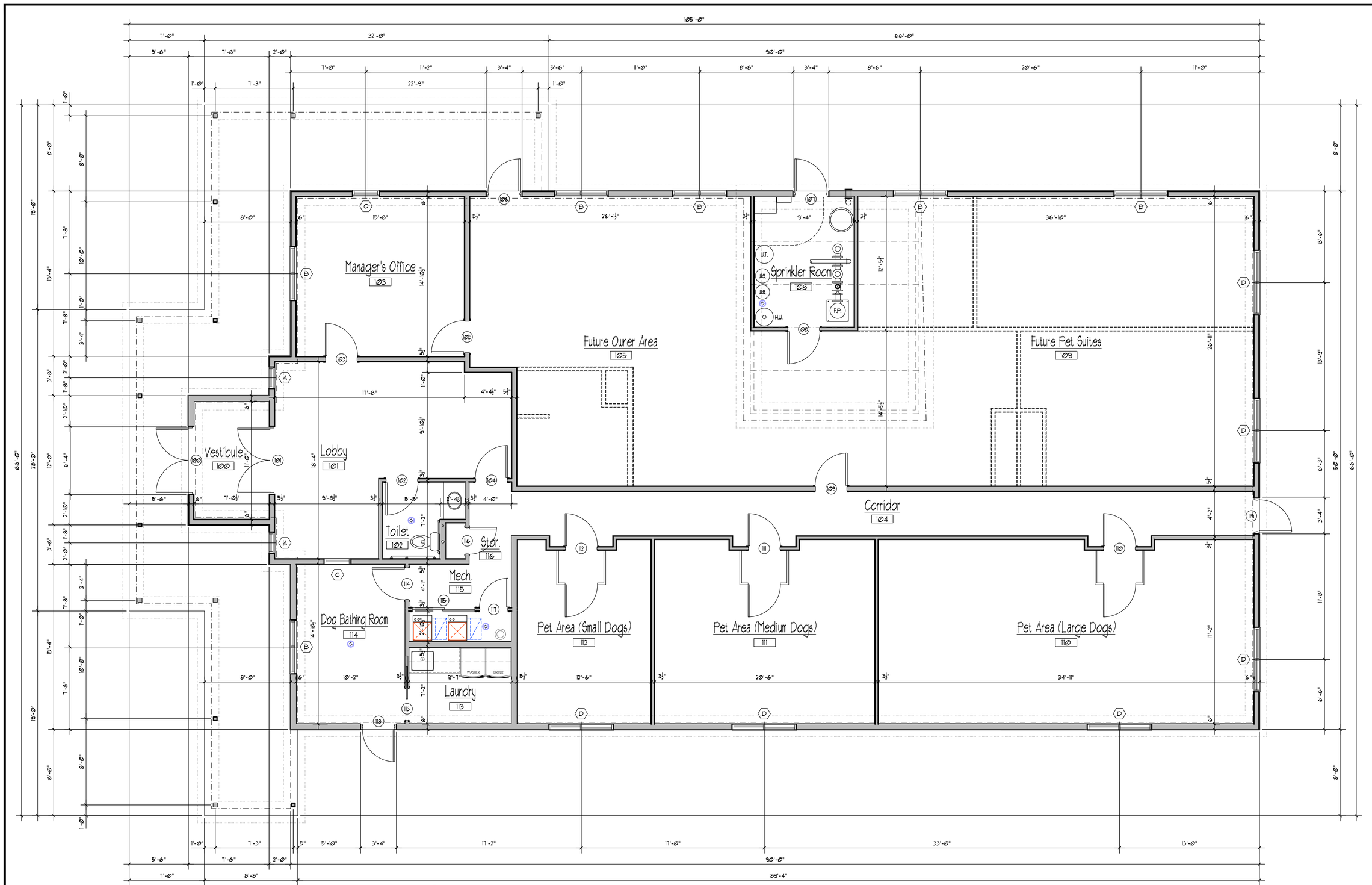

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

0 5'-0" 10'-0" 20'-0"

NORTH
(VERIFY IN FIELD)

NOTES:

1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS CS1.00 AND GN1.00.
2. WINDOWS AND GLIDING PATIO DOORS SHALL BE MANUFACTURED BY ANDERSEN WINDOWS-DOORS, OR APPROVED EQUAL. GLASS SHALL BE INSULATED LOW 'E' AND TEMPERED AS REQUIRED WITH GRILLES AS SHOWN.

WINDOW SCHEDULE

MARK	R.O. SIZE	TYPE	NO. REQ'D.	REMARKS
⟨A⟩	2'-0" x 4'-6"	S.H.	2	2046 (NOTE 2)
⟨B⟩	5'-0" x 4'-6"	TWIN S.H.	6	2646-2 (NOTE 2)
⟨C⟩	2'-6" x 4'-6"	S.H.	2	2646 (NOTE 2)
⟨D⟩	5'-0" x 5'-0"	TWIN PICTURE	1	2650-2 (NOTE 2)
⟨D⟩	6'-0" x 8'-0"	GLIDING DOOR	6	6080 (NOTE 2)

WALL TYPE LEGEND:

1 — EXTERIOR WALLS - VINYL SIDING AS CHOSEN BY OWNER OVER 'TYVEK' HOUSE WRAP ON ½" PLYWOOD SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C. (6" DIM.) WITH R-20 (MIN.) KRAFT FACE BATT INSULATION AND ⅝" GYPSUM BOARD INTERIOR FINISH.

2 — INTERIOR PARTITIONS - ⅝" GYPSUM BOARD EACH SIDE OVER 2x4 (3½") OR 2x6 (5½") WOOD STUDS @ 16" O.C. WITH SOUND ATTENUATING INSULATION TO UNDERSIDE OF ROOF TRUSSES (U.N.O.)

3 - - - - - - - - - - FUTURE INTERIOR PARTITION WALLS TO BE COMPLETED AT A LATER DATE

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project no. 2151
date 12/13/2021
Issued for Permit

Floor Plan

A1.00

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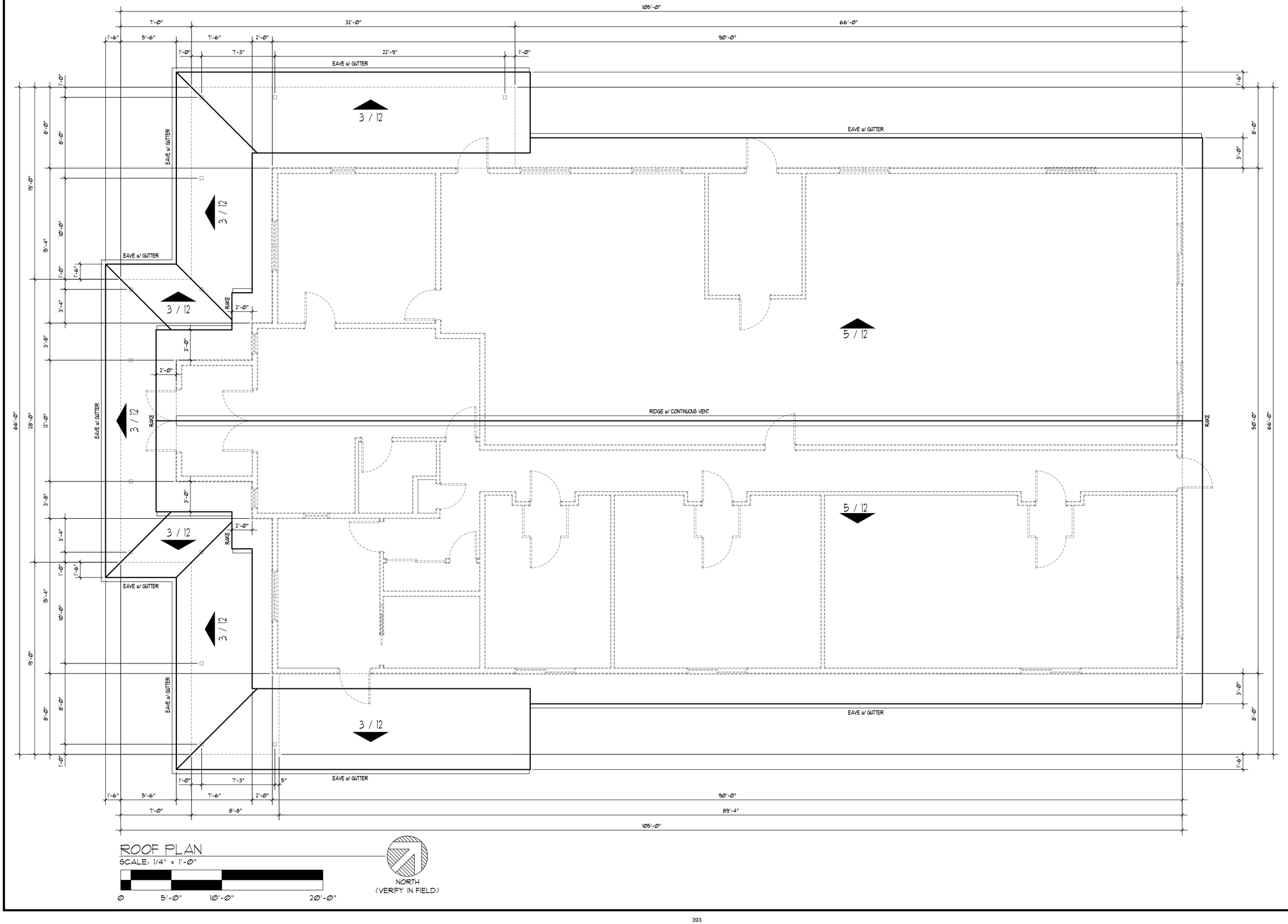

ROOF PLAN

SCALE: 1/4" = 1'-0"

0 5'-0" 10'-0" 20'-0"

NORTH
(VERIFY IN FIELD)

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date 12/13/2021
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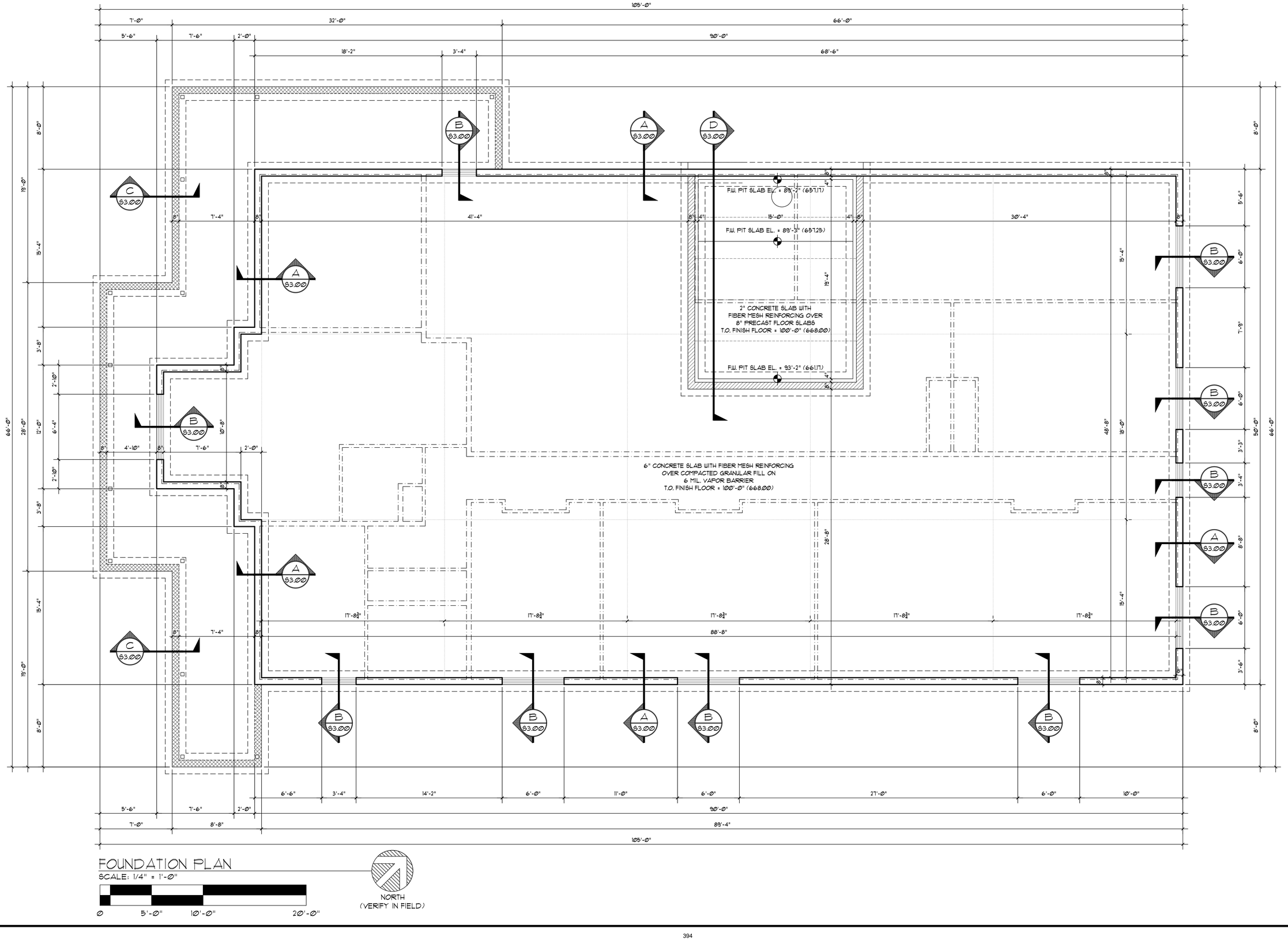
Roof Plan

