

MINUTES
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
February 28, 2022 – 7:00 p.m.

CALL TO ORDER

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

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, and Anne Vickery

Members Absent: Dick Thompson and Dick Whitfield

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

Others Present: Andrew Doyle and Patti Bernhard

Chairman Mohr swore in Andrew Doyle and Patti Bernhard prior to the start of the public hearings.

PETITIONS

Without objections, Chairman Mohr continued Petition 21-49 until May 2, 2022, and Petition 22-01 until after the Petitioner resolved the access permit issues with the Village of Oswego.

The Zoning Board of Appeals started their review of Petition 22-03 at 7:01 p.m.

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

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

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 a 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 be 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. The LESA Score was 183 indicating low level of protection. The NRI Report was provided.

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 provided.

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. At the Kendall County Regional Planning Commission meeting, an email from the Petitioner was read explaining that an annexation agreement could be not secured until the Fire District owned the property. The email was included in the minutes of the February 23, 2022, Kendall County Regional Planning Commission meeting.

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 provided. 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. At the Kendall County Regional Planning Commission meeting, an email from the Petitioner was read explaining that the City of Joliet had no record of the establishment of an escrow with the church and the Fire District would be required to establish an escrow, if the Fire District could not provide information to the contrary. The email was included in the minutes of the February 23, 2022, Kendall County Regional Planning Commission meeting.

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 provided.

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022. The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. Discussion occurred about having an antenna at the property and reducing the brightness of the sign to match the ambient light of the area instead of a 10:00 p.m. reduction. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff and changing the time the brightness of the sign was reduced by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were provided.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting were 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 was provided. 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.

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.

The site plan called 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 be 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 was originally planned to 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. The Kendall County Regional Planning Commission requested that the reduction time be adjusted to reflect changes in sunset times and ambient light levels. Staff has concerns regarding having a rotating reduction time for the lighting of the sign.

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. 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 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.

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 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 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:

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 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 screened 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.

Member Cherry requested clarification on the location of the subject property.

Chairman Mohr asked if the classrooms were inside the training tower. The classrooms were inside the accessory building.

Chairman Mohr asked why the berms were proposed. Mr. Asselmeier said the berms were placed to screen the site. Fire Chief Andrew Doyle said the dirt from the berms would be come from the pond work. The eastern berm would be used to block lights from the apparatus coming out of the building. The Fire District wanted the berms.

Member Vickery asked if the Fire District had enlarged. Chief Doyle responded no. Member Vickery questioned why the church had wanted such a large piece of property. Discussion occurred regarding the site plan connected to the special use permit for the church.

Chairman Mohr opened the public hearing at 7:21 p.m.

Chief Doyle said the parking lot was built for the church. He discussed the original plans of the church.

Member Vickery asked about coverage in the area around Grove Road and Route 52. Chief Doyle responded that the Troy Fire Protection District covers that area. He also discussed the mutual aid agreement with the Lisbon Seward Fire Protection District related to ambulance service.

Member Vickery asked where the Troy Fire Protection District would be dispatched. Chief Doyle responded they would be dispatched from their dispatch center, but KENCOM would handle calls from Kendall County. Discussion occurred on the differences of receiving calls from land lines and cell phones.

Member Vickery expressed concerns regarding traffic during training events. The training center would be used by multiple jurisdictions.

Chairman Mohr asked if the station would be a live-in situation or shifts. Chief Doyle responded the fire fighters would be on for twenty-four (24) hours and off forty-eight (48) hours. The building would meet applicable codes.

Chief Doyle said the goal was to go out to bid in the fall of 2022 for inside work and bids for outside work would be in the spring of 2023. They hope to occupy the building by fall 2023.

Chairman Mohr closed the public hearing at 7:27 p.m.

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

The votes were as follows:

Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Vickery
Nays (0): None
Abstain (0): None
Absent (2): Thompson and Whitfield

The motion passed.

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

The votes were as follows:

Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Vickery
Nays (0): None
Abstain (0): None
Absent (2): Thompson and Whitfield

The motion passed.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Monday, March 7, 2022.

The Zoning Board of Appeals completed their review of Petition 22-03 at 7:29 p.m.

The Zoning Board of Appeals started their review of Petition 22-04 at 7:29 p.m.

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
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

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, building elevations, and updated landscaping plan were provided.

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 Map 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. 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 Petitioners submitted updated plans on February 2, 2022, and the Oswego Fire Protection District approved them on February 3, 2022. The emails and exhibit were provided.

The Village of Oswego was emailed information on December 23, 2021.

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 provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. The Petitioners were offering grooming and daycare services on the property presently. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were provided.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting were provided.

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 had 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 to 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 plans show the removal of the existing southeastern access point.

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 install one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall packs 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.

The Petitioners plan to have one (1) non-illuminated sign along Plainfield Road. The sign location is shown on the landscaping plan. The Petitioners were allowed to have one (1) sign per their original special use permit.

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. The landscaping plan also shows one (1) approximately four foot (4') tall berm and a retention pond. All landscaping was planned to be installed by June 1, 2022.

Seven (7) existing trees are in front of the house will be protected with fencing. One (1) tree will be removed.

Per the Kendall County Stormwater Management Ordinance, a stormwater permit will be required for the project. The stormwater related correspondence was provided.

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.

One (1) future gate is planned near the entrance to the property as shown on the landscaping plan.

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 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.”

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 vegetation and berm outlined in the landscaping plan 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.

Chairman Mohr clarified that the proposal only addressed the site layout. He noted that the building was more centered on the property.

Chairman Mohr asked how far the outdoor play area would be located from the neighboring house. Mr. Asselmeier noted the variance for the original special use permit. Chairman Mohr was concerned that the outdoor area was facing the neighboring property to the south. Discussion occurred about dogs barking outdoors versus barking indoors.

Chairman Mohr opened the public hearing at 7:45 p.m.

Patti Bernhard, Attorney for the Petitioner, noted the proposed changes. She also said that notices were mailed as required, but to date, nobody has commented on the proposal. She noted a smaller run had been proposed on the south side of the property. She discussed the Petitioner's vehicle that will be used to pick up and drop off pets. The Petitioner agreed to all of the conditions proposed in the amendment and the existing conditions on the special use permit.

Chairman Mohr asked why the Petitioner proposed the amendment. Ms. Bernhard responded that the Petitioner ran into cost issues and operational concerns by sharing the driveway with the house and kennel.

Chairman Mohr closed the public hearing at 7:49 p.m.

Chairman Mohr asked if any neighbors had commented on the proposal. Mr. Asselmeier responded that no comments have been received from neighbors.

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

The votes were as follows:

Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Vickery
Nays (0): None
Abstain (0): None
Absent (2): Thompson and Whitfield

The motion passed.

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

The votes were as follows:

Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Vickery
Nays (0): None
Abstain (0): None
Absent (2): Thompson and Whitfield

The motion passed.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Monday, March 7, 2022.

The Zoning Board of Appeals completed their review of Petition 22-04 at 7:53 p.m.

MINUTES:

Member Fox made a motion, seconded by Member Vickery, to approve the minutes of the January 31, 2022, hearing/meeting.

With a voice vote of five (5) ayes, the motion carried.

NEW BUSINESS/OLD BUSINESS

Follow-up from Kendall County Regional Planning Commission Annual Meeting

Mr. Asselmeier provided a follow-up.

Mr. Asselmeier reported the summary for 2021 and 2022 future projects and goals.

Fifty-one (51) petitions filed in 2021; thirty-two (32); petitions filed in 2020; forty-six (46) petitions filed in 2019; thirty-three (33) petitions filed in 2018 and 2017.

Thirty-two (32) new housing starts in 2021; thirty-four (34) new housing starts in 2020; twenty (20) new housing starts in 2019.

Three hundred fifty-four (354) Total Permits in 2021; three hundred twenty-six (326) total Permits in 2020; two fifty-seven (257) Total Permits in 2019.

Total deposits (Building Fees, Zoning Fees, Land Cash Fees, and Off-Site Roadway) for the FY2021 were Two Hundred Ninety-Three Thousand, Nine Hundred Forty-One Dollars (\$293,941), the Highest Since 2006.

Department had two (2) months (June and November) with revenues in excess of Forty-Two Thousand Dollars (\$42,000); in 2020, the Department had one (1) month (June) with revenues in excess of Forty Thousand Dollars (\$40,000); this was the first time monthly revenues had exceeded Forty Thousand Dollars (\$40,000) since the mid-2000s.

Kendall County's population increased to one hundred thirty-one thousand, eight hundred sixty-nine (131,869) in the 2020 Census, an increase of approximately fourteen point nine percent (14.9%) from the 2010 Census making Kendall County the fastest growing county in Illinois by percent change.

The Census stated that the population of the unincorporated area was twenty-four thousand, one hundred thirty-eight (24,138).

County Board approved the update to the Transportation Plan in Land Resource Management Plan to match the Long Range Transportation Plan.

County submitted the Notice of Intent for Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's).

WBK Engineering reviewed FEMA Floodplain Management Bulletin P-2140 Floodplain Management Requirements for Agricultural Structures and Accessory Structures and recommended no changes to Kendall County's Stormwater Management Ordinance.

County Board approved amendments to the Kendall County Stormwater Management Ordinance related to Bulletin 75.

Continued doing annual NPDES surveys to the townships.

Noxious weed related documents and notices drafted and approved by the County Board.

Soils information added to the GIS.

Planning, Building and Zoning Committee reaffirmed the Department's voluntary compliance policy in cases of ordinance violations.

Planning, Building and Zoning Committee held a special committee meeting in Boulder Hill.

Kendall County became a Certified Local Government.

County Board requested and the State approved the Certification of the Kendall County Historic Preservation Ordinance for the purposes of the Property Tax Freeze Assessment Program through the Illinois Department of Natural Resources.

Kendall County Historic Preservation Commission held a special meeting at Lyon Farm.

Submitted Certified Local Government Grant for historic structure survey in unincorporated Kendall and Bristol Townships.

Continued Historic Preservation Commission awards.

Senior Planner Assisted with the codification process.

Senior Planner drafted a letter to local legislators requesting that townships be allowed to apply for grants through the Abandoned Property Program if the Illinois Housing Development Authority offers grants in the future.

Reviewed future land uses along Eldamain Road from the Fox River to Route 71.

Reviewed future land uses along Route 47 in Kendall and Lisbon Townships.

Continued adjustments of departmental operations due to the COVID-19 pandemic, including the issuance of permits and the performance of inspections.

Code Compliance Official issued permits at the former CAT Property, ANR Pipeline, Go Pro Sports Dome, and Four Seasons Storage.

Code Compliance Official held a community event at Ace Hardware in Oswego.

Items for 2022 including the following:

Continue to assist with the codification process.

Continue to implement the citation policies for the various ordinances.

Work with the Village of Montgomery to ensure that information related to the former CAT property is transferred to the Village.

Assist with the historic structure survey in unincorporated Kendall and Bristol Townships if grant funding is approved.

Work with Kendall County EMA to pursue disaster related grants and other funding.

Continue to meet with townships regarding their role in the development approval process.

Work with WBK Engineering to review the County's stormwater regulations and recommend appropriate changes based on changes in Federal and State stormwater regulations.

Continue to monitor changes to zoning related regulations at the State level.

Continue to work with GIS to ensure correct zoning information for each parcel.

Continue to work with GIS to connect parcels to the applicable special use and map amendment ordinances.

Continue to work to ensure special use permits that require renewals and reviews are examined in a timely manner.

Ensure that noxious weed and NPDES Permit documents are submitted to the State in a timely manner.

Work with the Illinois Historic Preservation Agency and Historic Preservation Commission on Certified Local Government projects.

Increase the visibility and activities of the Historic Preservation Commission through collaboration with other historic preservation organizations and events.

Continue working with the Northwest Water Planning Alliance.

Participate with Implementation of CMAP's 'On To 2050 Plan' for the Chicago Region.

Continue reviewing and addressing potential changes to the Zoning Ordinance and departmental operations for increased efficiency.

There were eight (8) new special use permits.

There were two (2) major amendments to existing special use permits.

There were three (3) minor amendments to existing special use permits.

There was one (1) revocation of an existing special use permit.

There was one (1) special use permit renewal.

There were (4) variances not part of a special use permit.

There eight (8) administrative variances.

There was one (1) variance to the Stormwater Management Ordinance.

There were zero (0) conditional use permits.

There were zero (0) temporary use permits.

There were six (6) site plan reviews.

There zero (0) plats of vacation, preliminary plats, or final plats.

There were three (3) text amendments.

There were two (2) amendments to the Land Resource Management Plan.

There were nine (9) map amendments.

There was one (1) Stormwater Ordinance related amendment.

There were zero (0) amendments to the Historic Preservation Ordinance and zero (0) landmarks.

There was one (1) other for historic preservation, the tax freeze for historic properties.

There was one (1) building and zoning other, the amendment to the citation form.

There were fifty-one (51) petitions in 2021.

There were eleven (11) ZPAC meetings.

There were eleven (11) Regional Planning Commission meetings.

There were nine (9) Zoning Board of Appeals meetings.

There were twelve (12) Historic Preservation Commission meetings.

There was one (1) Stormwater Management Oversight Committee meeting.

There were six (6) Comprehensive Land Plan and Ordinance Committee meetings.

There were thirteen (13) Planning, Building and Zoning Committee meetings.

Of the thirty-five (35) ordinances approved by the County Board in 2021, nineteen (19) were Planning, Building and Zoning related. Of the twenty-six (26) ordinances approved by the County Board in 2020, thirteen (13) were Planning, Building and Zoning related. Of the thirty-nine (39) ordinances approved by the County Board in 2019, twenty-two (22) were Planning, Building and Zoning related.

The Department investigated zero (0) noxious weed violations in 2021 compared to zero (0) noxious weed violation investigation in 2020 and 2019.

There were thirty-two (32) single-family dwelling units permitted in 2021. The breakdowns by township and subdivision were provided.

The Code Officials conducted nine hundred eighty-three (983) field visits and inspections. A breakdown of inspections was provided.

The Code Officials reviewed and issued thirty hundred sixty-five (365) permits and ninety-six (96) plumbing inspections occurred.

The Code Official's goals for 2022 include:

Renew International Code Council Certifications.

Test and implement permit tracking site created by GIS.

Provide an education program during the Kendall County Fair.

Mr. Asselmeier presented information on the various tabs in the GIS.

Member Vickery asked about abandoned property regulations. Mr. Asselmeier explained the grant program and explained that the State has rules related to declaring something abandoned. Discussion occurred about agricultural exemptions for zoning and building permits.

Discussion occurred regarding noxious weed reports and the thistle commissioners.

Discussion occurred regarding the expanded activities of the Historic Preservation Commission.

Mr. Asselmeier reported that the Comprehensive Land Plan and Ordinance Committee decided not to pursue changing the regulations related to home décor not produced on the premises.

Discussion occurred regarding working with Oswego and Seward Townships on increased code enforcement.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

None

PUBLIC COMMENTS

For the March hearing, there will be a request from Seward Township for a moratorium on certain applications and a request from the Kendall County Planning, Building and Zoning Committee adding definitions of landscaping businesses and excavating businesses to the Zoning Ordinance.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Vickery, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:19 p.m.

The next hearing/meeting will be on March 28, 2022.

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

Exhibits

1. Memo on Petition 21-49 Dated February 14, 2022
2. Certificate of Publication for Petition 21-49 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 22-01 Dated February 24, 2022
4. Certificate of Publication and Certified Mail Receipts for Petition 22-01 (Not Included with Report but on file in Planning, Building and Zoning Office)
5. Memo on Petition 22-03 Dated February 24, 2022
6. Certificate of Publication and Certified Mail Receipts for Petition 22-03 (Not Included with Report but on file in Planning, Building and Zoning Office)
7. Memo on Petition 22-04 Dated February 24, 2022
8. Certificate of Publication and Certified Mail Receipts for Petition 22-04 (Not Included with Report but on file in Planning, Building and Zoning Office)

Q

[illegible]



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: February 14, 2022
Re: Petition 21-49

As noted in the attached email, the Attorney for this Petition requested that the hearing be continued to May 2, 2022.

If you have any questions regarding this memo, please let me know.

MHA

Enc. February 14, 2022 Email from Dan Kramer

Matt Asselmeier

From: Daniel J Kramer <dkramer@dankramerlaw.com>
Sent: Monday, February 14, 2022 12:57 PM
To: Matt Asselmeier; Scott Gengler; Scott Koeppel
Cc: Scott R. Gryder
Subject: RE: [External]Loya Zoning

May 2, 2022.

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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From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Monday, February 14, 2022 11:55 AM
To: Daniel J Kramer <dkramer@dankramerlaw.com>; Scott Gengler <sgengler@co.kendall.il.us>; Scott Koeppel <skoeppe@co.kendall.il.us>
Cc: Scott R. Gryder <sgryder@co.kendall.il.us>
Subject: RE: [External]Loya Zoning

Dan:

Do you want the request continued to March 28th or May 2nd?

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: Daniel J Kramer [<mailto:dkramer@dankramerlaw.com>]
Sent: Monday, February 14, 2022 10:09 AM

To: Matt Asselmeier <masselmeier@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Scott Koeppel <skoeppe@co.kendall.il.us>
Cc: Scott Gryder <sgryder@nntg.com>
Subject: [External]Loya Zoning

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gentlemen: We have this matter up for the Feb Regional Plan Commission. It was originally scheduled for Jan. First time I can recall in over four decades that there was not a Quorum of the Plan Commission available. It has gotten a bit controversial, which is surprising since it fully complies with the LRMP. That discussion is for another day. In any event we are good with the Regional Plan Commission Date; but hereby request that the Zoning Board of Appeals Hearing be continued to the April Agenda. I am going to be out-of-State on February 28, 2022 and not back until the first week of April, 2022. Normally Kelly could cover for me on Feb. 28 but she likewise is gone then. I wanted to get this request to you early.

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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DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, CFM, Senior Planner

Date: February 24, 2022

Re: Petition 22-01 Request for a Special Use Permit and Variances for a Landscaping Business
at 1038 Harvey Road in Oswego Township

At their meeting on February 23, 2022, the Kendall County Regional Planning Commission, by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent, voted to table Petition 22-01 until the Petitioner secured an access permit from the Village of Oswego for the southern driveway at the property or amended their site plan to remove the driveway, if the access permit was denied.

Accordingly, Staff requests that the Kendall County Zoning Board of Appeals vote to continue the public hearing on this Petition until such time as either the Petitioner submits an approved access permit from the Village of Oswego or the Petitioner submits an amended site plan showing the southern driveway removed from the property.

If you have any questions regarding this memo, please let me know.

MHA



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. At the Kendall County Regional Planning Commission meeting, an email from the Petitioner was read explaining that an annexation agreement could be secured until the Fire District owned the property. The email is included in the minutes of the February 23, 2022, Kendall County Regional Planning Commission meeting (Attachment 13).

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. At the Kendall County Regional Planning Commission meeting, an email from the Petitioner was read explaining that the City of Joliet had no record of the establishment of an escrow with the church and the Fire District would be required to establish an escrow, if the Fire District could not provide information to the contrary. The email is included in the minutes of the February 23, 2022, Kendall County Regional Planning Commission meeting (Attachment 13).

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.

RPC

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022. The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. Discussion occurred about having an antenna at the property and reducing the brightness of the sign to match the ambient light of the area instead of a 10:00 p.m. reduction. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff and changing the time the brightness of the sign was reduced by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were included as Attachments 12 and 13.

ZBA

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting are included as Attachment 11.

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') 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') 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') 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 be 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 was originally planned to 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. The Kendall County Regional Planning Commission requested that the reduction time be adjusted to reflect changes in sunset times and ambient light levels. Staff has concerns regarding having a rotating reduction time for the lighting of the sign.

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. **(This condition requires additional discussion).**

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
11. January 31, 2022 Kendall County Zoning Board of Appeals Minutes
12. January 26, 2022 Kendall County Regional Planning Commission Minutes
13. February 23, 2022 Kendall County Regional Planning Commission Minutes (This Petition Only)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME 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 (Rezoning to _____)	☐ VARIANCE
☐ ADMINISTRATIVE VARIANCE	☐ A-1 CONDITIONAL USE for: _____	☐ SITE PLAN REVIEW
☐ TEXT AMENDMENT	☐ RPD (☐ Concept; ☐ Preliminary; ☐ Final)	☐ ADMINISTRATIVE APPEAL
☐ PRELIMINARY PLAT	☐ FINAL PLAT	☐ OTHER PLAT (Vacation, Dedication, etc.)
☒ AMENDMENT TO A SPECIAL USE (☒ Major; ☐ Minor)		
1 PRIMARY CONTACT 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.)
2 ENGINEER CONTACT John Mayer, ERA	ENGINEER MAILING ADDRESS 35701 West Avenue, Suite 150 Warrenville, IL 60555	ENGINEER EMAIL jmayer@eraconsultants.com
ENGINEER PHONE # (630) 393-3060	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 FIRE CHIEF TROY FPD	DATE 12/17/2021	

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

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**

Attachment 1, Page 2

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



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 United States who is an ISO Class 1 Department and OSHA SHARP recognition.

- Board of Trustees – Elected
 - 3 Robert Schwartz – Board President
 - 3 George Muentnich – Treasurer
 - 1 John Scheidt – Secretary
 - 1 Joseph Baltz – Trustee
 - 1 Steve Schwartz – Trustee

- Board of Fire Commissioners – Appointed
 - 3 Jerry Gabrielson – Chairmen
 - 1 Denizl Smothers – Commissioner
 - 1 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

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. SEL 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

Attachment 1, Page 5

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
1778A 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



WHEN RECORDED MAIL TO

201700002372



DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED 2/9/2017 8 21 AM
NTBE 55 00 RHSPS FEE 10 00
PAGES 10

2002 S Arlington Heights Road
Arlington Heights, IL 60005

THIS INSTRUMENT PREPARED BY

Converge Cornerstone Fund
2002 S Arlington Heights Rd.
Arlington Heights, IL 60005
Attention Laura Fish

MORTGAGE

THIS MORTGAGE is dated as of February 2, 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, materialman'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

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, guarantees, 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.

(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]

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 Kenosha 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



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)

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

- 1 Applicant Grace Bible Church of Shorewood
Address 114 Channahon St
City Shorewood State IL Zip 60464
- 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 Mokena, 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
<u>N/A</u>		
- 6 Name, address, and capacity of person making this disclosure on behalf of the applicant:
Sean Mabee, executive pastor,

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 read 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)



Notary Public



Kendall County Soil & Water Conservation District

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Fire Chief Andrew Doyle, Troy FPD

Contact Person: Patrick Moore, FGMA

Address:

City, State

Phone No

Email:

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.

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 _____



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.

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Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

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.

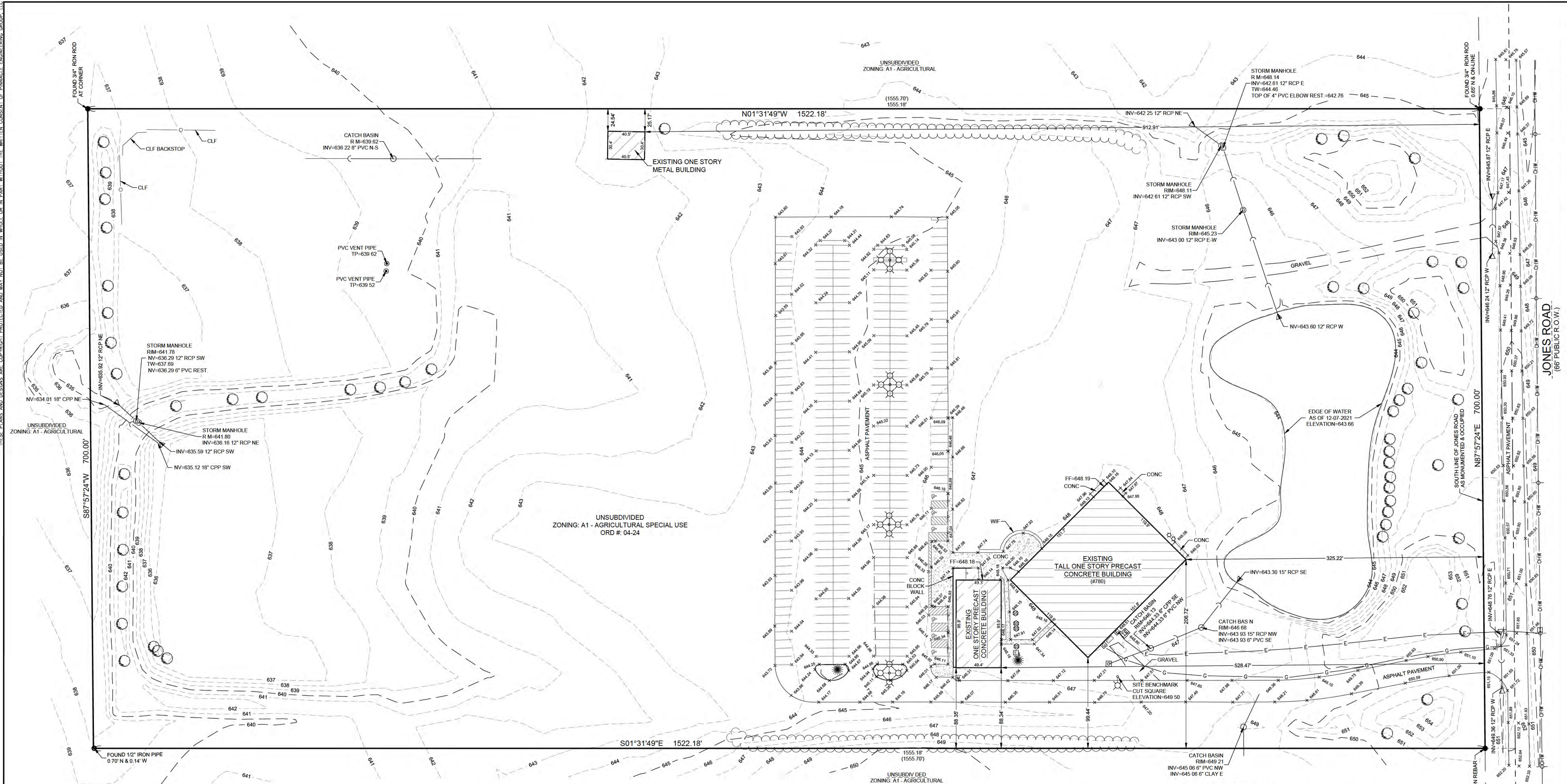
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals

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



GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

Bearings referenced to the Illinois State Plane Coordinate System, East Zone (1201)

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 IRON FENCE
		—		—	ELECTRIC L NE
		—		—	GAS MA N
		—		—	OVERHEAD WIRES
		—		—	

GENERAL NOTES

- Field work completed on December 14, 2021.
- 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".
- Survey based on Property Insight, Vesting Deed Search - Easement Search order number 66685537-JMM. No easements of record shown in search.
- All dimensions are measured dimensions. Record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.
- 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 JULIET, 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.