A1.02



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

0 5'-0" 10'-0" 20'-0"

NORTH
(VERIFY IN FIELD)

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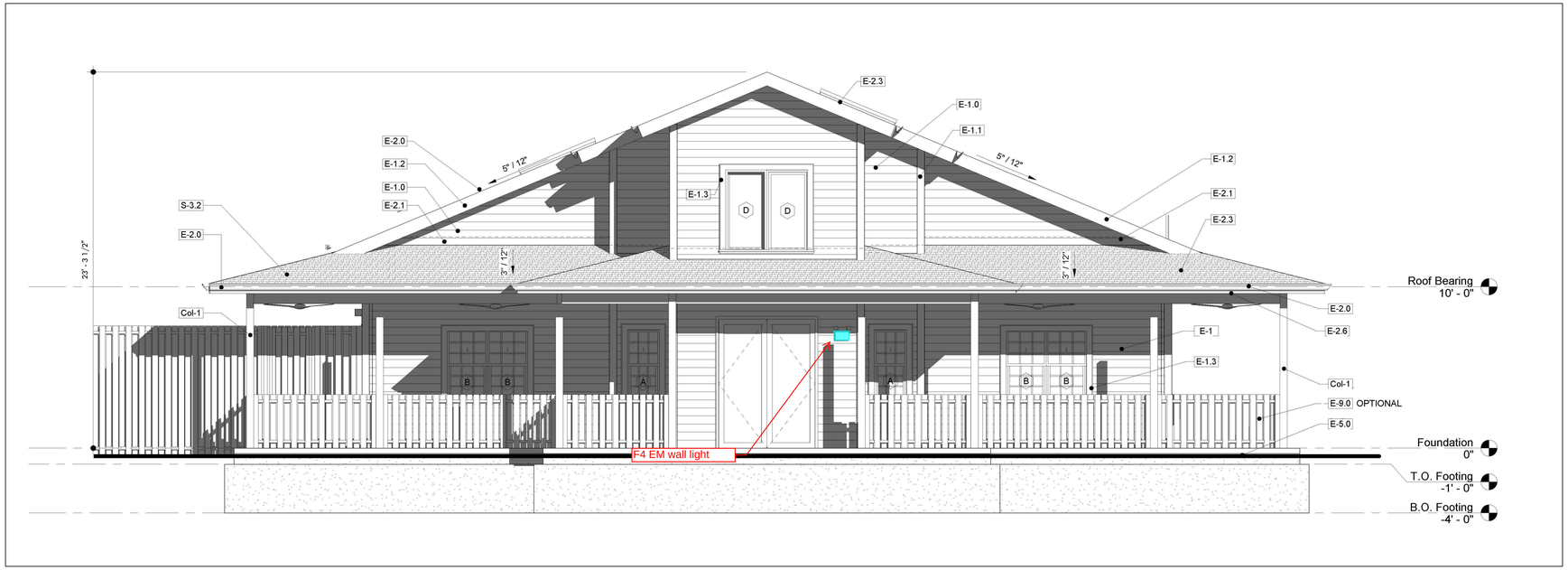
Foundation Plan

S1.00



FRONT ELEVATION (Reversed)

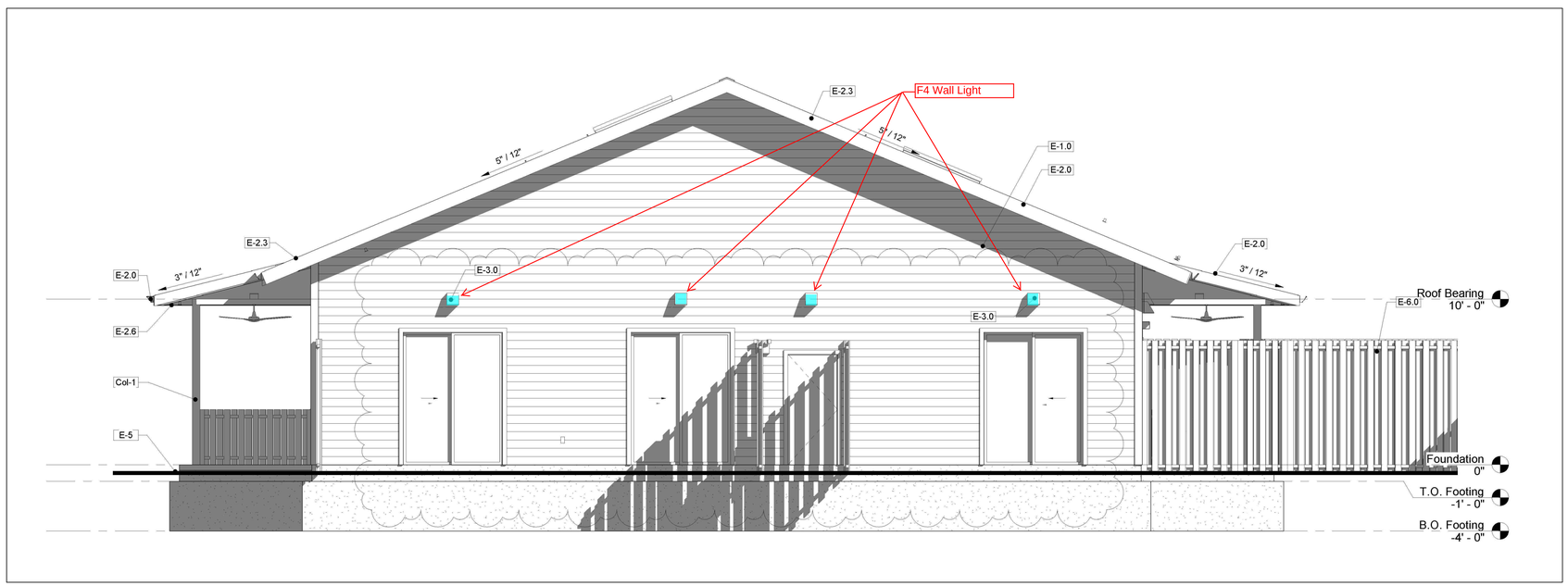
SCALE: 1/4" = 1'-0"

ELEVATION'S KEYNOTE LEGEND

KEY MARK	KEY DESCRIPTION
COL-1	4x4 TREATED WOOD POST w/ SIMPSON STRONG-TIE BASE AND CAP CONN.
E-1.0	HARDIE BOARD - VINYL LAP SIDING (BRIGHT RED)
E-1.1	VINYL 2x6 CORNER BOARDS (WHITE)
E-1.2	VINYL 2x10 FASCIA BOARD (WHITE)
E-1.3	VINYL 2x6 TRIM BOARD (WHITE)
E-2.0	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS (WHITE)
E-2.1	CONCEALED METAL FLASHING
E-2.2	-
E-2.3	30-YEAR COMPOSITE ASPHALT SHINGLES (HUNTER GREEN)
E-2.4	-
E-2.5	CONTINUOUS RIDGE VENT (COLOR TO MATCH ROOFING)
E-2.6	VENTED VINYL SOFFIT (WHITE)
E-3.0	EXTERIOR LED LIGHT FIXTURE
E-4.0	-
E-5.0	FINISH GRADE - SEE CIVIL DRAWINGS FOR GRADING PLAN
E-6.0	VINYL PRIVACY FENCE (WHITE)
E-7.0	-
E-8.0	-
E-9.0	WHITE PVC FENCE (OPTIONAL)

NOTES:

1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS CS1.00 AND GN1.00.



REAR ELEVATION (Reversed)

SCALE: 1/4" = 1'-0"

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project no. 2151
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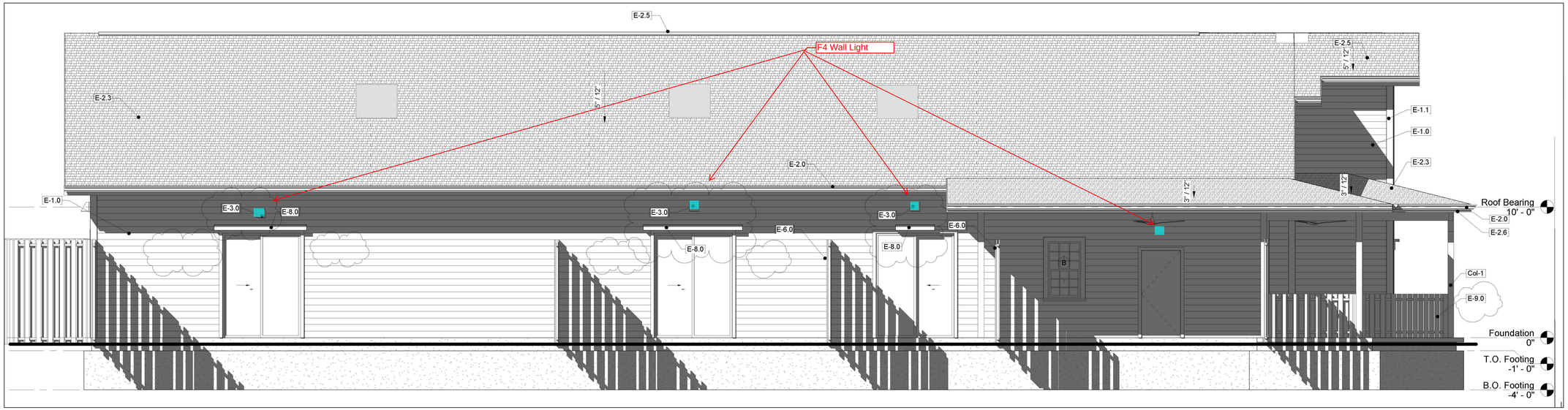
Exterior Elevations

A2.00

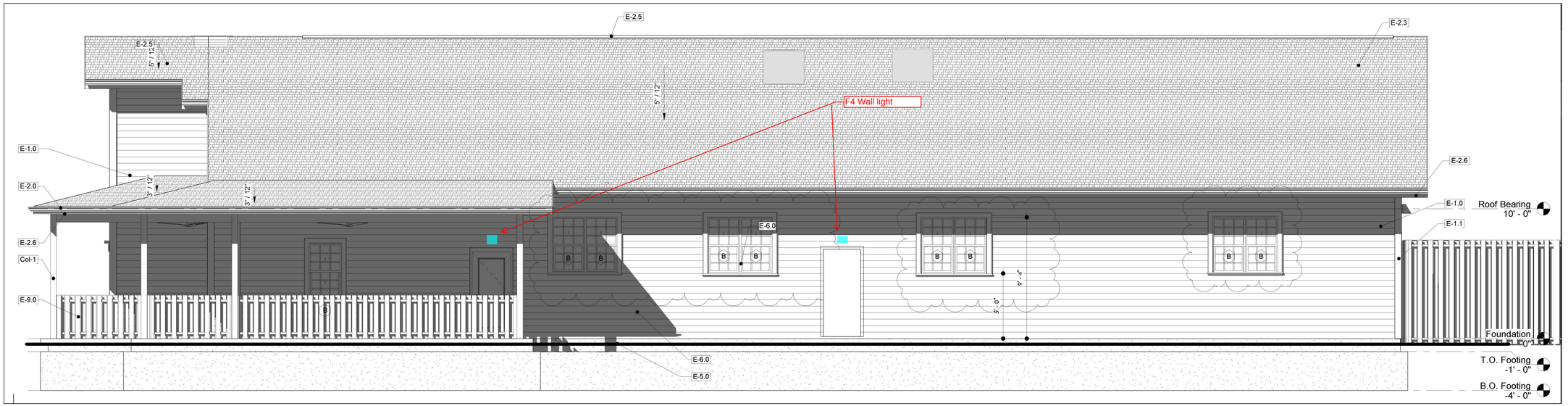


RIGHT ELEVATION (Reversed)

SCALE: 1/4" = 1'-0"

NOTES:

1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS G51.00 AND GN1.00.
2. FOR ELEVATION KEYNOTE LEGEND SEE DRAWING A2.00.