SIGNED: [Signature]
PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC
EXPIRES 04/30/2023

ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

TROY FIRE PROTECTION DISTRICT

748 JONES ROAD

MINOOKA, ILLINOIS

PLAT OF SURVEY

REVISIONS

REG. JOB No. 2720.00
DATE 12/30/2021
SCALE 1"=50'

SHEET

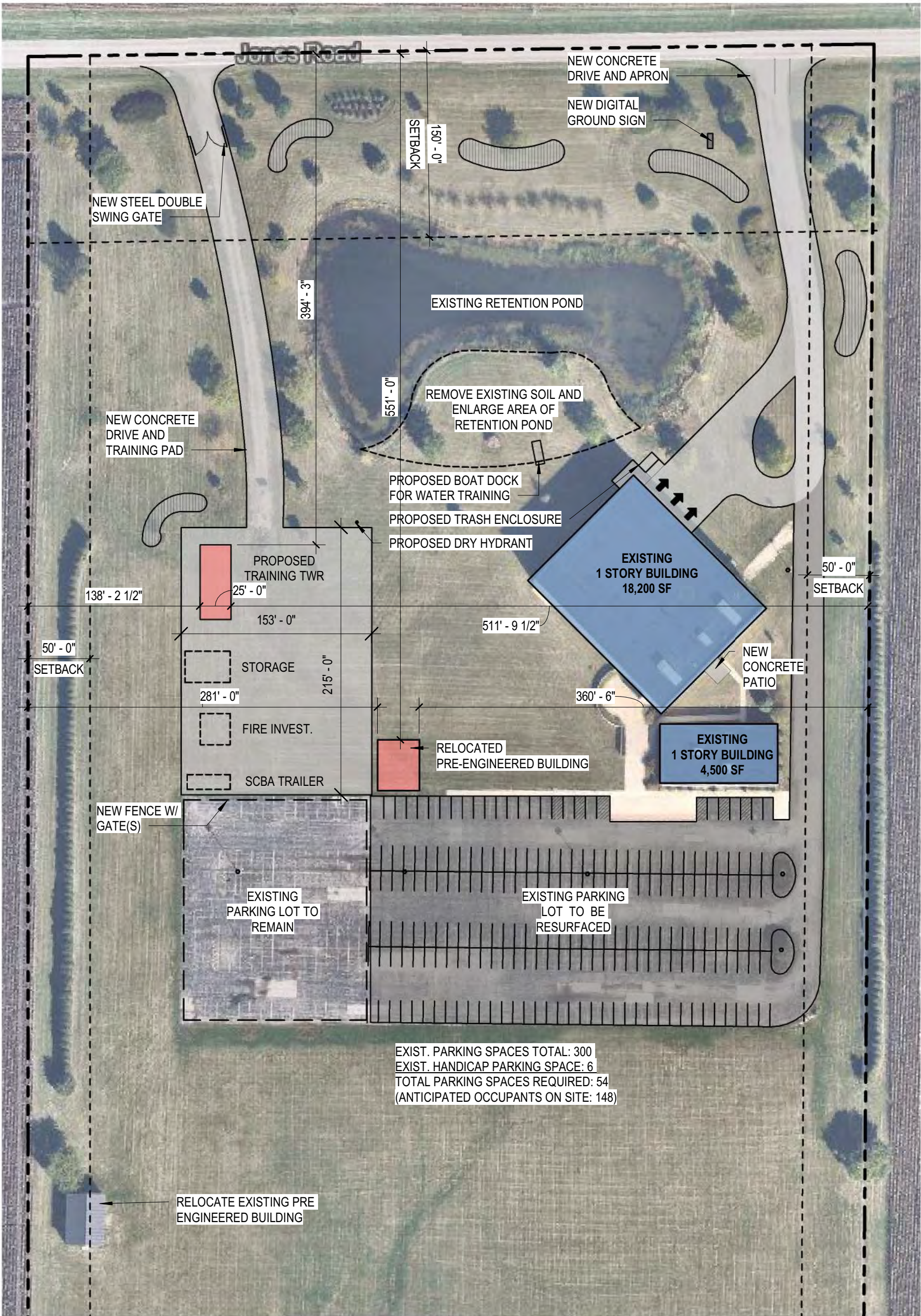
1 & 1

© COPYRIGHT 2021

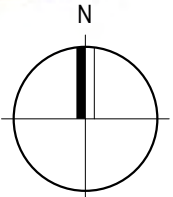
FIRE STATION No.3

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.



SCALE: 1" = 80'

PROPOSED SITE PLAN

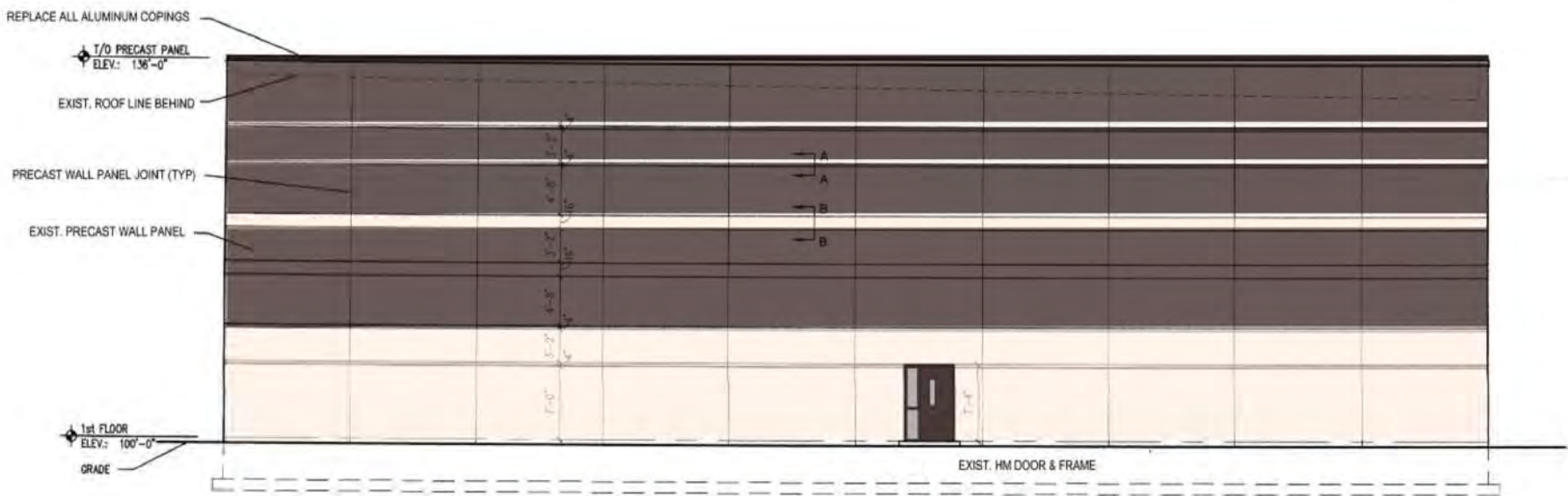
fgma

FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447



MAIN BUILDING - NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



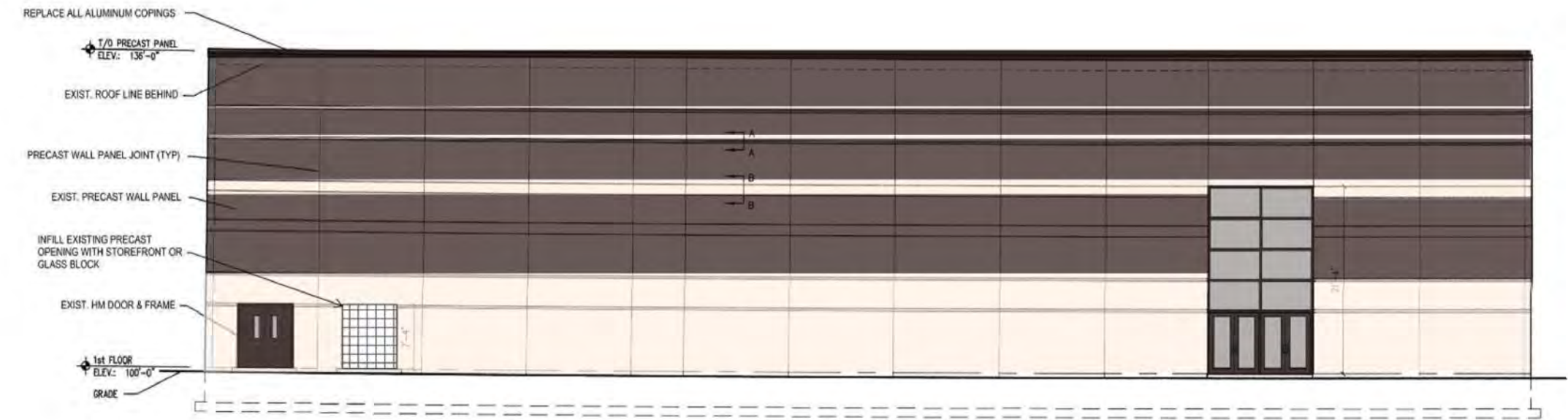
MAIN BUILDING - EAST ELEVATION
SCALE: 1/16" = 1' - 0"



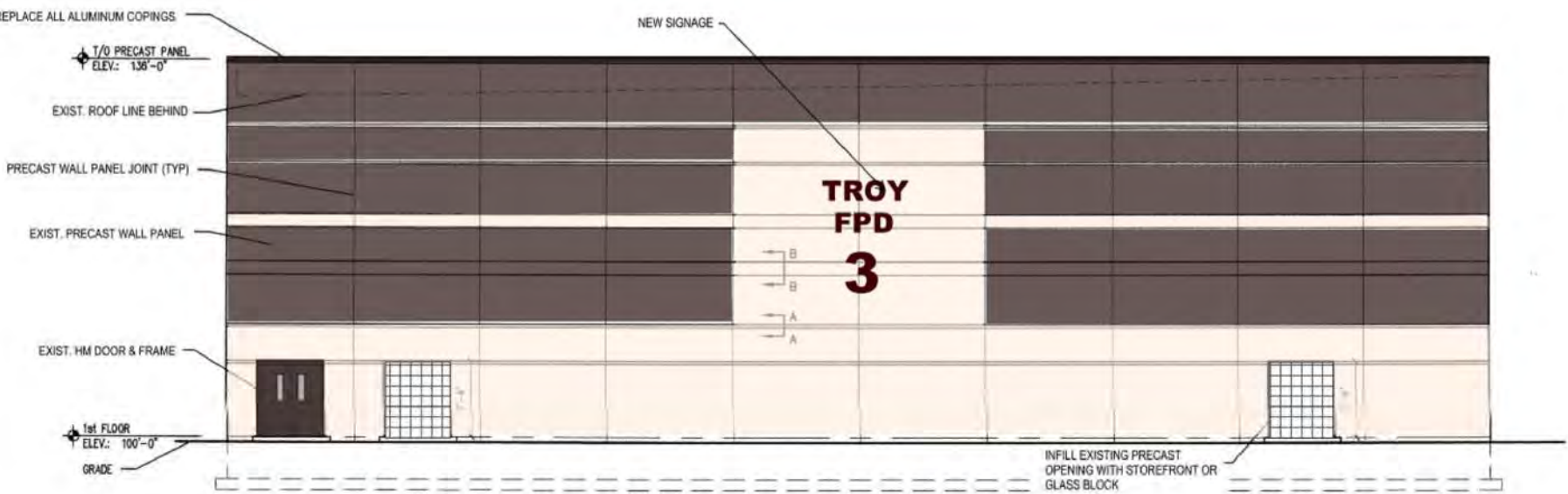
PROPOSED ELEVATIONS

FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447



MAIN BUILDING - SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"

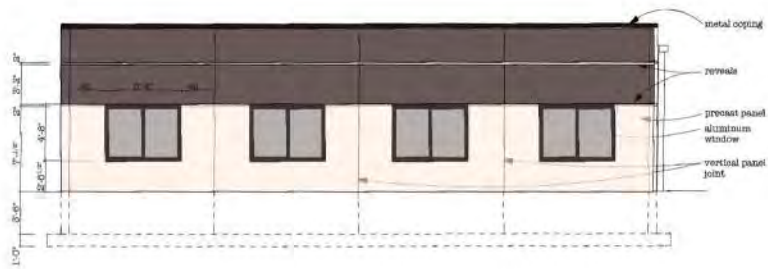


MAIN BUILDING - WEST ELEVATION
SCALE: 1/16" = 1' - 0"

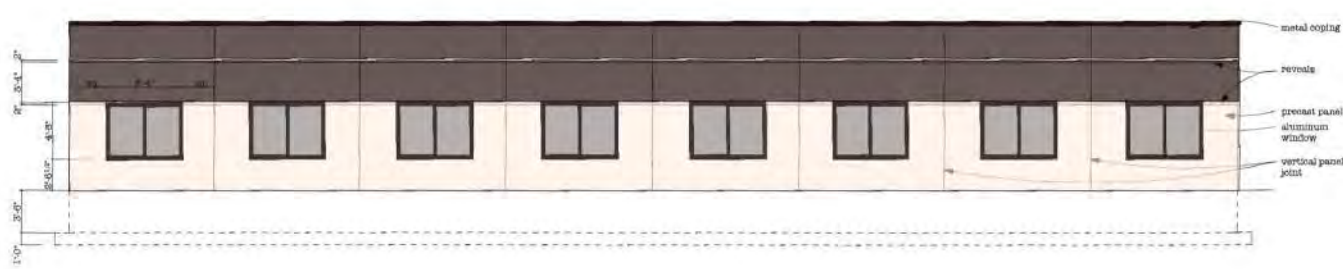
PROPOSED ELEVATIONS

FIRE STATION No.3

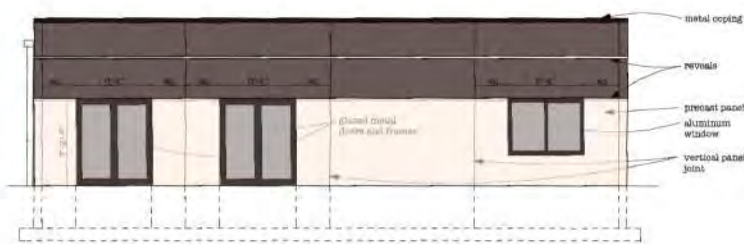
748 JONES ROAD, MINOOKA, IL 60447



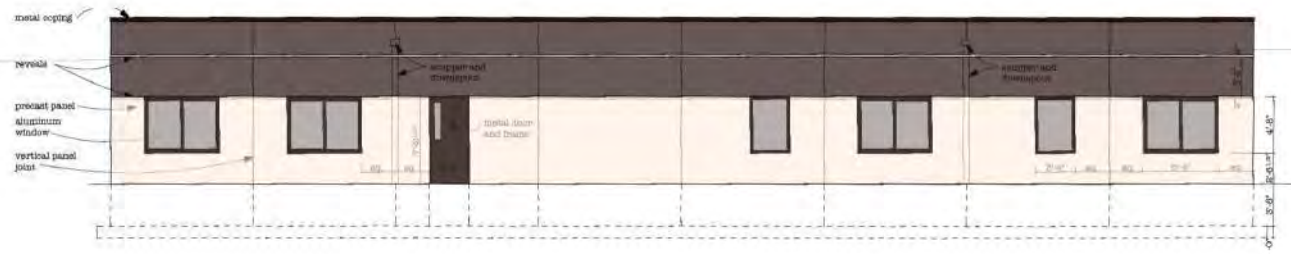
SMALL BUILDING - SOUTH ELEVATION
SCALE: 1/16" = 1' - 0"



SMALL BUILDING - WEST ELEVATION
SCALE: 1/16" = 1' - 0"



SMALL BUILDING - NORTH ELEVATION
SCALE: 1/16" = 1' - 0"