LEFT ELEVATION (Reversed)

SCALE: 1/4" = 1'-0"

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project no. 2151
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Exterior Elevations

A2.01

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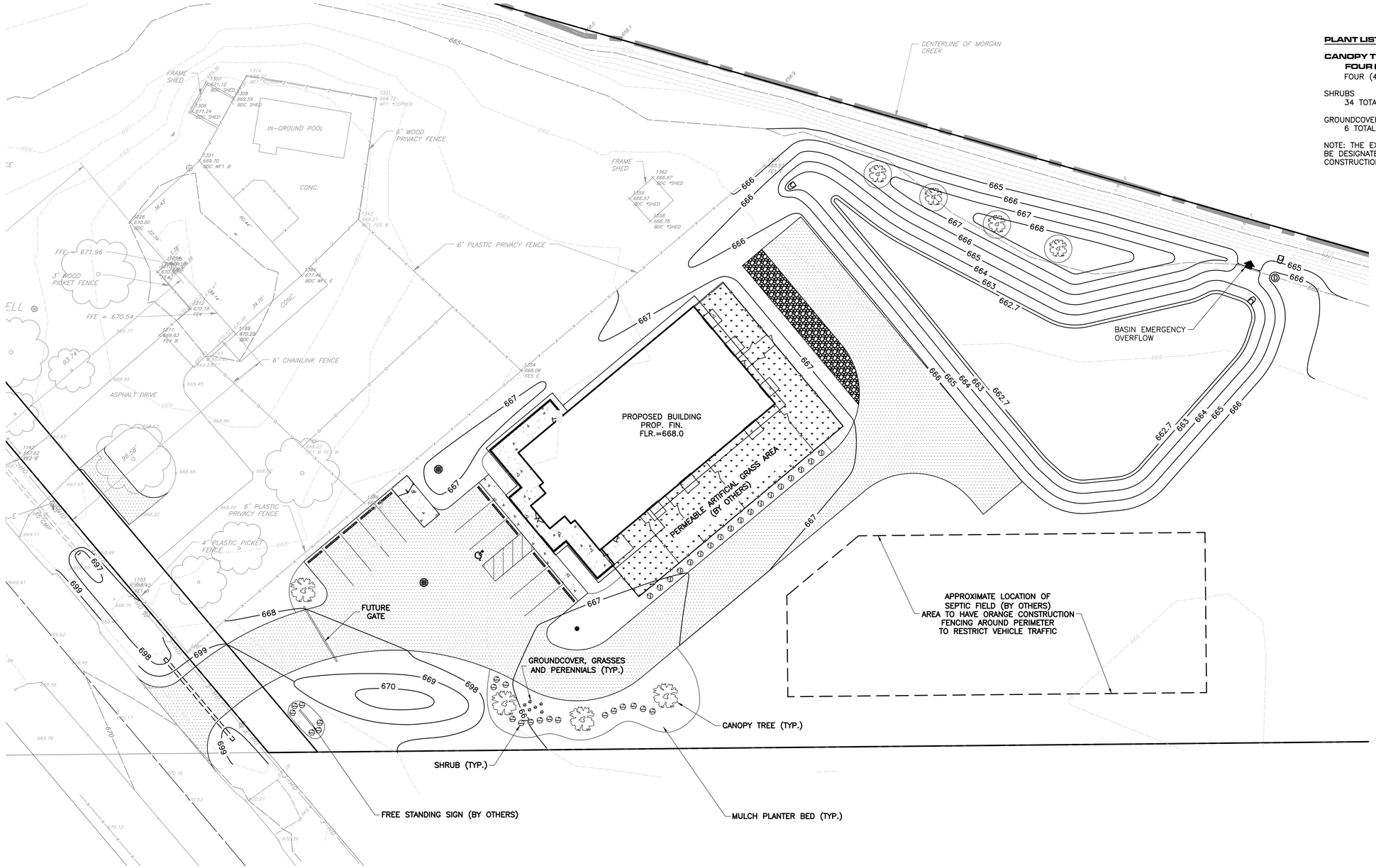
NORTH



PLANT LIST

CANOPY TREES - 8 TOTAL
FOUR (4) - 3½" CALIPER
FOUR (4) – 2½" CALIPER

SHRUBS
34 TOTAL – 18"–24" SIZE

GROUNDCOVERS, GRASSES, AND PERENNIALS
6 TOTAL – 1 GALLON

NOTE: THE EXACT LOCATION AND THE SPECIES TYPE WILL BE DESIGNATED ON THE FINAL LANDSCAPING PLANS FOR CONSTRUCTION BY THE LANDSCAPE DESIGN PROFESSIONAL

RECEIVED JAN 19, 2022
LINDBLAD CONSTRUCTION
COMPANY OF JOLIET, INC.

SCALE IN FEET
0 20 40

REVISION RECORD

NO	DATE	DESCRIPTION
1	1/27/2022	REVISIONS PER CLIENT

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

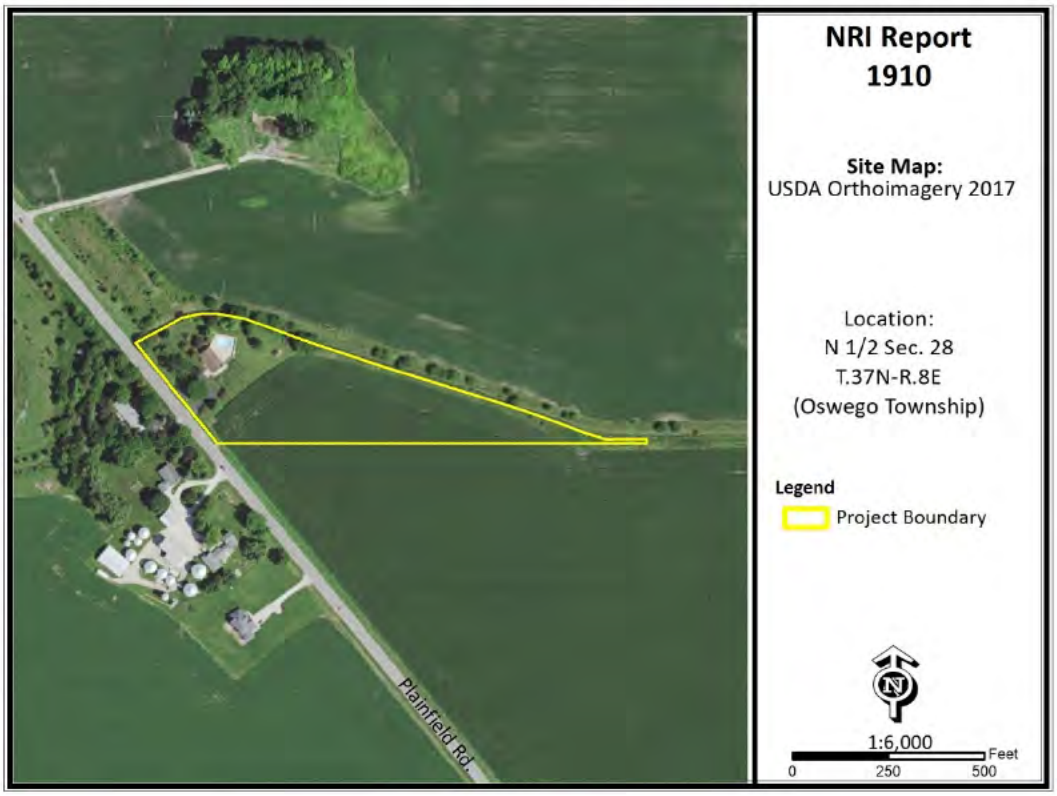
LANDSCAPING PLAN

DATE:	01/19/2022
DWG SCALE:	1" = 20'
PROJECT NO:	313-348
APPROVED BY:	*TJG
DRAWN BY:	MAJ
CHECKED BY:	TJG

DRAWING NO.:
LS-1.0
SHEET 1 OF 10

P:\310-001\313-348\~0401\dwg\CIVIL-Eng\313348-CIVIL-Landscaping.dwg[ANSIC24new] LS(1/19/2022 - mjung) - LP: 1/19/2022 12:04 PM

NATURAL RESOURCE INFORMATION (NRI) REPORT: 1910



September 2019

Petitioner: John Gay & Laura Gay
Contact: Caitlin Paloian, Attorney

Prepared by:

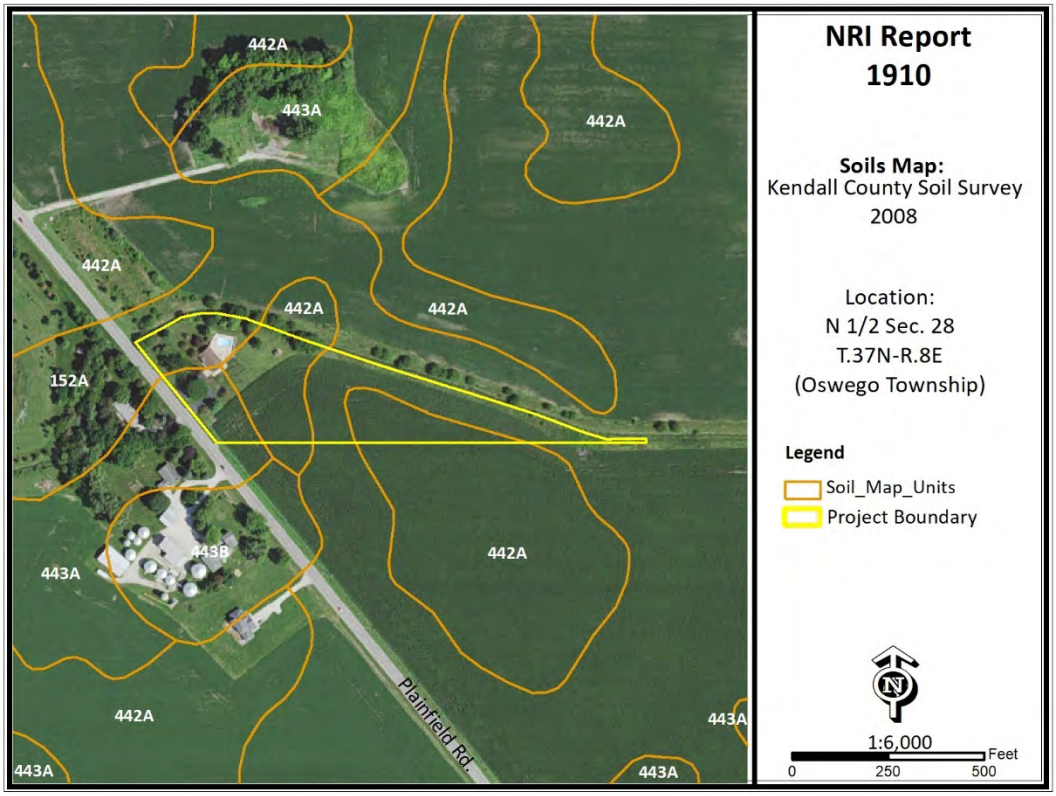
Kendall County Soil & Water Conservation District
7775A Route 47 • Yorkville, Illinois 60560
Phone: (630)553-5821 x3 • Fax: (630)553-7442
www.kendallswcd.org

1910 **Executive Summary** **September 2019**

Petitioner: John Gay & Laura Gay
Contact Person: Caitlin Paloian, Attorney
County or Municipality the petition is filled with: Kendall County
Location of Parcel: N½ Section 28, T.37N.-R.8E. (Oswego Township) of the 3rd Principal Meridian
Project or Subdivision Name: The Pet's Home Pet Resort & Spa
Existing Zoning & Land Use: A-1; Cropland, Residential Home
Proposed Zoning & Land Use: Special Use Permit, Variance; Pet Kennel
Proposed Water Source: Well
Proposed Type of Sewage Disposal System: Septic
Proposed Type of Storm Water Management: Not Available
Size of Site: 4.8 acres
Land Evaluation Site Assessment Score: 170 (Land Evaluation: 97; Site Assessment: 73)

Natural Resource Findings

Soil Map:



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

Table 1:

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland (if drained)
442A	Mundelein silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-hydric Hydric Inclusions Likely	Prime Farmland
443A	Barrington silt loam, 0-2% slopes	Moderately Well Drained	C	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 being a hydric soil, 152A Drummer silty clay loam. Another soil type, 442A Mundelein silt loam, is designated as likely to have hydric inclusions.

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

Soil Limitations: Limitations for dwellings without basements, dwellings with basements, small commercial building, shallow excavations, lawns/landscaping and conventional septic systems.

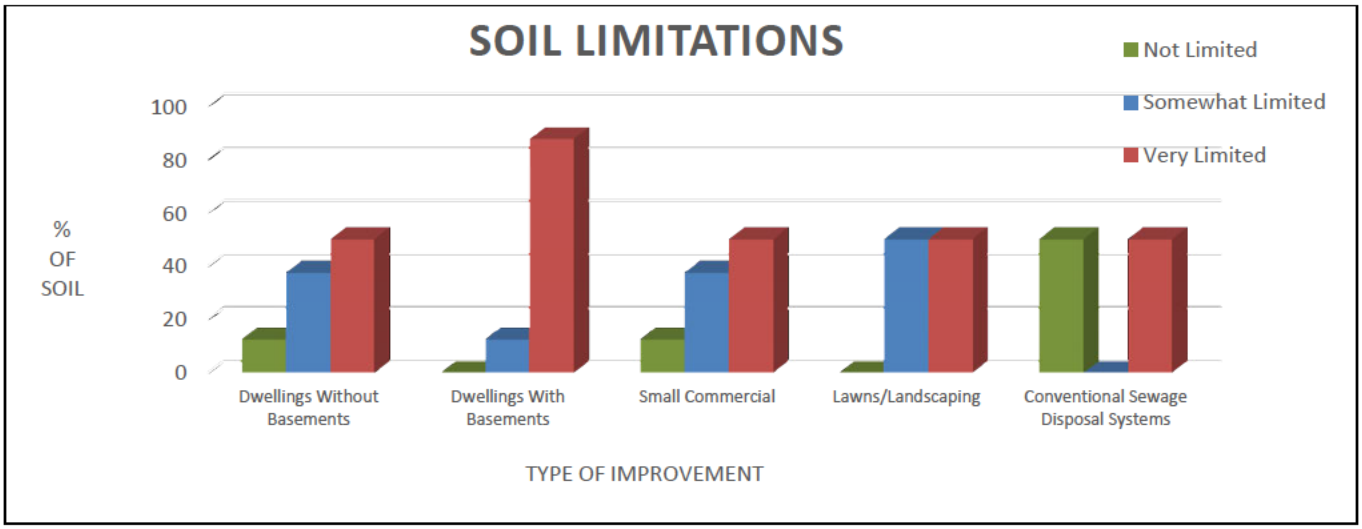
Table 2a:

Soil Type	Dwellings Without Basements	Dwellings With Basements	Small Commercial Building
152A	Very Limited	Very Limited	Very Limited
442A	Somewhat Limited	Very Limited	Somewhat Limited
443A	Not Limited	Somewhat Limited	Not Limited

Table 2b:

Soil Type	Shallow Excavations	Lawns/Landscaping	Conventional Septic Systems
152A	Very Limited	Very Limited	Unsuitable
442A	Very Limited	Somewhat Limited	Suitable
443A	Somewhat Limited	Somewhat 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).



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 97, indicating that this site is **currently well suited** for agricultural uses.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.
  - ✓ The Site Assessment score for this site is 73.

The **LESA Score for this site is 170 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

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

Floodplain: The parcel is not located within the floodplain.

Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (http://www.aiswcd.org/illinois-urban-manual/) 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 John Gay & Laura Gay for the proposed The Pet's Home Pet Resort and Spa project (A-1 Special Use Permit and variance request) within Kendall County located in Section 28 of Seward Township (T.37N-R.8E) of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 97 out of a possible 100 points indicating the soils are well suited for agricultural uses. The total LESA Score for this site is 170 which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. Additionally, of the soils found onsite, 100% are classified as prime farmland.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads/streets, 87.5% are very limited for dwellings with basements and shallow excavations, 50% are very limited for dwellings without basements, small commercial buildings and lawns/landscaping, and 50% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. Since the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within both the Fox River Watershed and Morgan Creek subwatershed.

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

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

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

[redacted]
Chair

9/23/2019
Date

KENDALL CO SOIL AND WATER CONSERVATION DISTRICT
NATURAL RESOURCE INFORMATION REPORT (NRI)

NRI Report Number	1910
Date District Board Reviews Application	September 2019
Applicant's Name	John Gay & Laura Gay
Size of Parcel	4.773 acres
Current Zoning & Use	A-1; Agricultural/Single Family Residence
Proposed Zoning & Use	Special Use Permit, Variance; Pet Kennel
Parcel Index Number(s)	03-28-100-004
Contact Person	Caitlin Paloian, Attorney

Copies of this report or notification of the proposed land-use change were 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: *Megan Andrews* Position: *Resource Conservationist*

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PURPOSE AND INTENT

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

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

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

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

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

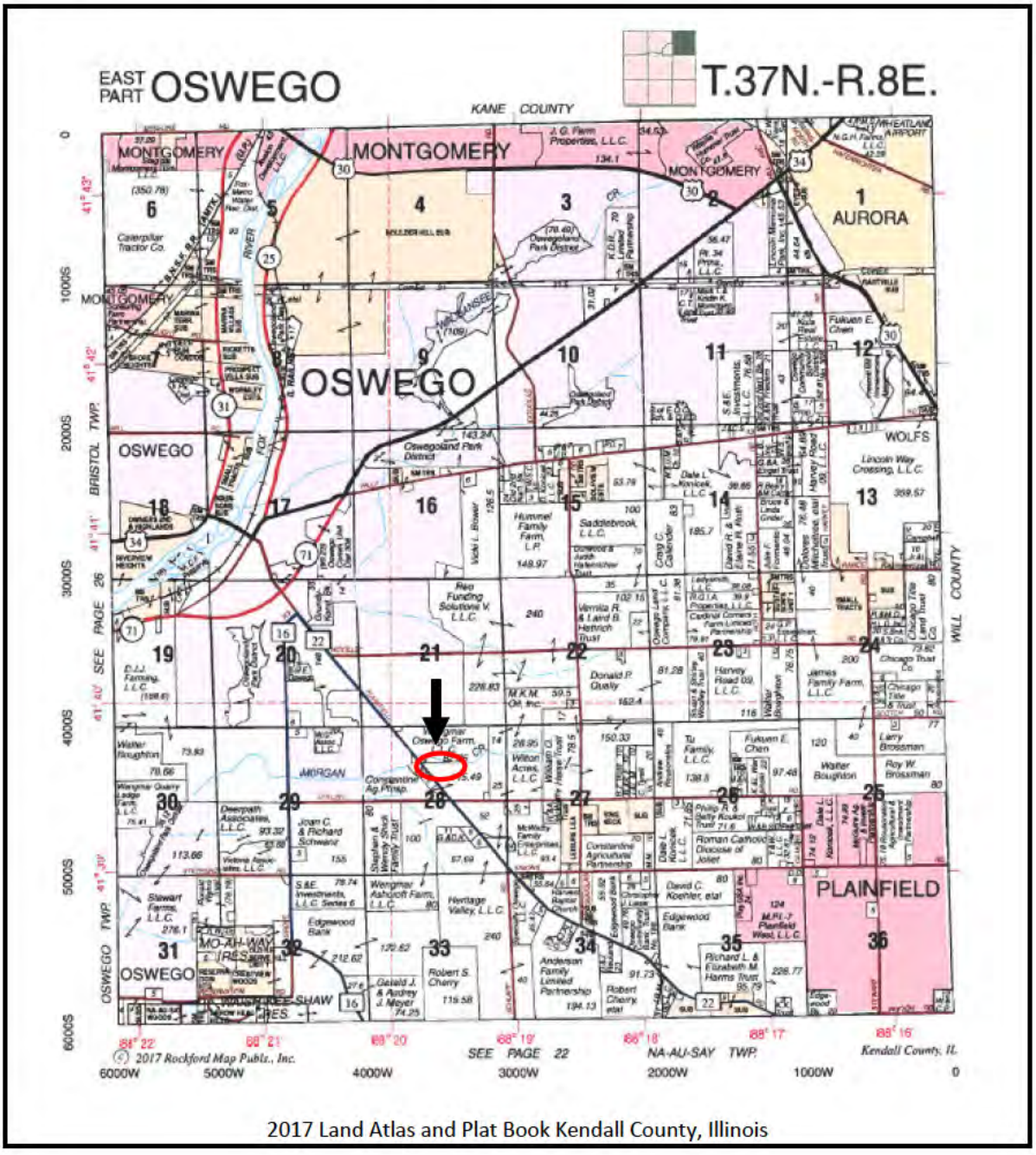
Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
FAX: (630) 553-7442
E-mail: Megan.Andrews@il.nacdnet.net

PARCEL LOCATION

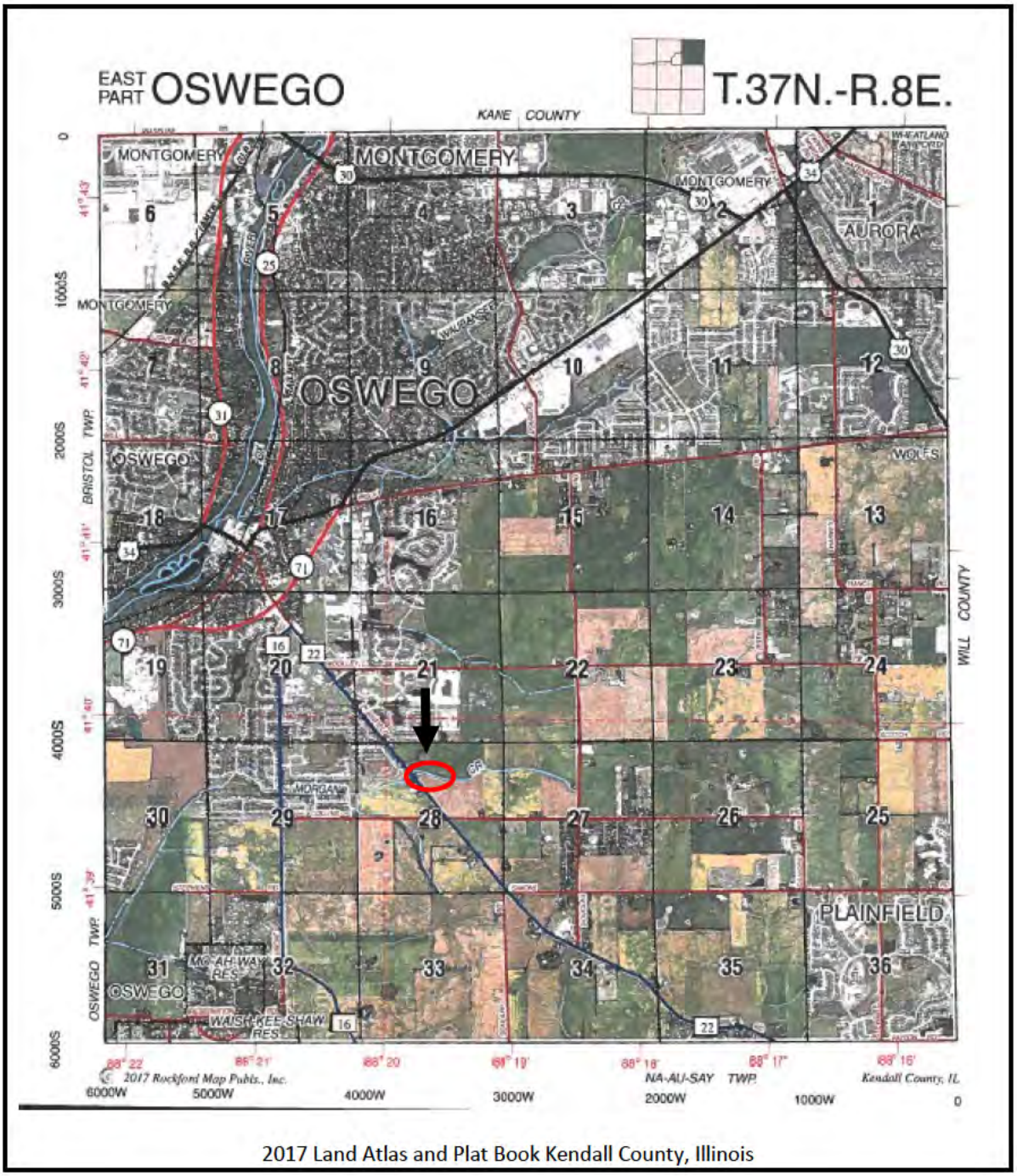
Location Map for Natural Resources Information Report # 1910

N½ Section 28 of Township 37 North, Range 8 East (Oswego Township) on 4.8 acres. This parcel is located on the east side of Plainfield Road and northeast of the intersection of Plainfield Road and Collins Road. The parcel is located in unincorporated Kendall County.

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



2017 Land Atlas and Plat Book Kendall County, Illinois



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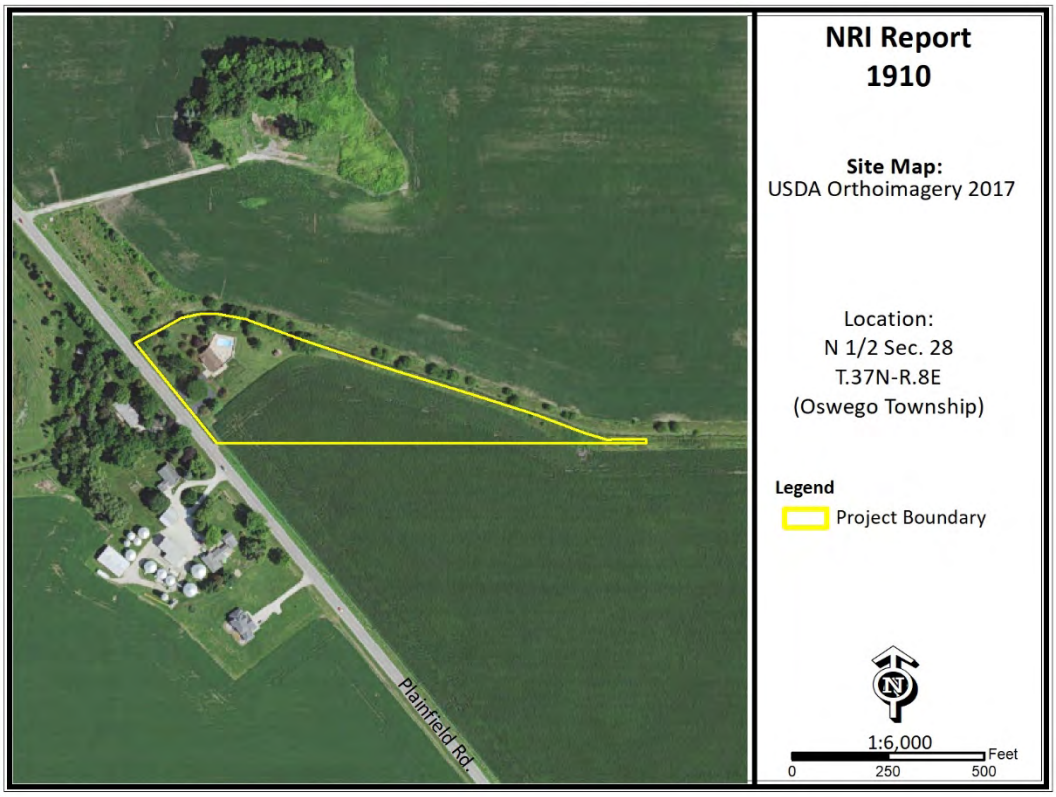


ARCHAEOLOGIC/CUTURAL RESOURCES

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

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

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

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

ECOLOGICALLY SENSITIVE AREAS

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

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

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

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

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

[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

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

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

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

Biological Resources Concerning the Subject Parcel

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

Office maps indicate that ecologically sensitive area(s) are not located near the parcel in question (PIQ).