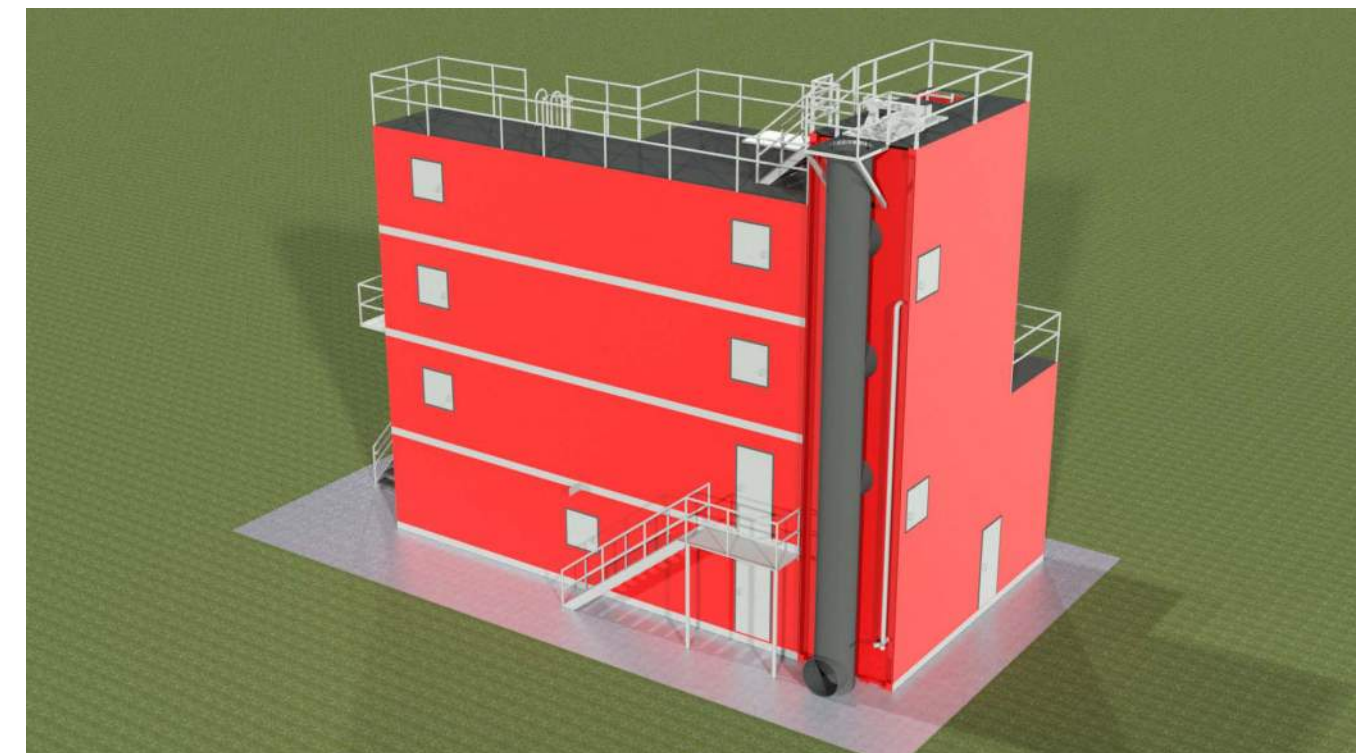
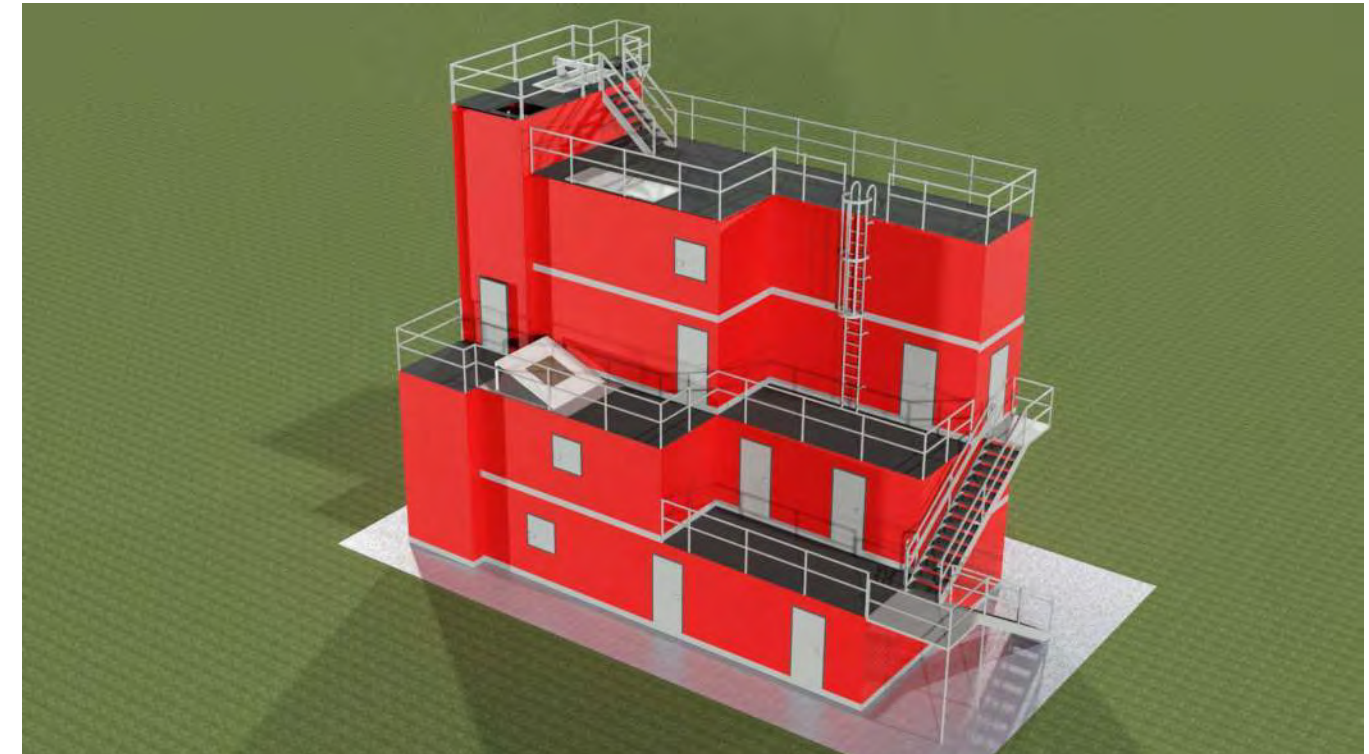
SMALL BUILDING - EAST ELEVATION
SCALE: 1/16" = 1' - 0"

PROPOSED ELEVATIONS

FIRE STATION No.3

748 JONES ROAD, MINOOKA, IL 60447

Attachment 4, Page 4



PROPOSED TRAINING TOWER

TROY FIRE PROTECTION DISTRICT
Job No. 22-3327.01

Published 12/06/21
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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.

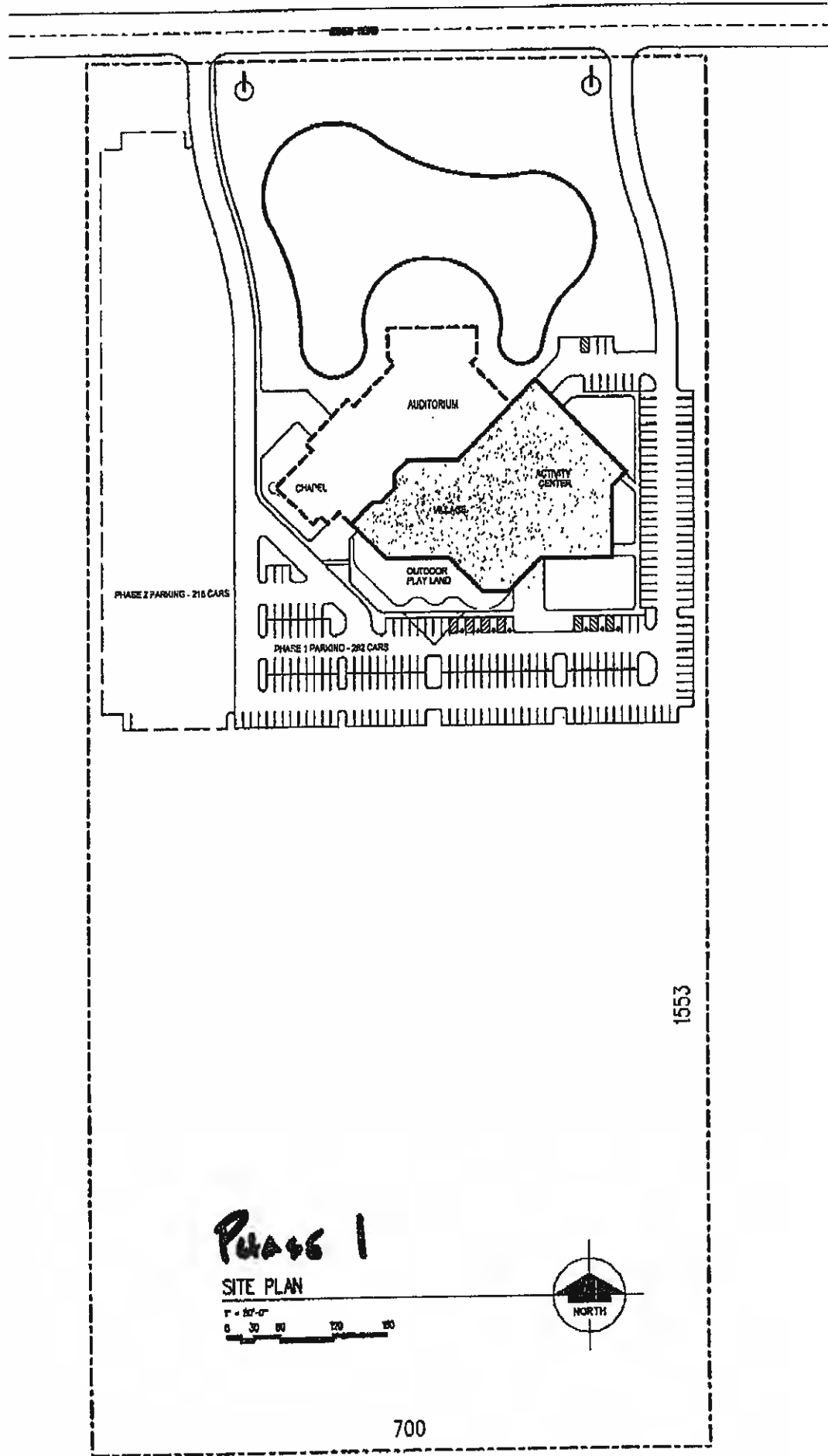
IN WITNESS OF, this ordinance has been enacted on July 20, 2004.

Attest:



Paul Anderson
Kendall County Clerk

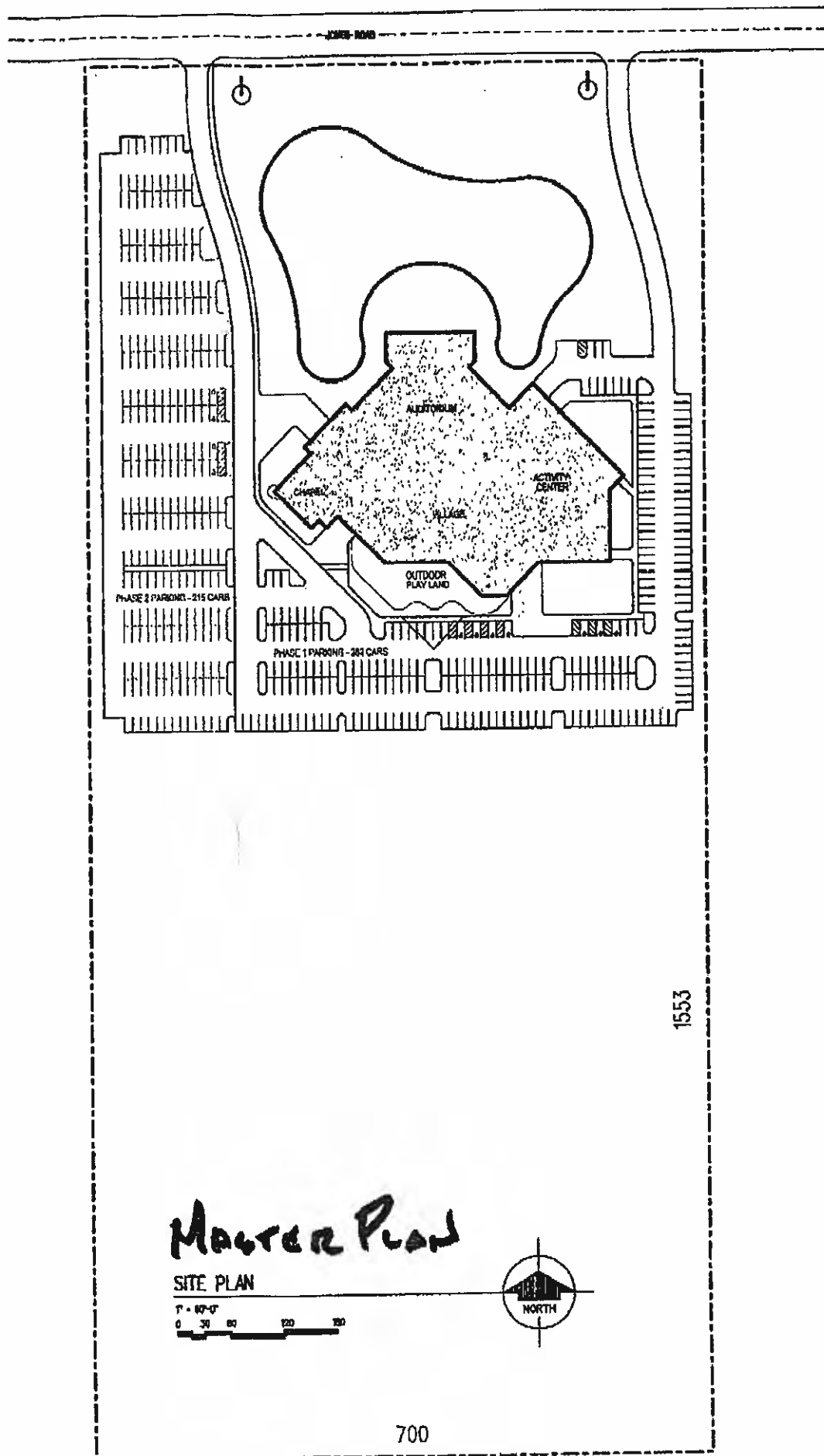

John A. Church
Kendall County Board Chairman



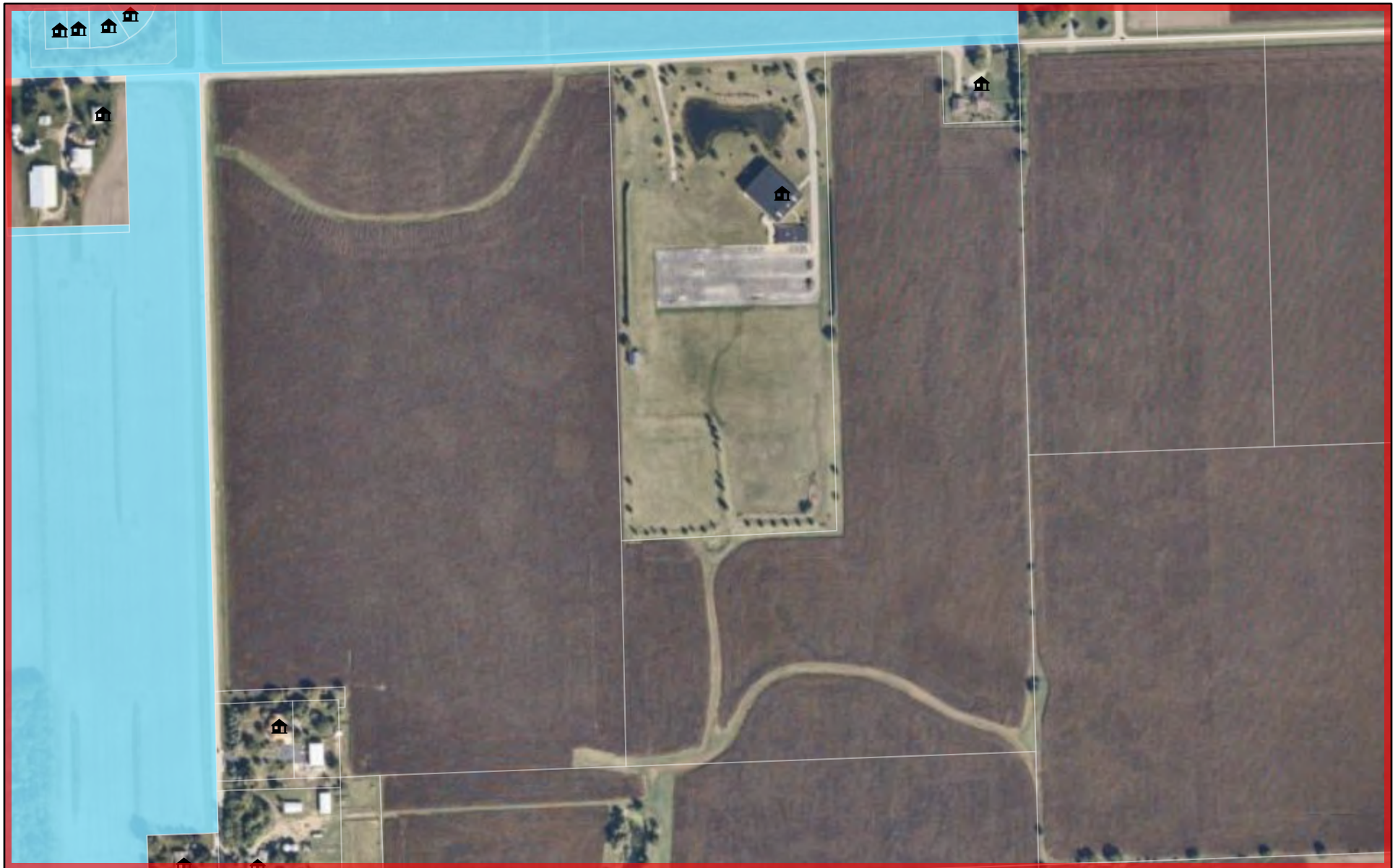
Phase 1

SITE PLAN





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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OpenStreetMap contributors, Microsoft, Esri Community Maps contributors,

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 <skoeppe@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 <skoeppe@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

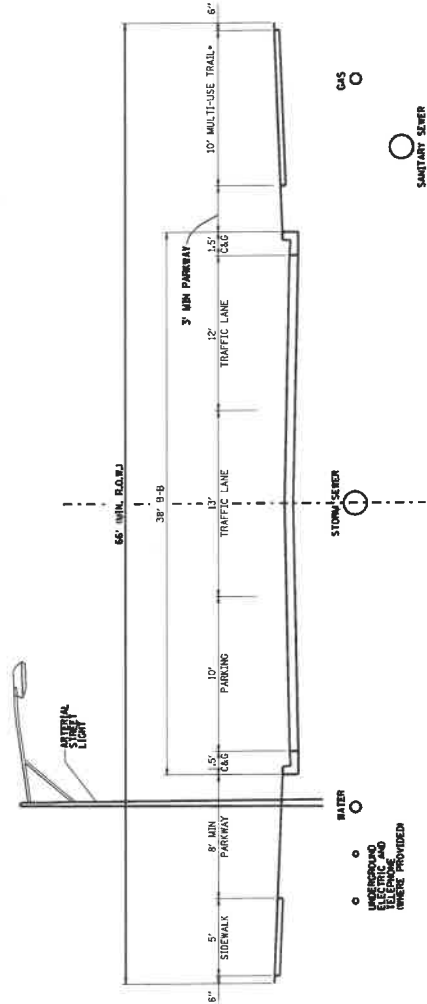
[EXTERNAL EMAIL] This message originated outside of the organization.

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?



- PROVIDE MULTI-USE TRAIL AT LOCATIONS SHOWN ON THE OPEN SPACE RECREATION AND NATURAL RESOURCES PLAN

EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 4 OF 4
NOT TO SCALE

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.

-2-

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

Approved Items forwarded to the Seward Township Board for their consideration include:

- 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 be 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 be 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 plantings 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 Chrise, 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@trayfpd.com
Kelley Chrissie	One Towne Center Blvd. Shorewood, IL	kchrissie@vil.shorewood.il.us
Patrick A. Bernhard	122 Aurora Ave Naperville, IL	patrick@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 Koepfel; 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 Koepfel <skoepfel@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 Koepfel <skoepfel@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?

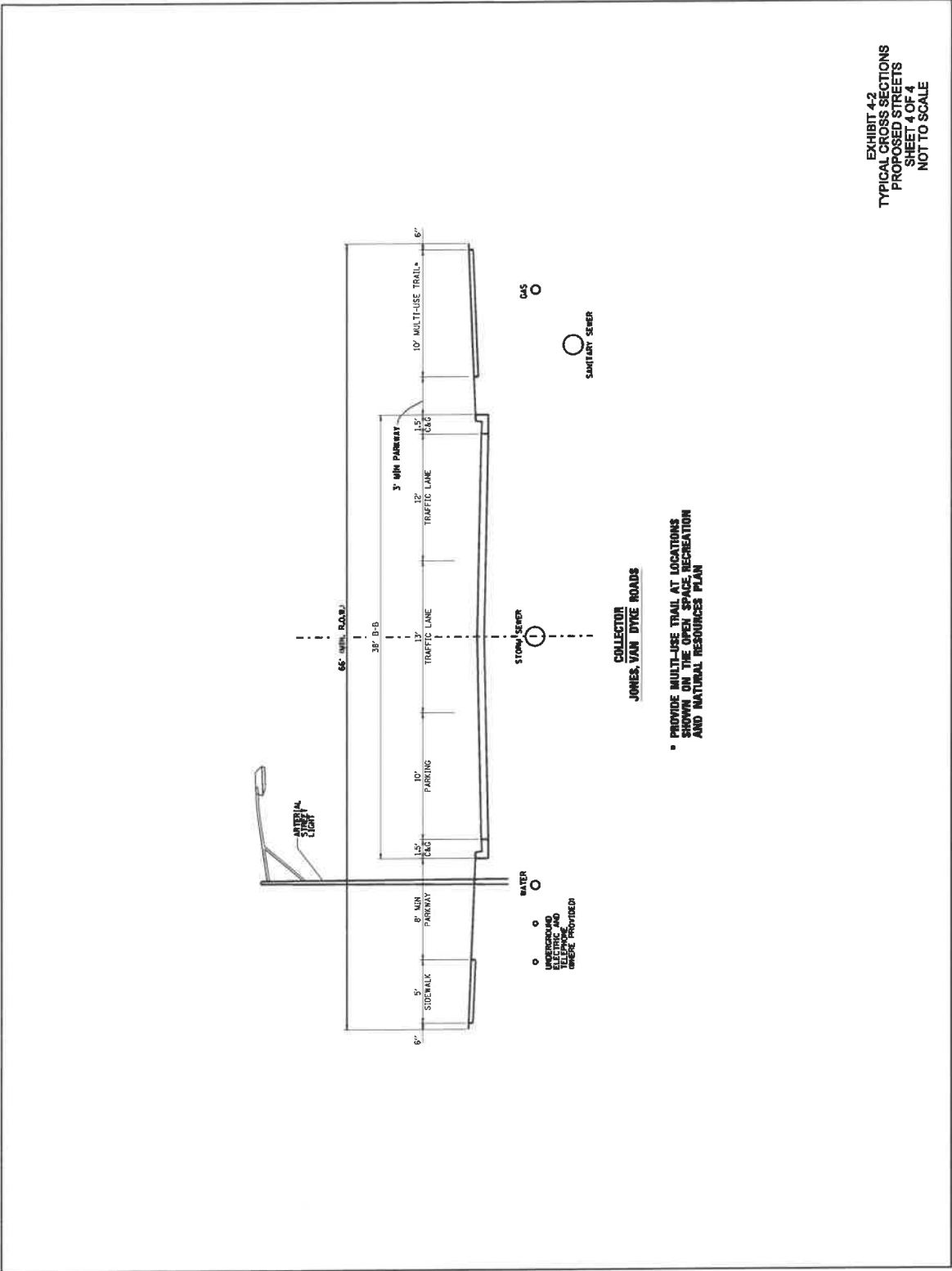
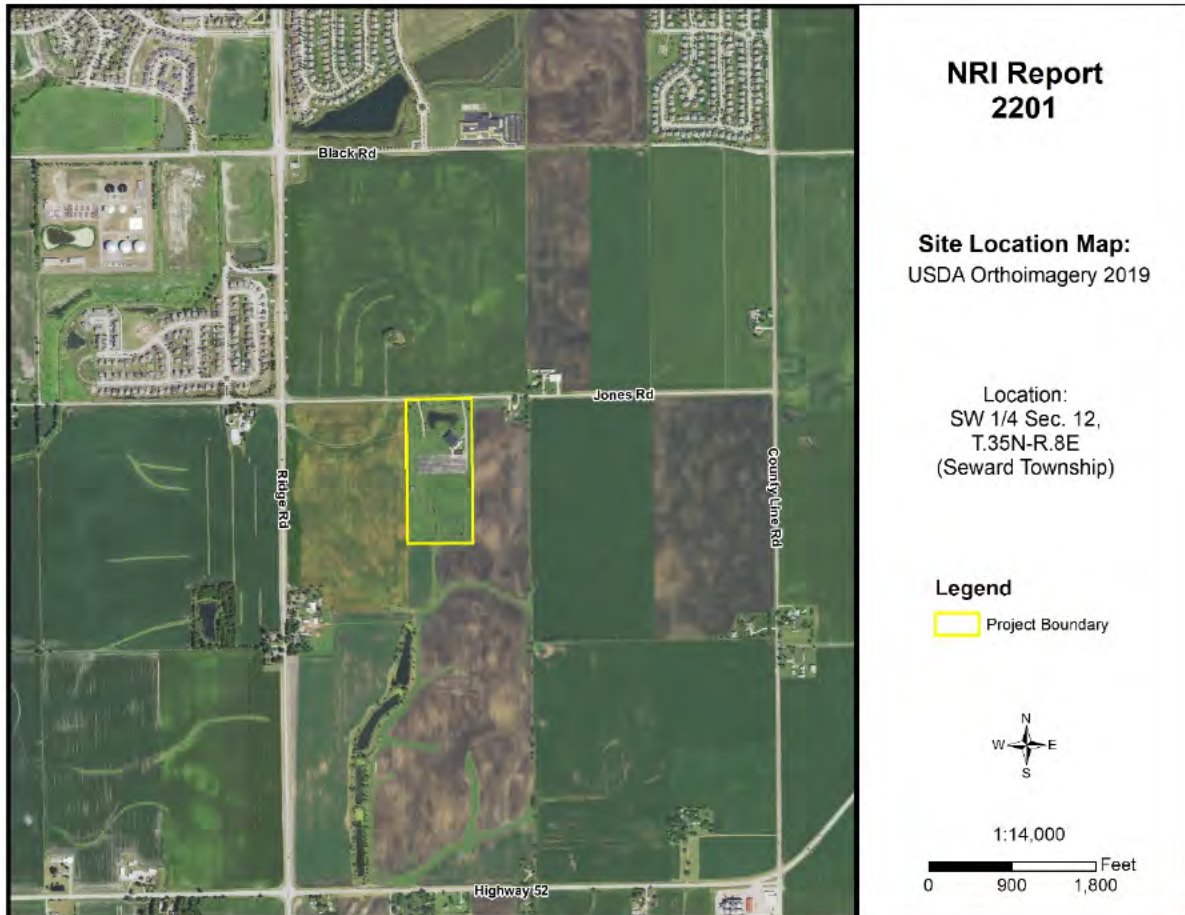


EXHIBIT 4-2
TYPICAL CROSS SECTIONS
PROPOSED STREETS
SHEET 4 OF 4
NOT TO SCALE

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2201



Jan.
2022

Petitioner: Fire Chief Andrew Doyle, Troy FPD
Contact: Patrick Moore, FGM Architects

Prepared By:



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

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
PARCEL LOCATION	7
ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION	9
ECOLOGICALLY SENSITIVE AREAS	10
SOILS INFORMATION	12
SOILS INTERPRETATIONS EXPLANATION.....	14
BUILDING LIMITATIONS	15
SOIL WATER FEATURES	21
SOIL EROSION AND SEDIMENT CONTROL.....	24
PRIME FARMLAND SOILS	25
LAND EVALUATION AND SITE ASSESSMENT (LESA)	26
LAND USE PLANS.....	28
DRAINAGE, RUNOFF, AND FLOOD INFORMATION	28
WATERSHED PLANS	32
WETLAND INFORMATION	33
HYDRIC SOILS	35
WETLAND AND FLOODPLAIN REGULATIONS.....	37
GLOSSARY.....	38
REFERENCES.....	41