SOILS INFORMATION

Importance of Soils Information

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

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

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

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

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

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

Figure 2: Soil Map

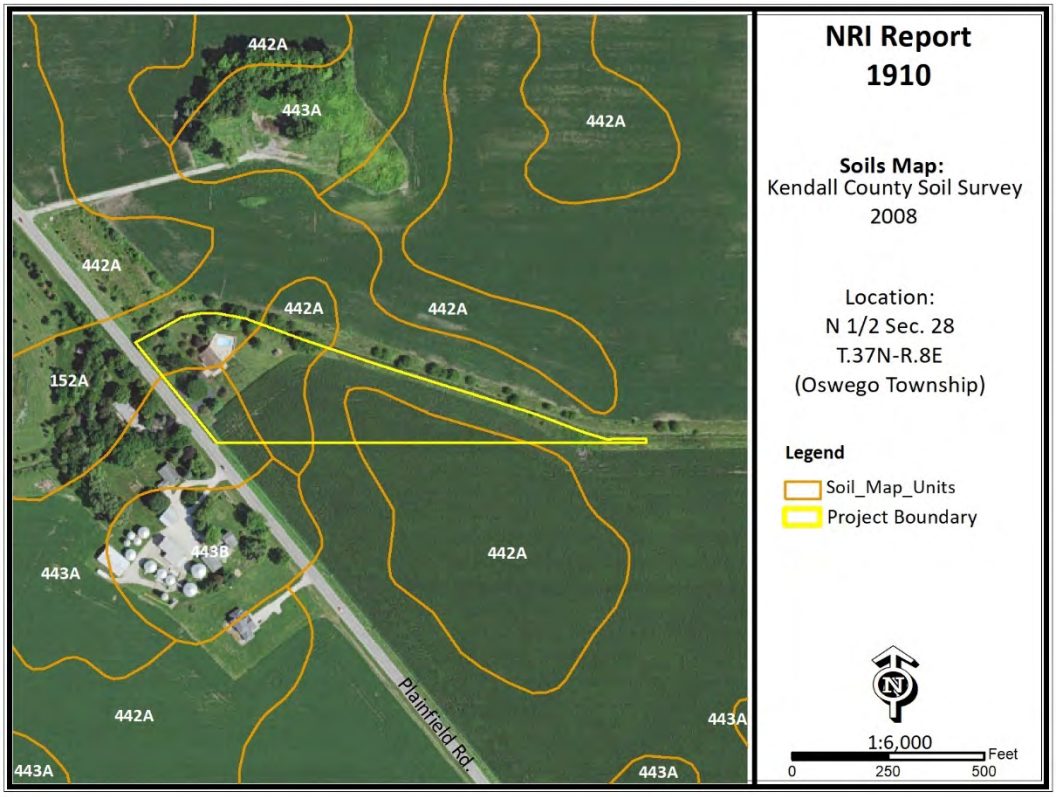


Table 1: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
152A	Drummer silty clay loam, 0-2% slopes	2.4	50.0%
442A	Mundelein silt loam, 0-2% slopes	1.8	37.5%
443A	Barrington silt loam, 0-2% slopes	0.6	12.5%

*SOURCE: National Cooperative Soil Survey – USDA-NRCS

SOIL INTERPRETATIONS EXPLANATION

Nonagricultural

General

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

Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site,

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

Limitations Ratings

1. ***Not Limited*** - This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
2. ***Somewhat Limited*** - This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
3. ***Very Limited*** - This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

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

Dwellings without Basements - Ratings are for undisturbed soil for a houses of three stories or less of less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings 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.

Dwellings with Basements - Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings 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.

Small Commercial Building - Ratings are for structures that are less than three stories high and do not have basements. The foundation is 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.

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630)553-9100 x8026

Table 2a: Building Limitations

Soil Type	Dwellings Without Basements	Dwellings With Basements	Small Commercial Building	Acres	%
152A	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited**: Ponding; Depth to saturated zone; Shrink-swell	2.4	50.0%
442A	**Somewhat Limited:** Depth to saturated zone	**Very Limited:** Depth to saturated zone	**Somewhat Limited:** Depth to saturated zone	1.8	37.5%
443A	**Not Limited**	**Somewhat Limited:** Depth to saturated zone	**Not Limited:**	0.6	12.5%
% Very Limited	**24.3%**	**24.3%**	**24.3%**		

Table 2b: Building Limitations

Soil Type	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
152A	**Very Limited**: Ponding; Depth to saturated zone; Dusty; Unstable Excavation Walls	**Very Limited:** Ponding; Depth to saturated zone; Dusty	**Unsuitable:** Wet	1.3	35.1%
442A	**Very Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone; Dusty	**Suitable**	0.9	24.3%
443A	**Somewhat Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Suitable**	1.5	40.6%
% Very Limited	**87.5%**	**50%**	**50%**		

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

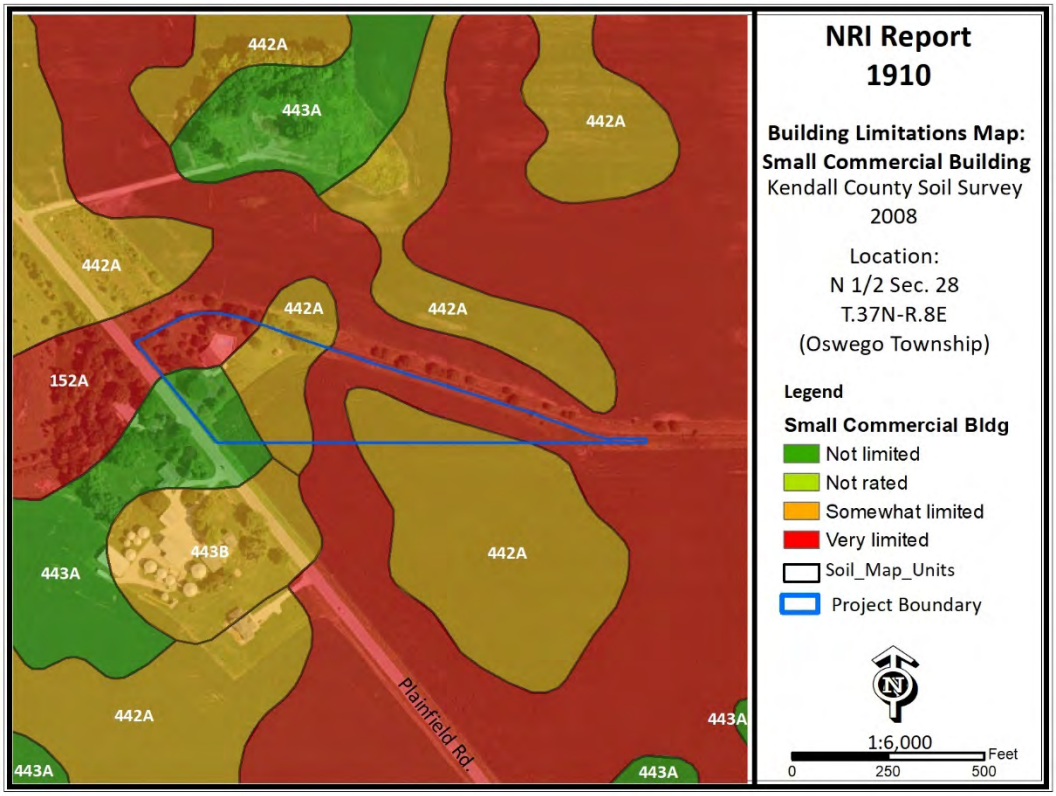


Figure 3b: Map of Building Limitations – Shallow Excavations

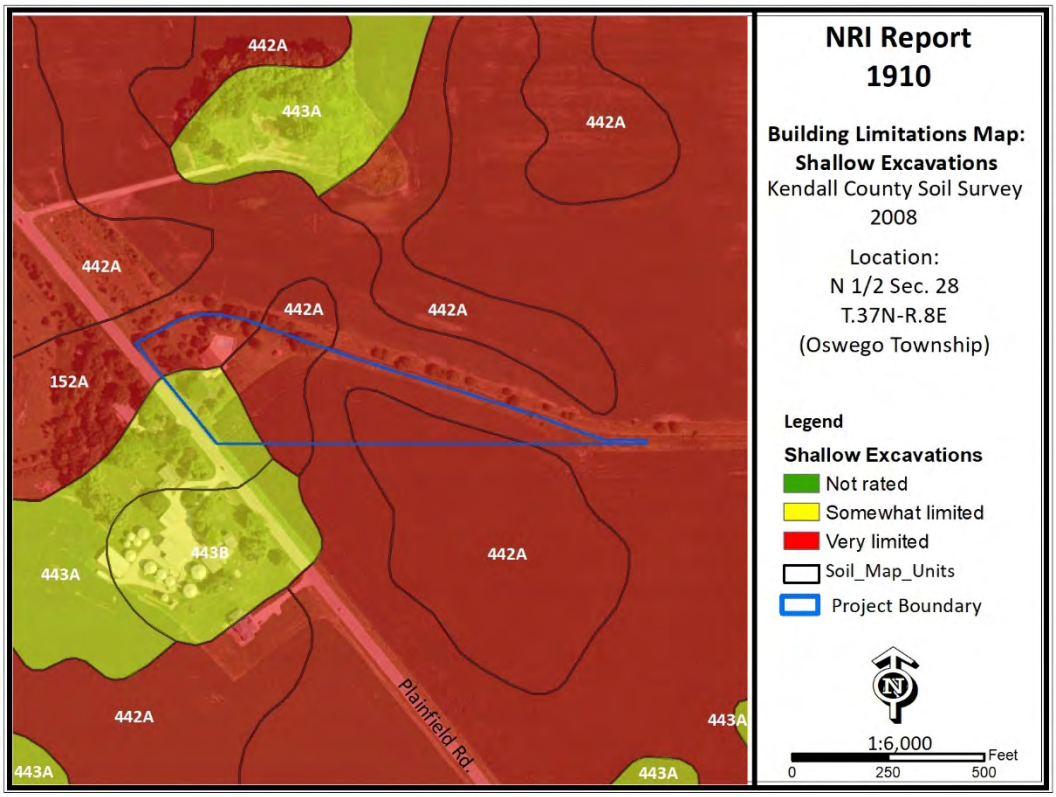


Figure 3c: Map of Building Limitations – Lawns/Landscaping

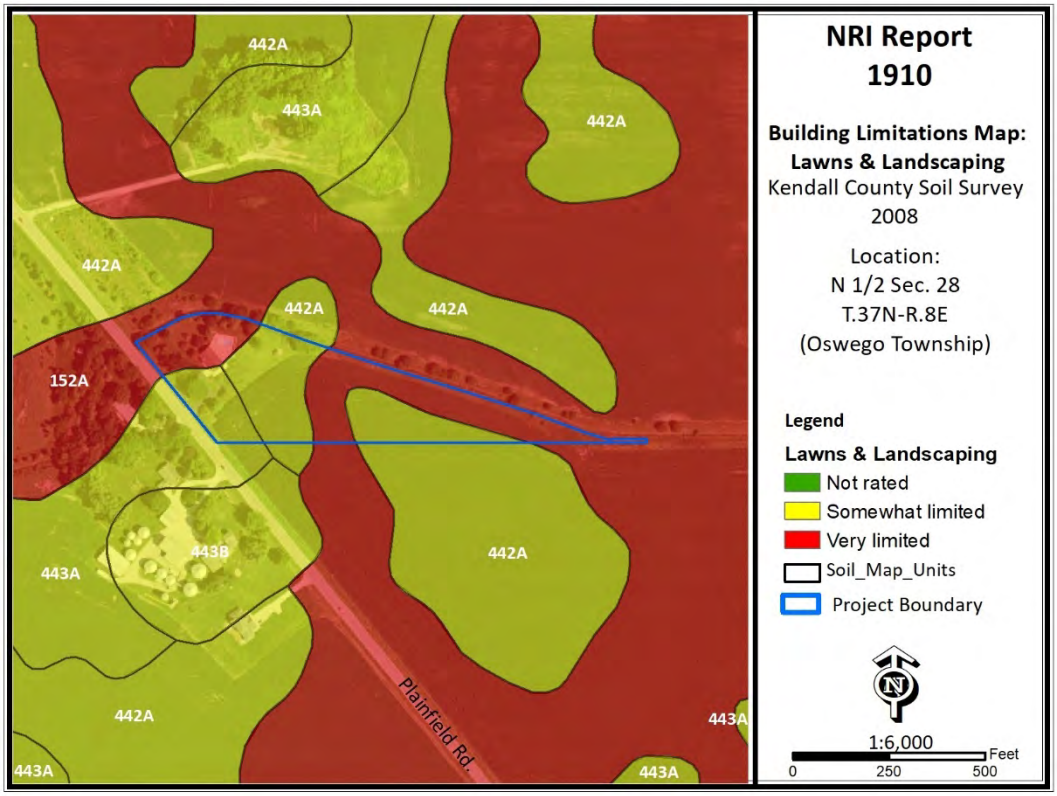
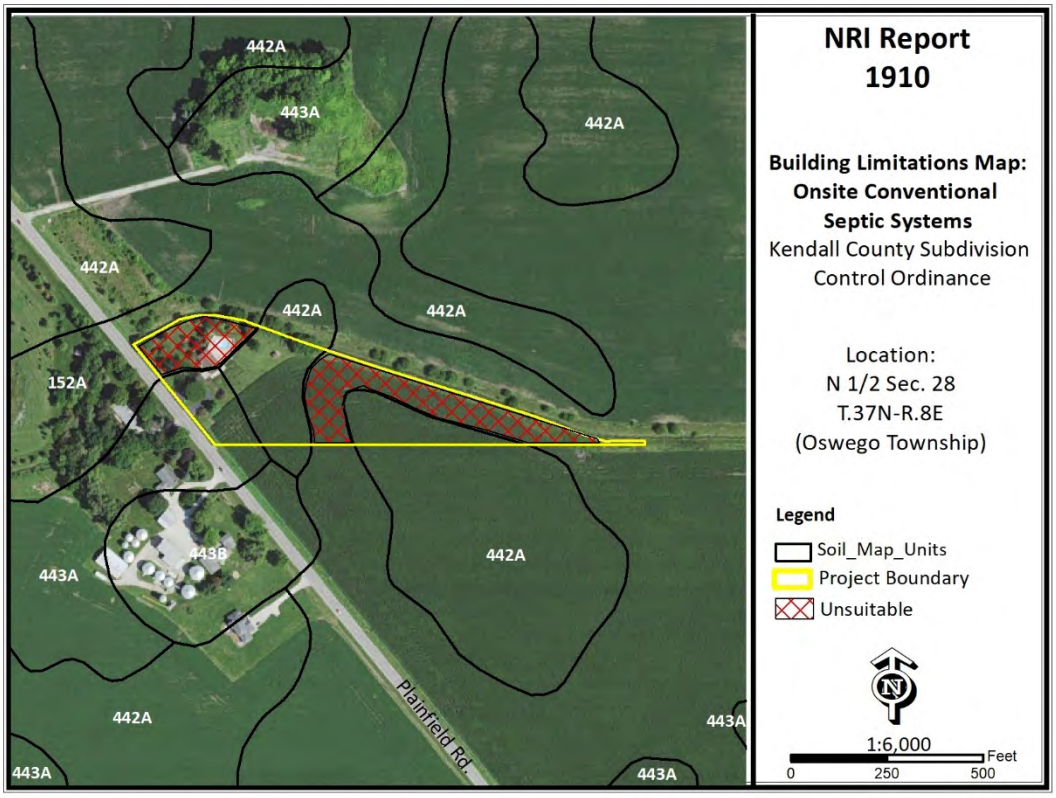


Figure 3d: Map of Building Limitations – Onsite Conventional Sewage System



SOIL WATER FEATURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).
Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 3: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
152A	B/D	Negligible	January – May Upper Limit: 0.0'-1.0' Lower Limit: >6.0'	January - May Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent	January - May Duration: -- Frequency: None
442A	B/D	Negligible	January – May Upper Limit: 1.0'-2.0' Lower Limit: >6.0'	January - May Surface Water Depth & Duration: - Frequency: None	January - May Duration: -- Frequency: None
443A	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: >6.0'	February - April Surface Water Depth & Duration: - Frequency: None	February - April Duration: -- Frequency: None

SOIL EROSION & SEDIMENT CONTROL

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

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

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

The general principles of erosion and sedimentation control measures include:

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

Erosion control practices are useful controls only if they are properly located, installed, inspected and maintained.
The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby.

Table 4: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
152A	0-2%	Slight	2.4	50.0%
442A	0-2%	Slight	1.8	37.5%
443A	0-2%	Slight	0.6	12.5%

PRIME FARMLAND SOILS

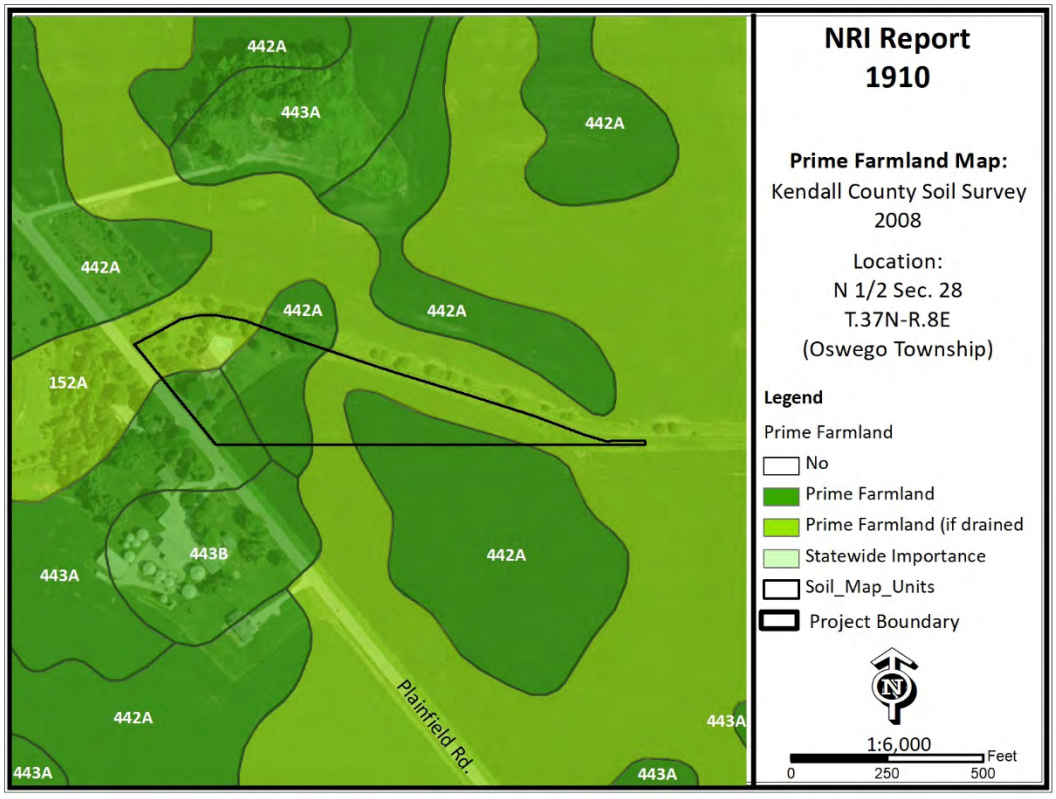
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

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

Table 5: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
152A	Prime Farmland (if drained)	2.4	50.0%
442A	Prime Farmland	1.8	37.5%
443A	Prime Farmland	0.6	12.5%
% Prime Farmland	100%		

Figure 4: Map of Prime Farmland Soils



LAND EVALUATION & SITE ASSESSMENT (LESA)

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

LAND EVALUATION (LE) – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

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

The value group is a predetermined value based upon prime farmland designation. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site.

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

Table 6a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
152A	1	100	2.4	240
442A	2	94	1.8	169.2
443A	2	94	0.6	56.4
Totals			**4.8**	**465.6**
LE Score		**LE= 465.6/4.8**		**LE=97**

The Land Evaluation score for this site is 97, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

Table 6b: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	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)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**73**

Land Evaluation Value: 97 + **Site Assessment Value:** 73 = **LESA Score: 170**

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

The **LESA Score for this site is 170 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.

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 planimiter.

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

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

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

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

Importance of Flood Information

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

hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

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

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

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

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

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

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.
Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. If the site does include these hydric soils and development occurs, thus raising the concerns of the loss of water storage in these soils and the potential for increased flooding in the area.

This parcel is located on topography (**slopes 0 to 2%**) involving high and low areas (**elevation is approximately 670' above sea level**). The parcel lies within both the **Fox River Watershed and Morgan Creek subwatershed.** The topographic map indicates that the parcel drains predominately west toward Roods Creek.

Figure 5: FEMA Floodplain Map

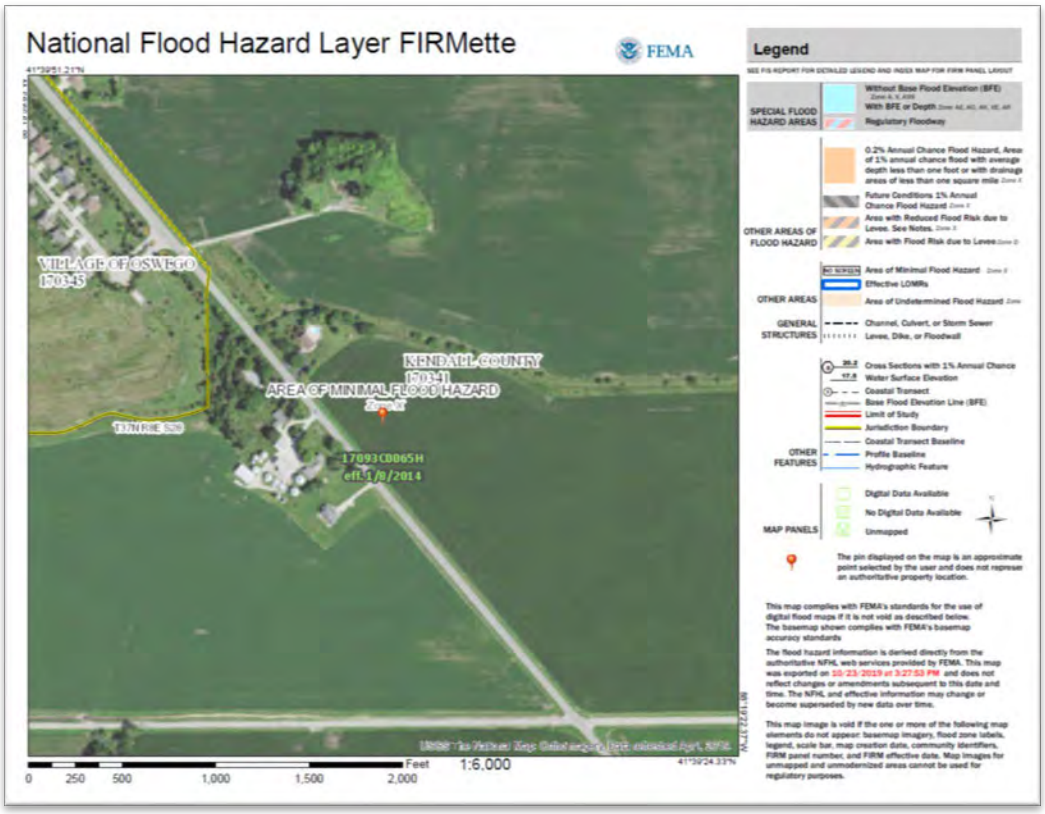
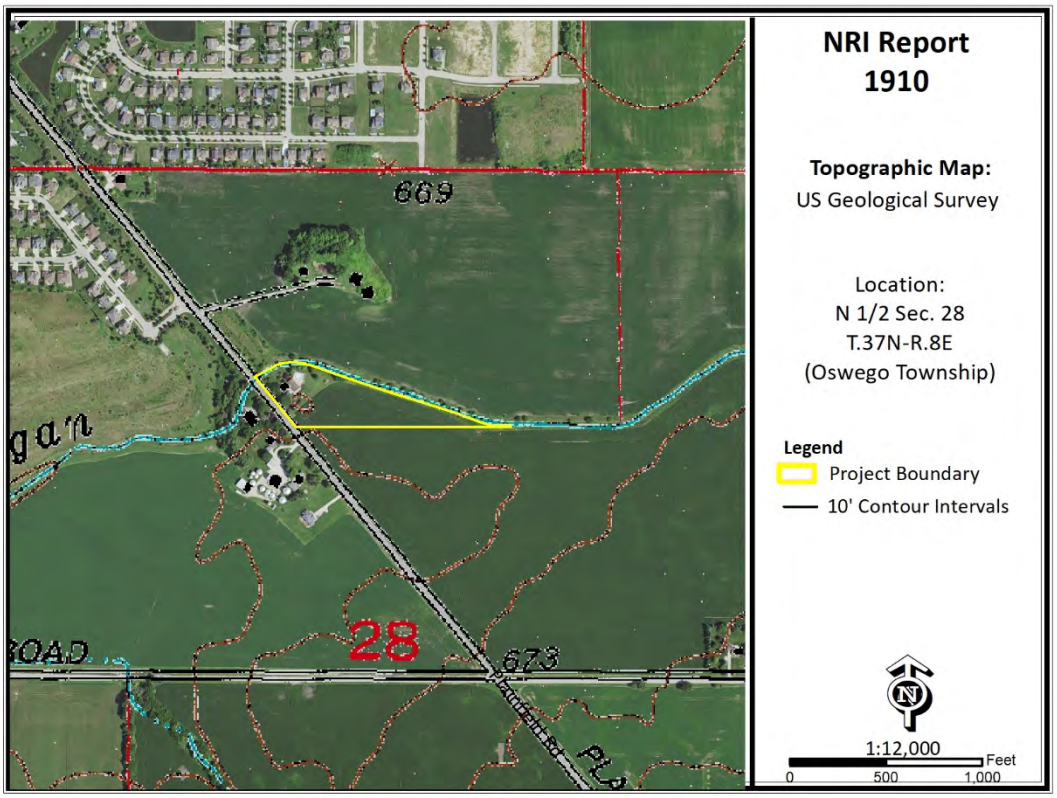