LIST OF FIGURES

FIGURE 1: Soil Map	2
FIGURE 2: Soil Limitations	4
FIGURE 3: 2021 Plat Map	7
FIGURE 4: 2019 Aerial Map with NRI Site Boundary	8
FIGURE 5: Soil Map	13
FIGURE 6A-6D: Maps of Building Limitations	17-20

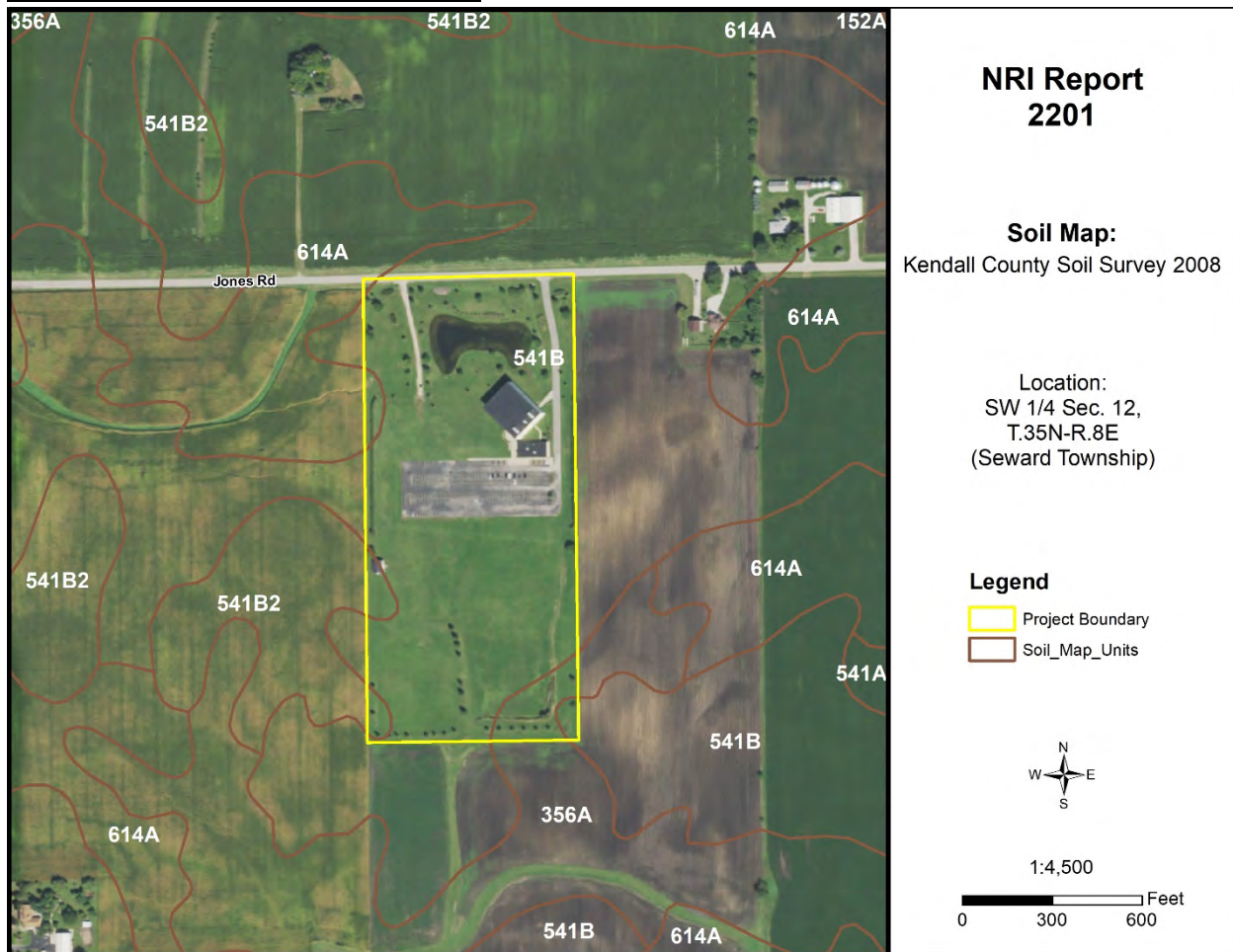
FIGURE 7: Map of Prime Farmland Soils	25
FIGURE 8: FEMA Floodplain Map	30
FIGURE 9: USGS Topographic Map	31
FIGURE 10: Wetland Map – USFWS National Wetland Inventory	34
FIGURE 11: Hydric Soils Map	36

LIST OF TABLES

TABLE 1: Soils Information	2
TABLE 2: Soil Limitations	4
TABLE 3: Soil Map Unit Descriptions	13
TABLE 4: Building Limitations	16
TABLE 5: Water Features	23
TABLE 6: Soil Erosion Potential	24
TABLE 7: Prime Farmland Soils	25
TABLE 8A: Land Evaluation Computation	26
TABLE 8B: Site Assessment Computation	27
TABLE 9: LESA Score Summary	27
TABLE 10: Hydric Soils	35

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 3 rd 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).

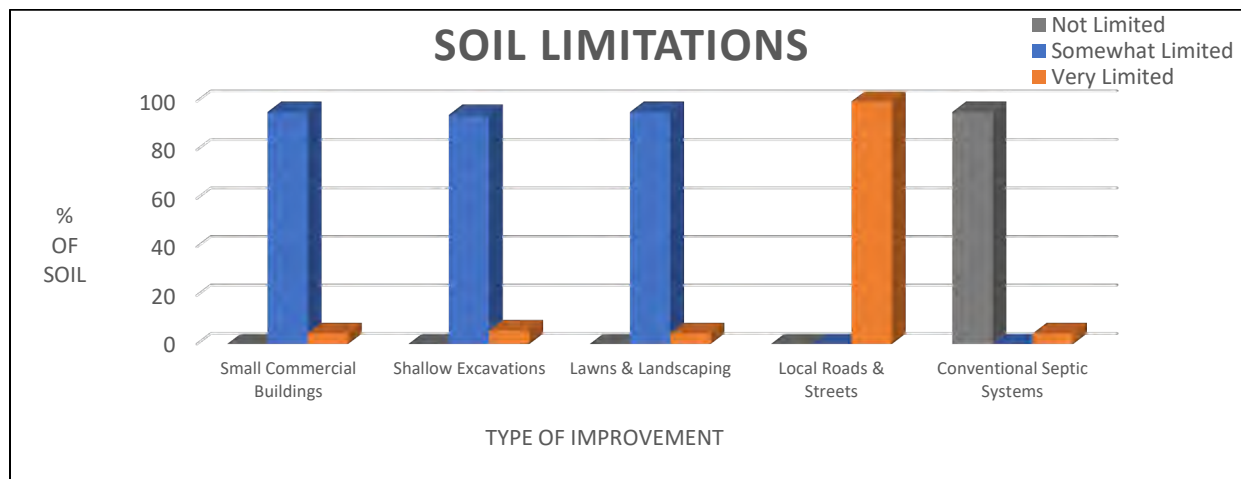
Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, 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. Compiled Statutes, Ch. 70, Par 405/22.02a).


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.

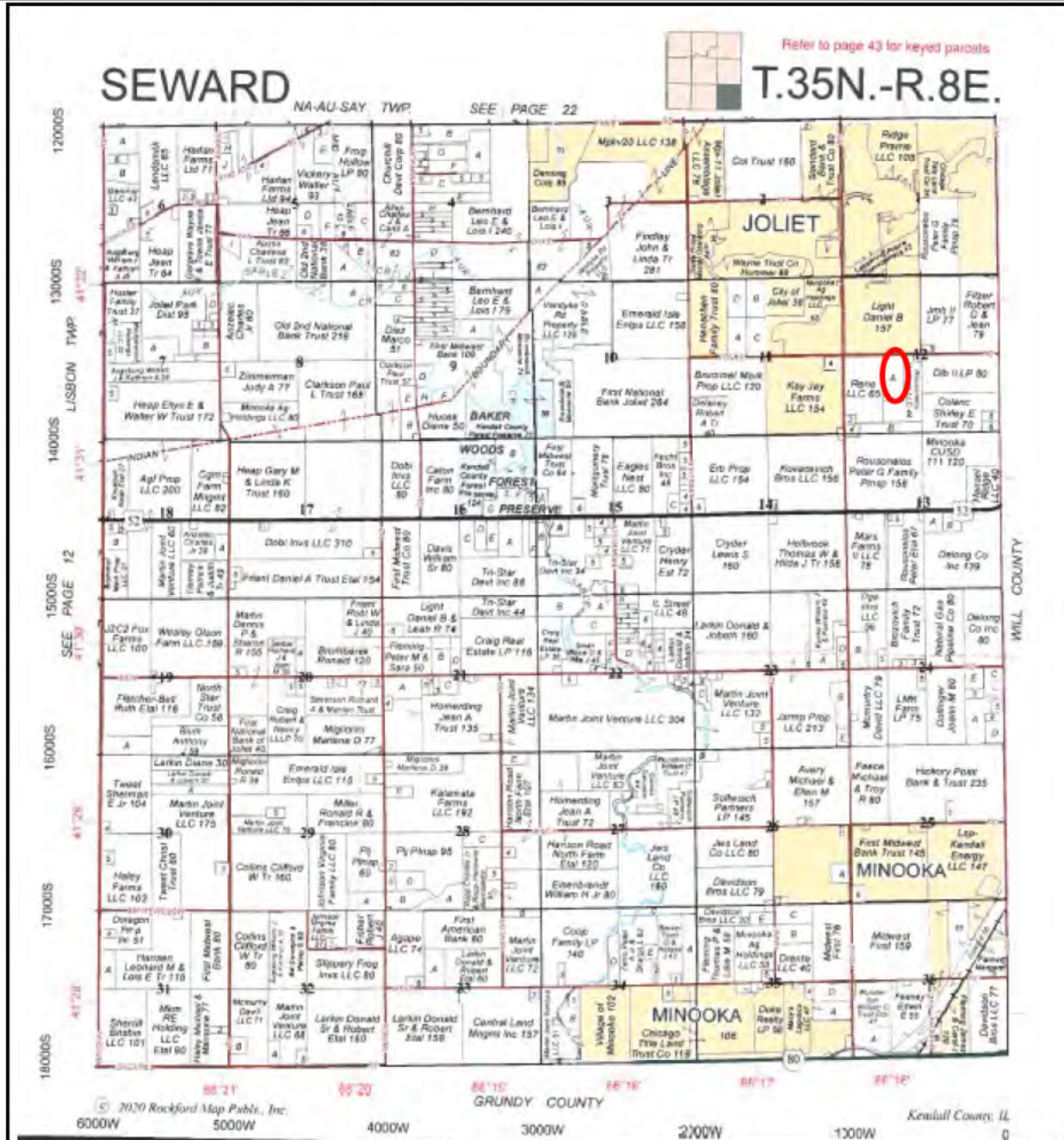


Figure 3: 2021 Plat Map

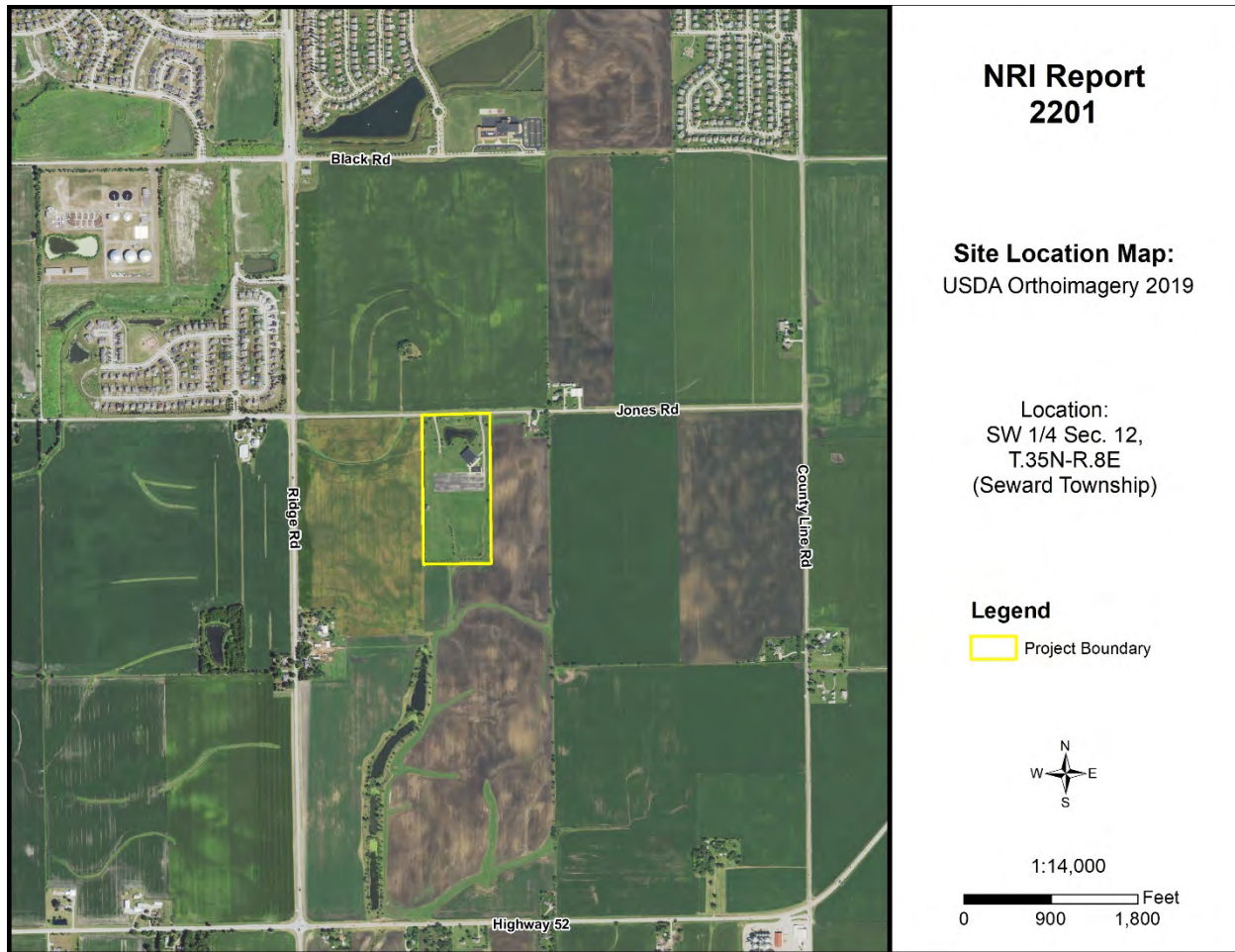


Figure 4: 2019 Aerial Map with NRI Site Boundary

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 not 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.