Figure 6: USGS Topographic Map



WATERSHED PLANS

Watershed and Subwatershed Information

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

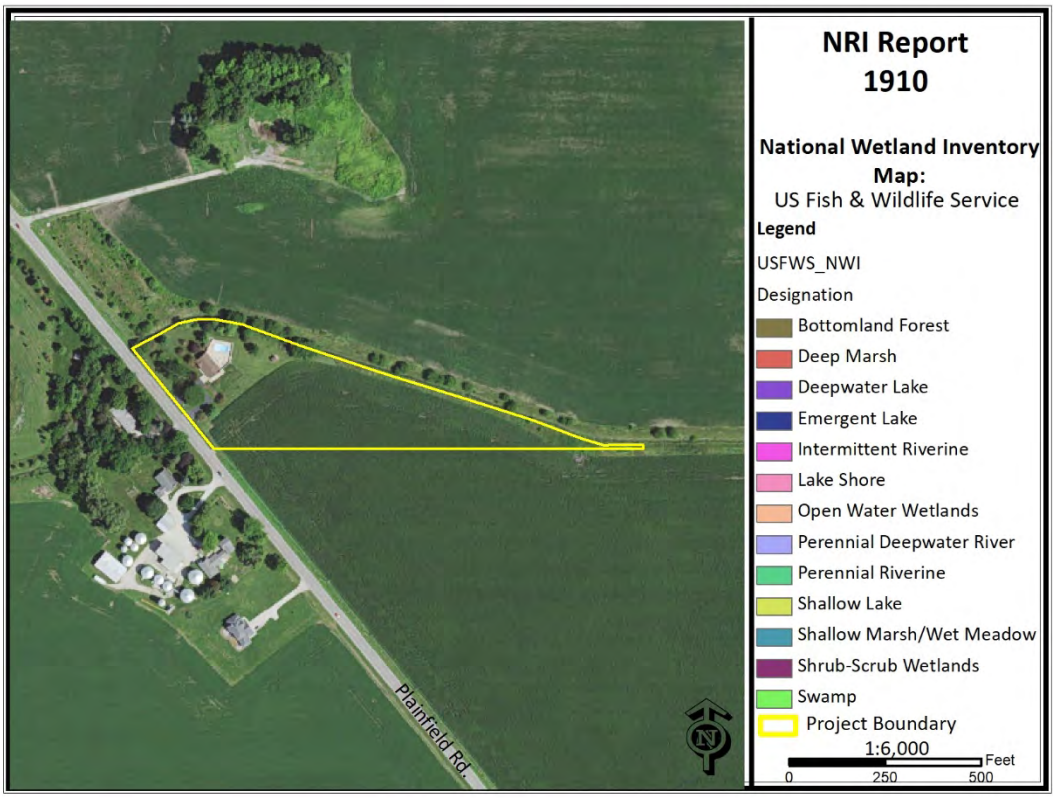
This parcel is located within the **Fox River Watershed and Morgan Creek Subwatershed.**

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

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

WETLAND INFORMATION

Figure 7: Wetland Map – USFWS National Wetland Inventory



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

Importance of Wetland Information

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

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

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

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

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

Hydric Soils

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

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

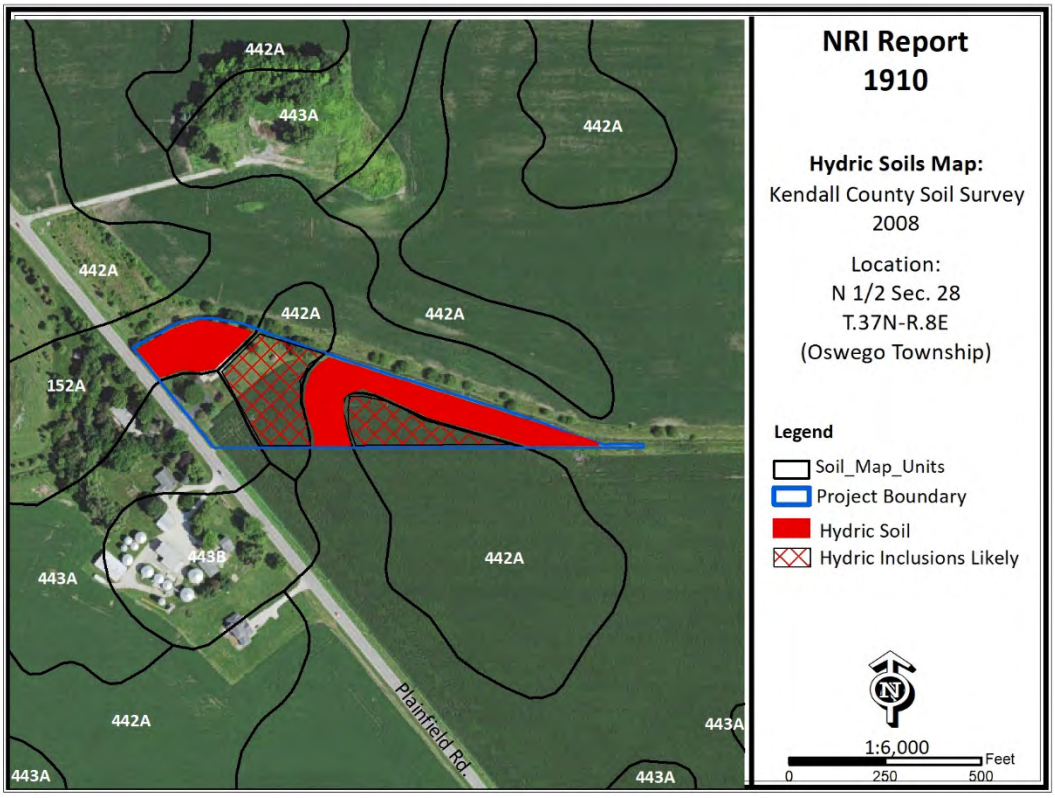
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain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

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

Table 7: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
152A	Poorly Drained	Hydric	No	2.4	50.0%
442A	Somewhat Poorly Drained	Non-hydric	Yes	1.8	37.5%
443A	Moderately Well Drained	Non-hydric	No	0.6	12.5%

Figure 8: Hydric Soils Map



WETLAND AND FLOODPLAIN REGULATIONS

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

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

WHO MUST APPLY

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

REGULATORY AGENCIES:

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

COORDINATION

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PALUSTRINE - Name given to inland fresh water wetlands.

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

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

PIQ - Parcel in question

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

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

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

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

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

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

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

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

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

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

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

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

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

REFERENCES

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

FIRM – 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 Manuel. Association of Illinois Soil & Water Conservation Districts, 2016

Kendall County Land Atlas and Plat Book. 19th Edition, 2014.

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

Natural Resources Conservation Service 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.

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Monday, January 3, 2022 9:19 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 22-04
Attachments: 3601 Plainfield Rd. Special Use Fire Protection Comments; OSWEGO FIRE PREVENTION BUREAU

Matt,

As described back in 2019, its imperative that it is not overlooked that the structure shall be fully fire alarmed and sprinklered.

With respect to the re-orientation and access, the FD does not foresee an issue with those changes. The change to the "hammerhead" turnaround will require an auto-turn exhibit however to depict fire apparatus's ability to navigate that modified turnaround. I say modified because a 120' hammerhead consists of 60' on either side of the middle of the lane, and in this case the right side is short of the 60', so we need to see that this is still navigable.

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Thursday, December 23, 2021 3:01 PM
To: Alec Keenum <akeenum@oswegofire.com>; Claude Ainsworth (cainsworth@oswegotownship.com) <cainsworth@oswegotownship.com>; Joe West (jwest@oswegotownship.com) <jwest@oswegotownship.com>; FireChief <firechief@oswegofire.com>; Kenneth Holmstrom <ken.holmstrom@oswegotownship.com>; Les Was <wcginc@aol.com>; Rod Zinner (rzenner@oswegoil.org) <rzenner@oswegoil.org>; ttouchette@oswegoil.org
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: Kendall County Zoning Petition 22-04

To All:

The Kendall County ZPAC will meet on Tuesday, January 4th, at 9:00 a.m., in the County Boardroom, at 111 W. Fox Street, Yorkville, to consider the following Petition:

1.	**Petition 22 – 04 – John and Laura Gay**
Request:	Major Amendment to an Existing Special Use Permit for a Kennel Granted by Ordinance 2019-33 by Changing the Site Plan
PINs:	03-28-100-004
Location:	3601 Plainfield Road, Oswego Township
Purpose:	Petitioner Wants to Change the Orientation of the Building, Change the Access Point on Plainfield Road, Move the Parking Area, and Change the Layout of the Turnaround Area; Property is Zoned A-1

NORTH

6' PLASTIC PRIVACY FENCE

FFE = 671.96

3' WOOD PICKET FENCE

WELL

FFE = 670.54

6' CHAINLINK FENCE

ASPHALT DRIVE

6' PLASTIC PRIVACY FENCE

4' PLASTIC PICKET FENCE

ST

SCALE IN FEET

0 30 431 60

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

FIRE TRUCK TURNING EXHIBIT

DRAWN BY:	MAJ	CHECKED BY:	TJG	APPROVED BY:	TJG	EXHIBIT:	1
DATE:	JANUARY 19, 2022	DWG SCALE:	1"=20'	PROJECT NO:	313-348		

P:\310-000\313-348\-CADD\Dwg\CIV01-Eng\313348-CV01-Autoturn Exhibit.dwg[SHT1] LS:(1/19/2022 - tgreen) - LP: 1/19/2022 4:04 PM

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Wednesday, January 19, 2022 5:28 PM
To: Matt Asselmeier
Cc: FireChief; Scott Koeppel; Scott Gengler
Subject: RE: [External]Pets Home and Pet Spa

HI Matt,

Thanks for passing this on, I appreciate it.

Please note that in demonstrating that the shape of this Hammerhead does allow for the apparatus to successfully turn around, it is predicated on the tailboard hanging over the end of the hard-surfaced drive. This is acceptable as long as:

a) There are no obstructions or landscaping in this area that would prohibit the apparatus for backing to that depth
b) Some type of parking block/stop (curb or parking stop) is put in place to keep apparatus from dropping off the hard-surface into the grass
c) All landscaping beyond the parking stop that is within the "backing distance" is low-growth/height that stays well below the height of the back overhang of the apparatus
d) This area is conspicuously marked/posted as "No Parking – Fire Lane"

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Wednesday, January 19, 2022 4:14 PM
To: Alec Keenum <akeenum@oswegofire.com>
Cc: FireChief <firechief@oswegofire.com>; Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: FW: [External]Pets Home and Pet Spa

Captain Keenum:

Do you find the attached document to be satisfactory for the truck turn exhibit at 3601 Plainfield Road?

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

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 4, 2022 – Unapproved Meeting Minutes

PBZ Senior Planner Matt Asselmeier called the meeting to order at 9:00 a.m.

Present:
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Undersheriff Bobby Richardson – Sheriff's Department
Aaron Rybski – Health Department

Absent:
Greg Chismark – WBK Engineering, LLC
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve

Audience:
Judd Lofchie, Andrew Doyle, Kelley Chrisse, Patti Bernhard, and Tom Green

PETITIONS

Petition 22-04 John and Laura Gay
Mr. Asselmeier summarized the request.

In November 2019, the County Board approved a special use permit and related variance to allow a kennel at the subject property through Ordinance 2019-33. This Ordinance required that the site be developed substantial in accordance with an attached site plan.

On December 21, 2021, the Petitioners submitted a major amendment to the existing special use permit altering the site plan in the following ways:

1. Shifting the building orientation; the proposed building size remains the same.
2. Shifting the access for the special use slightly southeast to provide separation between the residence and business.
3. Moving the parking area from the northwest side of the building to the southwest side of the building; the number of parking spaces remains unchanged.
4. Modifying the emergency access road to include a one hundred percent (100%) concrete surface area and hammerhead turnaround.

The application materials, Engineering Plans, Ordinance 2019-33, survey, and building elevations were provided. An updated landscaping plan was distributed.

The property is located at 3601 Plainfield Road.

The area for the special use is approximately four point seven (4.7) acres.

The Future Land Use calls for the property to be Suburban Residential (Max 1.0 DU/Acre).

Plainfield Road is a County Road Classified as a Major Collector.

No trails are planned in the area.

There are no floodplains or wetlands on the property, but Morgan Creek runs along the northeastern boundary of the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned A-1.

The Future Land Use Map calls for this area to be Suburban Residential and Commercial.

Zoning Districts within one half (1/2) mile include A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on December 21, 2021, and consultation was terminated.

NRI application submitted on September 12, 2019, as part of the original application for special use. The LESA Score was 170 indicating a low level of protection. The NRI Report was provided.

Oswego Township was emailed information on December 23, 2021.

Oswego Fire Protection District was emailed information on December 23, 2021. Mr. Asselmeier read an email from the Fire Protection District regarding sprinkling and alarming the building. The Fire Protection District also requested an auto-turn exhibit and noted that the right side of the turnaround area was sixty feet (60') short of the required distance.

The Village of Oswego was emailed information on December 23, 2021.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance was required to the distance from the kennel to non-residentially zoned property.

The conditions placed in Ordinance 2019-33 were as follows:

A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.

B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.

C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.

D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.

E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.

F. A maximum of one hundred (100) pets may be on the subject property at any time.

G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.

H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.

I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.

J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.

K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.

L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.

M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.

N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

O. 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.

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

The Petitioners dedicated the land for a right-of-way as outlined in condition 2.

Neither the Sheriff's Department nor the Planning, Building and Zoning Department have received complaints against the kennel operation at this property.

According to the information provided to the County in 2019, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the engineering plans, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the northeast and twenty-four (24') from the building to the southeast. The fenced area would be approximately three thousand two hundred thirty (3,230) square feet in size and serve as a play area for the dogs and other pets at the facility.

According the building elevations, the building shall consist of multiple rooms including a lobby, manager's office, restroom, bathroom, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets.

Building and Occupancy Permits will be required for the new building.

The well would be located northeast of the building. The septic field would be located southeast of the building and turnaround area. The Petitioners indicated that they were working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road. As part of the proposed amendment, a new driveway would connect Plainfield Road and the kennel. The width of the entrance is twenty-two feet (22').

The Petitioners believe most of the traffic generated by the proposed business will occur in the morning and early evening when patrons drop-off and pick-up their pets.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible.

The turnaround around would be twenty feet (20') wide.

The Petitioners plan to installed one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Eleven (11) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The

description of the types of lighting that location of these lights can be found on the elevations. The exact light fixtures are not known.

According to the landscaping plan, the Petitioners plan to have one (1) sign along Plainfield Road.

According to the landscaping plan, the Petitioners plan to install eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials.

Seven (7) existing trees in front of the house will be protected with fencing. One (1) tree will be removed.

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

The Petitioners plan to install a four foot by eight foot (4' X 8') refuse enclosure to the northeast of the parking lot southwest of the building. The enclosure is proposed to be fenced with a six feet (6') tall wood board privacy fence with double gates.

According to the landscaping plan, the Petitioners plan to install a security gate near the entrance to the property.

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. Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related to stormwater, drainage, well, septic systems, and the new driveway access.

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. Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise 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 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."

Staff recommended approval of the requested amendment to an existing special use permit for a kennel subject to the following conditions:

1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan, elevations, and landscaping plan.
2. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
3. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
4. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
5. This special use permit and major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Mr. Rybski noted this special use permit was previously approved.

Mr. Klaas noted the new access would run afoul of the County's Access Ordinance. Discussion occurred regarding the procedure for obtaining a variance to the Access Ordinance. A variance would not be required if one (1) of the existing access points were removed. Tom Green, Engineer for the Petitioners, noted that the eastern access point to the existing home would be removed. A small turnaround would be created for mail delivery. Mr. Klaas requested the plans be amended to more clearly reflect the elimination of the southern access.

Mr. Green said that he did the analysis for the Fire District and he would provide that information.

Undersheriff Richardson expressed concerns about increased traffic on Plainfield and that the sign be located in a manner that does impact lines of sight.

Mr. Asselmeier noted that the berms would require a stormwater permit. Greg Chismark requested a calculation showing that the disturbed area did not exceed the threshold for requiring a stormwater permit. Mr. Green asked if the septic field would be counted towards disturbed area. Mr. Asselmeier said Mr. Chismark believed that the septic field was part of the disturbed area. Mr. Green said the disturbed area would be large enough to require a stormwater permit and he would provide those calculations.

Mr. Rybski asked if a septic permit had been pulled. Mr. Green said no septic design exists.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the major amendment of an existing special use permit with the conditions proposed by Staff.

The votes were follows
Ayes (7): Asselmeier, Briganti, Holdiman, Klaas, Olson, Richardson, and Rybski
Nays (0): None
Abstain (0): None
Absent (3): Chismark, Gengler, and Guritz

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on January 26, 2022.

PUBLIC COMMENT

Mr. Asselmeier reported that the Kendall County Regional Planning Commission Annual Meeting will be Saturday, February 5, 2022, at 9:00 a.m.

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 10:16 a.m., adjourned.

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

Enc.

KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 4, 2022

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)
Judd Lofchie	1999 W. Galena	Judd1299@gmail.com
Andrew Doyle	700 Cottage St Shorewood, IL	adoyle@troyfpd.com
Kelley Chrisse	One Towne Center Blvd. Shorewood, IL	kchrisse@vil.shorewood.il.us
Patti A. Bernard	122 Aurora Ave Naperville, IL	pabti@rw-attorneys.com
Tom Green		tgreen@cecinc.com

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Monday, January 3, 2022 9:19 AM
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Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

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Sent: Thursday, December 23, 2021 3:01 PM
To: Alec Keenum <akeenum@oswegofire.com>; Claude Ainsworth (cainsworth@oswegotownship.com) <cainsworth@oswegotownship.com>; Joe West (jwest@oswegotownship.com) <jwest@oswegotownship.com>; FireChief <firechief@oswegofire.com>; Kenneth Holmstrom <ken.holmstrom@oswegotownship.com>; Les Was <wcginc@aol.com>; Rod Zinner (rzenner@oswegoil.org) <rzenner@oswegoil.org>; ttouchette@oswegoil.org
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: Kendall County Zoning Petition 22-04

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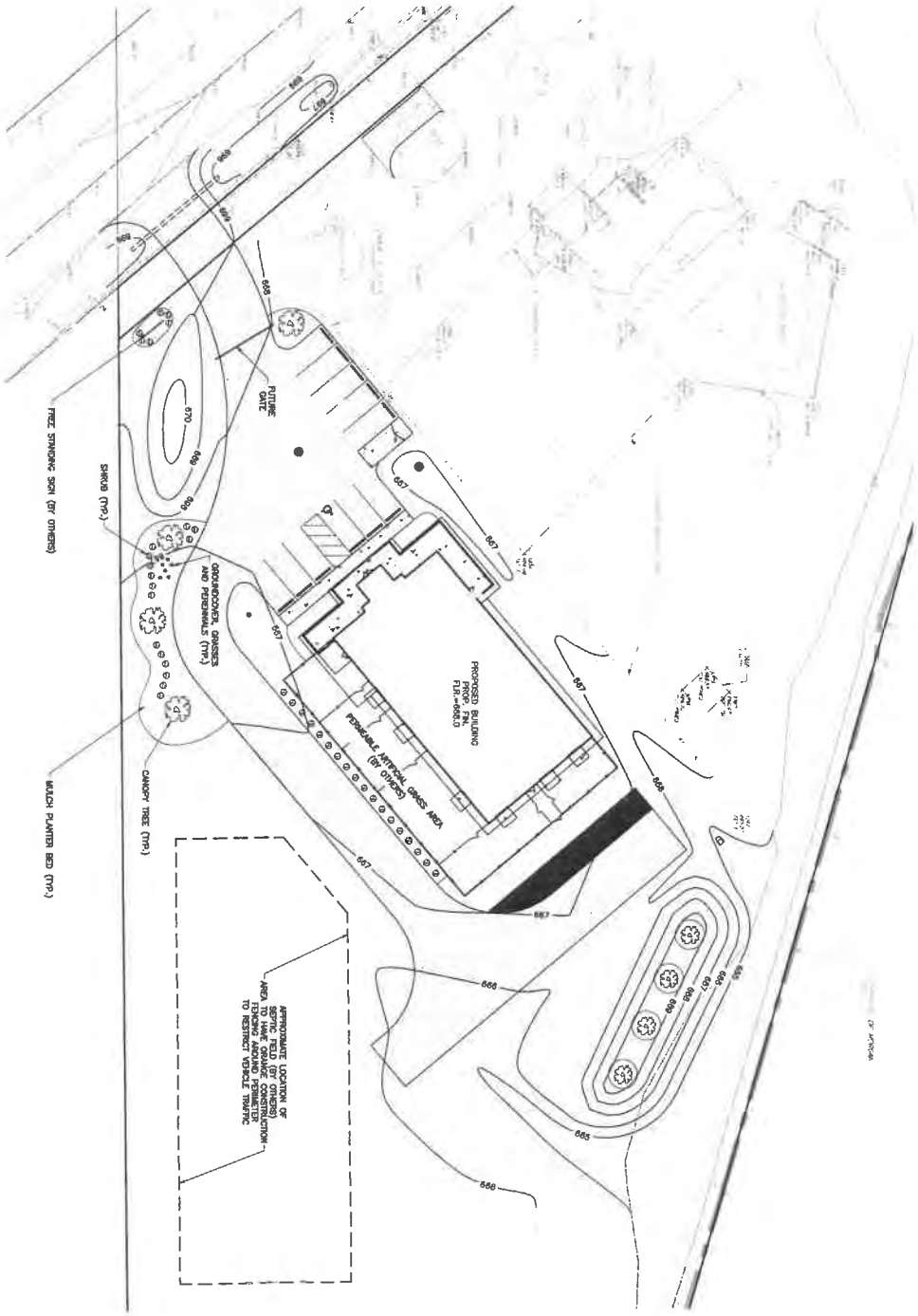

PLANT LIST

CANOPY TREES – 8 TOTAL
FOUR (4) – 3" CALIPER
FOUR (4) – 2½" CALIPER

SHRUBS
34 TOTAL – 18"–24" SIZE

GROUNDCOVERS, GRASSES, AND PERENNIALS
6 TOTAL – 1 GALLON

NOTE: THE EXACT LOCATION AND THE SPECIES TYPE WILL BE DESIGNATED ON THE FINAL LANDSCAPING PLANS FOR CONSTRUCTION BY THE LANDSCAPE DESIGN PROFESSIONAL

SCALE IN FEET
0 20 40

DRAWING NO.	LS-1.0
SHEET	7 OF 10
LANDSCAPING PLAN	
DATE	12/22/2021
DRAWN BY	MAJ
DWG SCALE	1" = 20'
CHECKED BY	TJG
PROJECT NO	313-348
APPROVED BY	*TJG

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION
	12/27/2021	REVISIONS PER CLIENT

KENDALL COUNTY
REGIONAL PLANNING COMMISSION
ANNUAL MEETING

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560

AGENDA

February 5, 2022 – 9:00 a.m.

I. Call to Order

II. KCRPC Roll Call
Bill Ashton (Chairman), Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and Seth Wormley

III. Welcoming Remarks
Bill Ashton, Kendall County Regional Plan Commission Chairman

IV. Approval of Agenda

V. Review of Minutes from 2021 Annual Meeting

VI. Requests for Plan Amendments
Residents of Kendall County & Staff
a. Changes to the Future Land Use Map for Properties Along the Eldamain Road Corridor Between the Fox River and Route 71
b. Changes to the Future Land Use Map for Properties Near Route 47 in Kendall and Lisbon Townships
c. Amendments to the Text of the Land Resource Management Plan to Update Population Numbers and Population Projections to Reflect 2020 Census Information
d. Zoning Ordinance Amendments Pertaining to the Sale of Pottery, Art, or Home Décor Not Produced on the Premises (Increasing the Minimum Acreage and Minimum Ingress/Egress Requirements)

VII. 2021 Projects Summary & 2022 Future Projects/Goals
Matthew H. Asselmeier, Senior Planner & Others in Attendance
a. Kendall County
b. Other Communities and Organizations in Attendance

VIII. Old Business

IX. New Business

X. Other Business

XI. Public Comment

XII. Adjournment

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