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

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

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

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

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

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

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

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

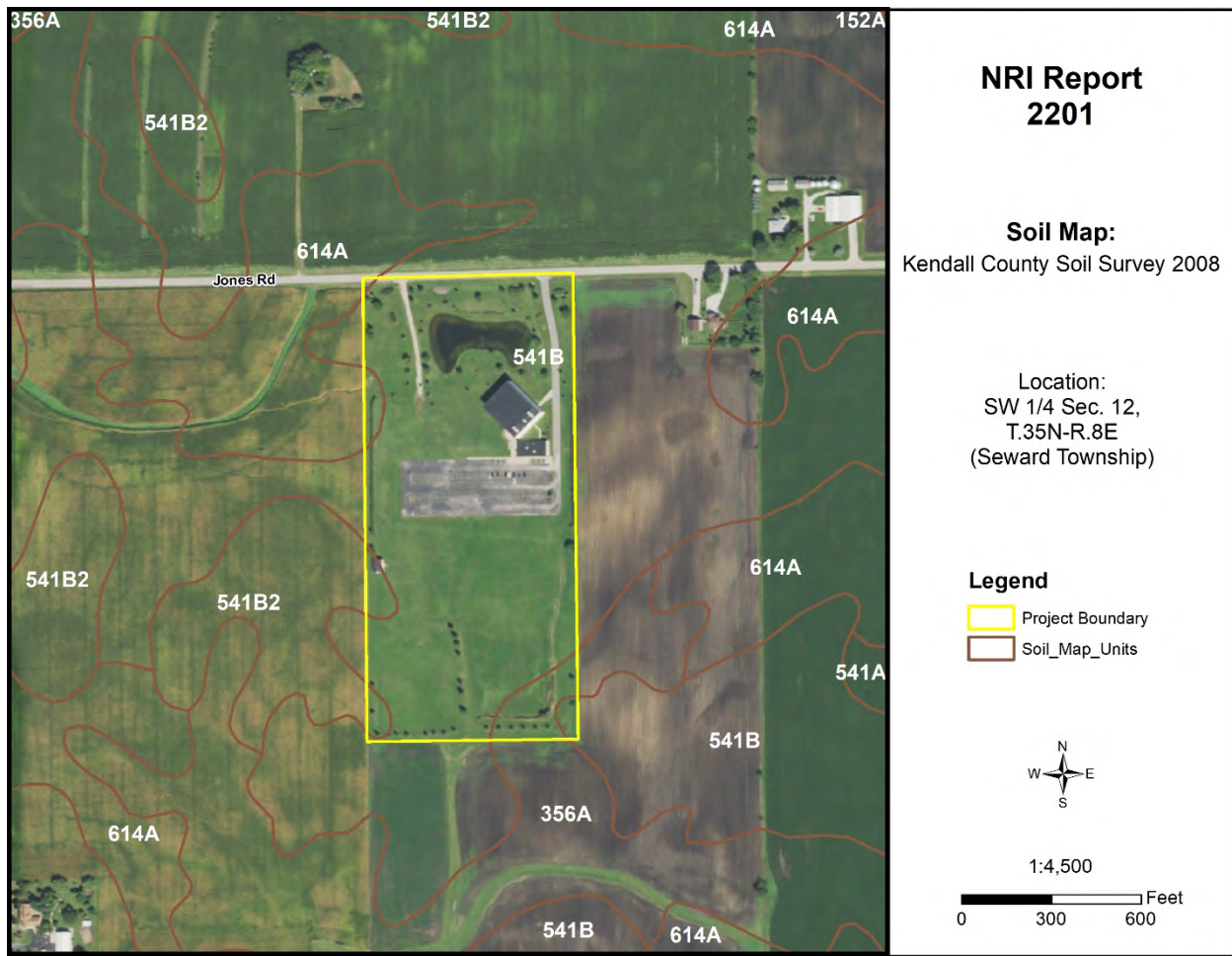


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
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.

LIMITATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited:** This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited:** This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Small Commercial 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 ease of excavation and grading and the traffic-supporting capacity.

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630) 553-9100 x8026.

Table 4: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
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

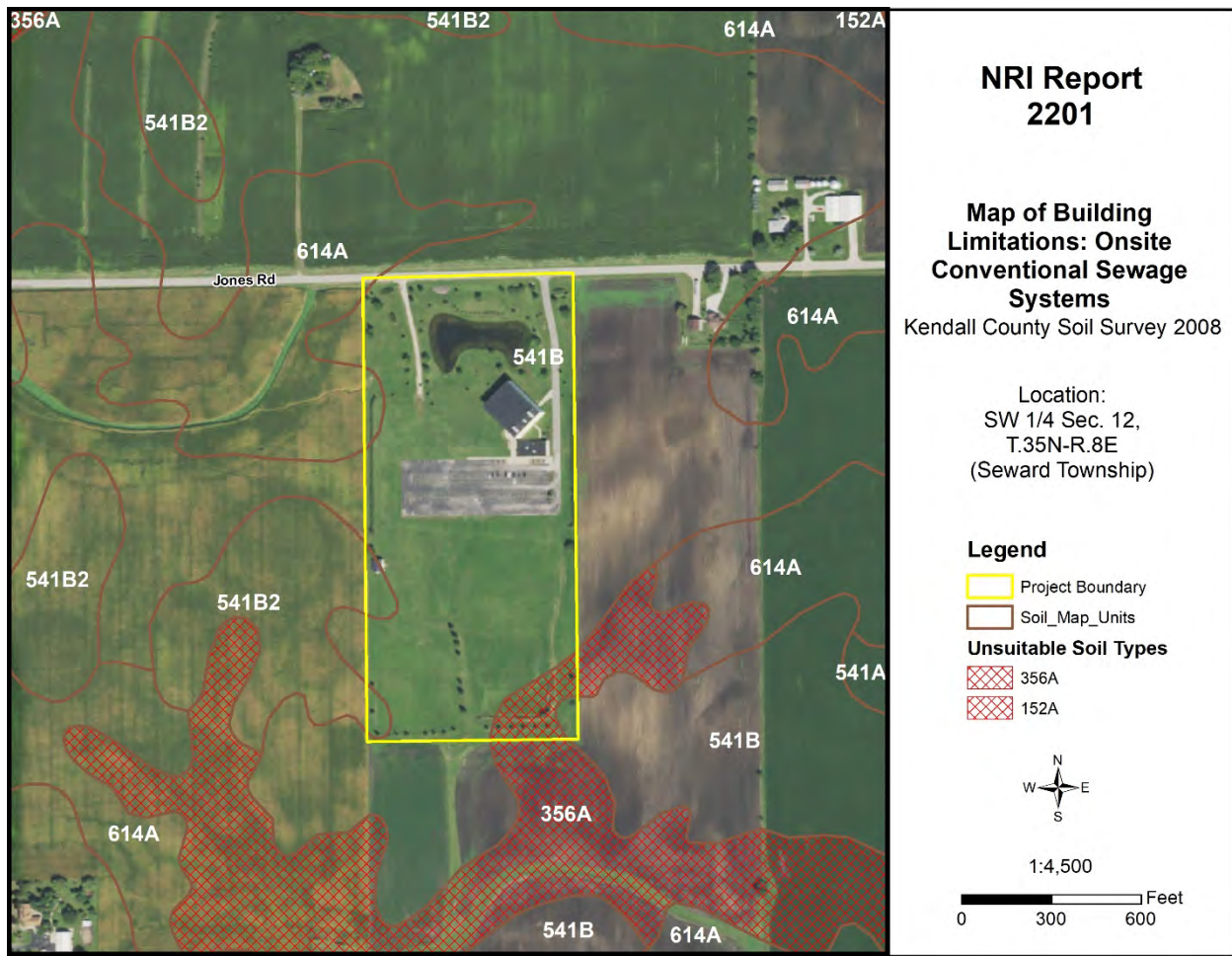


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

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	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: --	<u>January – December</u> Duration: -- Frequency: None
541B	C	Low	<u>January</u> Upper Limit: -- Lower Limit: -- <u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3' <u>May – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
541B2	C	Medium	<u>January</u> Upper Limit: -- Lower Limit: -- <u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3' <u>May – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
614A	C/D	Low	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 2.1'-4.3' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

The general principles of erosion and sedimentation control measures include:

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

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

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

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
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%		

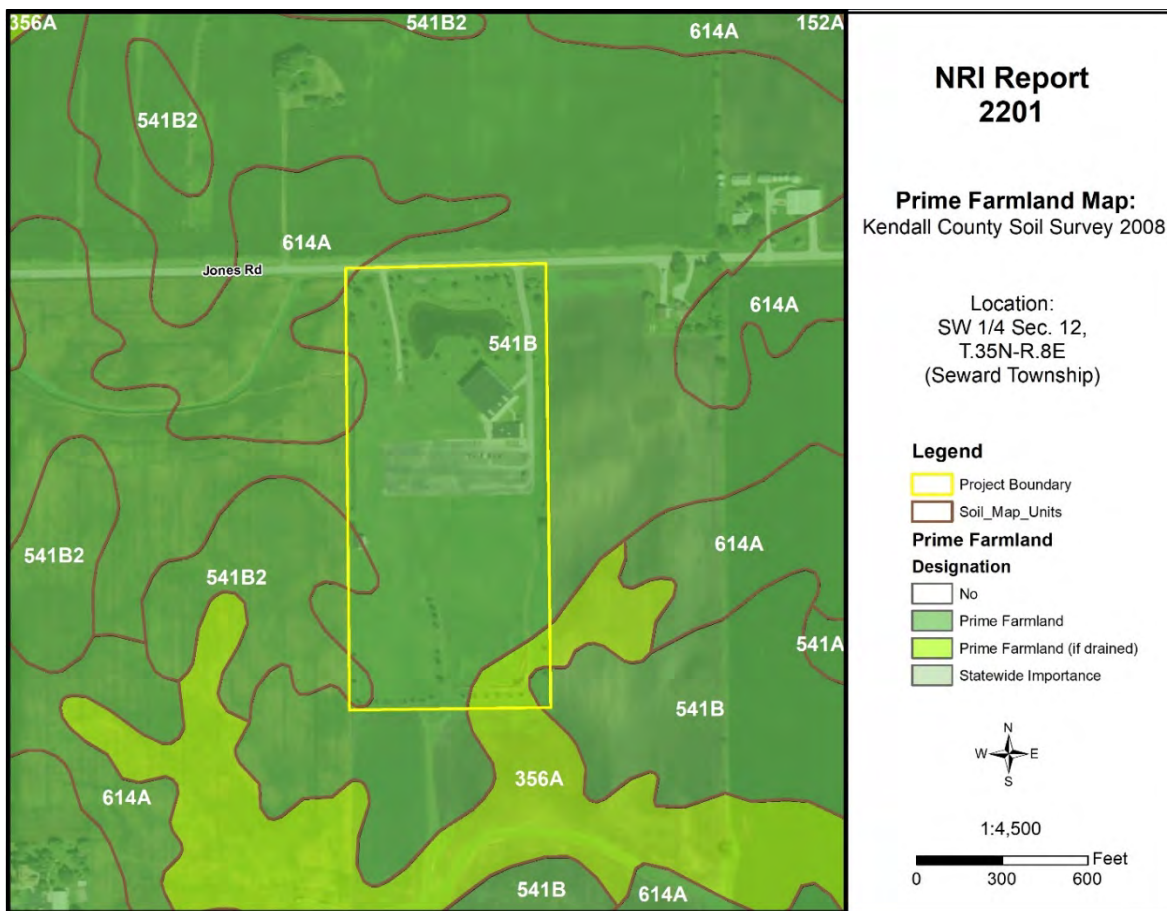


Figure 7: Map of Prime Farmland Soils

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 "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

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

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

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

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

IMPORTANCE OF FLOOD INFORMATION

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

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

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

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

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

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

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-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.

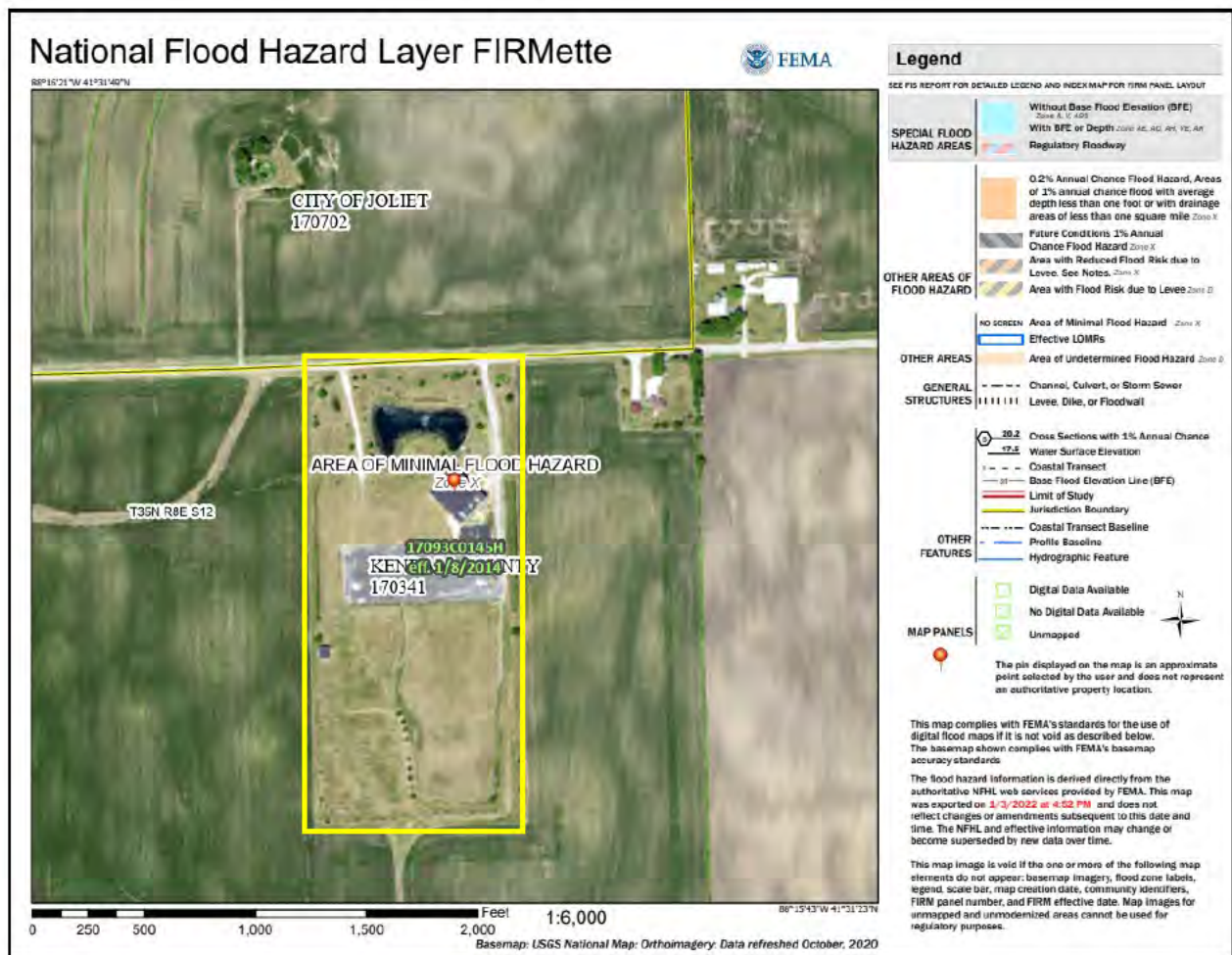


Figure 8: FEMA Floodplain Map

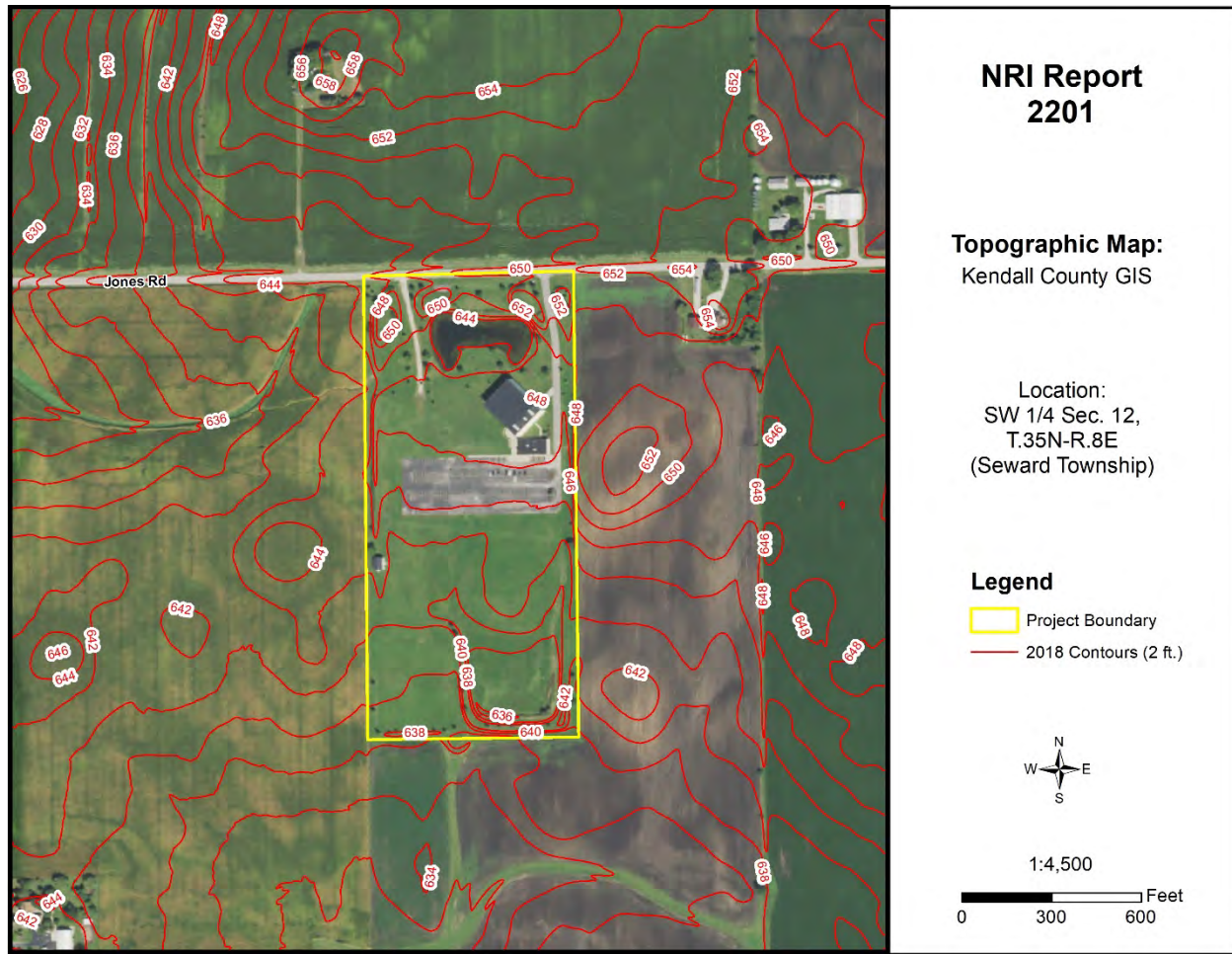


Figure 9: Topographic Map

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.
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WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland **delineation** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*

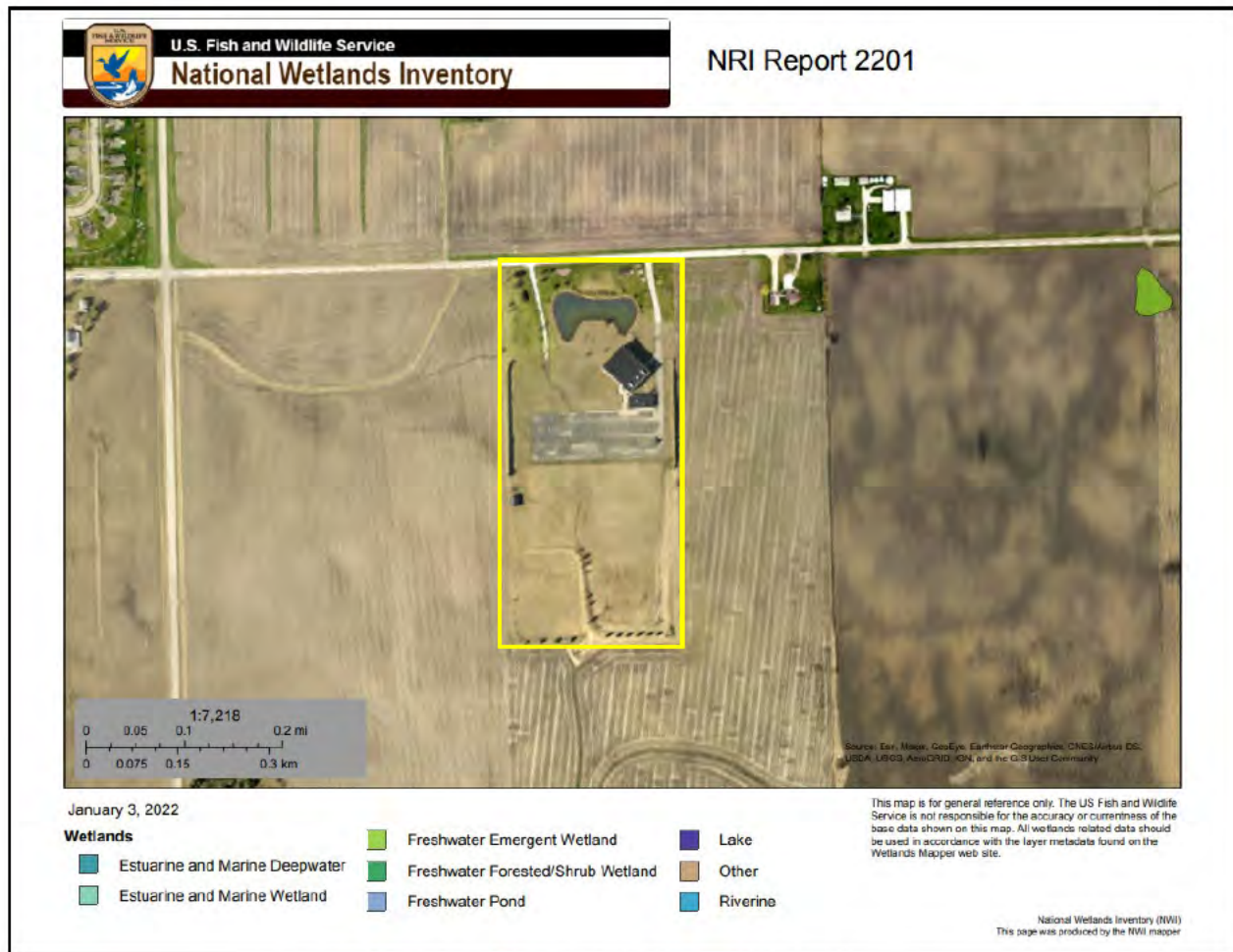


Figure 10: Wetland Map – USFWS National Wetland Inventory

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

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

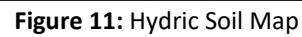
It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
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%



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.

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.

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
January 31, 2022 – 7:00 p.m.

CALL TO ORDER

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

ROLL CALL:

Members Present: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Anne Vickery, and Dick Whitfield

Members Absent: Scott Cherry

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

Others Present: None

MINUTES:

Member LeCuyer made a motion, seconded by Member Fox, to approve the minutes of the December 13, 2021, hearing/meeting.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-49, 22-01, 22-03, and 22-04 at 7:00 p.m.

Petition 21 – 49 – Irma Loya Quezada

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

Petition 22 – 01 – Jose and Silvia Martinez

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

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

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

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

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

Mr. Asselmeier stated a quorum was not present at the January 26, 2022, Kendall County Regional Planning Commission meeting. He requested the hearings for the Petitions be continued to February 28, 2022, at 7:00 p.m.

Member Vickery made a motion, seconded by Member LeCuyer, to continue the hearings for Petitions 21-49, 22-01, 22-03, and 22-04 to February 28, 2022, at 7:00 p.m.

The votes were as follows:

Ayes (6): Fox, LeCuyer, Mohr, Thompson, Vickery, and Whitfield

Nays (0): None

Abstain (0): None

Absent (1): Cherry

The motion passed.

The Zoning Board of Appeals completed their review of Petitions 21-49, 22-01, 22-03, and 22-04 at 7:01 p.m.

NEW BUSINESS/OLD BUSINESS

Kendall County Regional Planning Commission Annual Meeting-February 5, 2022 at 9:00 A.M.

Mr. Asselmeier reported the date and time of the Annual Meeting.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petitions 21-37, 21-38, 21-40, 21-41, and 21-46 were approved by the County Board.

PUBLIC COMMENTS

Mr. Asselmeier reported there were no additional Petitions for the February hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:02 p.m.

The next hearing/meeting will be on February 28, 2022.

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

Exhibits

1. Memo on Petitions 21-49, 22-01, 22-03, and 22-04 Dated January 27, 2022
2. Certificate of Publication for Petition 21-49 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Certificate of Publication and Certified Mail Receipts for Petition 22-01 (Not Included with Report but on file in Planning, Building and Zoning Office)
4. Certificate of Publication and Certified Mail Receipts for Petition 22-03 (Not Included with Report but on file in Planning, Building and Zoning Office)
5. Certificate of Publication and Certified Mail Receipts for Petition 22-04 (Not Included with Report but on file in Planning, Building and Zoning Office)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: January 27, 2022
Re: Petitions 21-49, 22-01, 22-03, and 22-04

The Kendall County Regional Planning Commission did not have a quorum for their January 26, 2022, meeting. As such, the Commission was unable to review at issue recommendations on the subject Petitions.

Accordingly, Staff requests that the Kendall County Zoning Board of Appeals meets as scheduled on January 31, 2022, and votes to continue the hearings on the subject Petitions to February 28, 2022, at 7:00 p.m.

As of the date of this memo, the subject Petitions would be the only Petitions on the February 28th agenda.

If you have any questions regarding this memo, please let me know.

MHA

Attachment 12
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Meeting Minutes of January 26, 2022 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:10 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey, Claire Wilson, and Seth Wormley

Members Absent: Roger Bledsoe, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Dan Kramer, Anne Vickery, Pete Fleming, Laruin Family, Dustin Walzer, Jim Martin, Judd Lofchie, Andrew Doyle, Patti Bernhard, Lee Bryan, and Tom Green

ADJOURNMENT

Due to an absence of a quorum, the Kendall County Regional Planning Commission meeting adjourned at 7:10 p.m.

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

Attachment 13, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of February 23, 2022 - 7:00 p.m.

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

ROLL CALL

Members Present: Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Arrived at 7:03 p.m.), and Seth Wormley

Members Absent: Bill Ashton

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Miguel Angel Fernandez, Larson Family, Rusty Kamp, Robert Schwartz, Aaron Klima, 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. The LESA Score was 183 indicating low level of protection. The NRI Report was provided.

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 provided.

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. Mr. Asselmeier read an email from Chief Andrew Doyle regarding the status of the annexation agreement negotiations.

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 provided. 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. Mr. Asselmeier read an email from Chief Andrew Doyle regarding the status of the escrow account.

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 provided.

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting were 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') 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.

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.

The site plan called 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 be 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. 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 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.

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 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 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:

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. 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.

Rusty Kamp and Robert Schwartz, on behalf of the Troy Fire Protection District explained the project and requested approval of the request.

Aaron Klima, Village Manager of Shorewood, explained the Village's support of the project.

Member Wilson noted the importance of the water training component.

Discussion occurred regarding the possible need for a communication antenna on the property.

Member Nelson expressed concerns about dimming the lights at 10:00 throughout the entire year noting that the sunset at different times throughout the year. The Petitioner was agreeable to dimming the lights based on the ambient light levels.

Discussion occurred regarding the various mutual aid agreements with local fire districts.

Member Nelson made a motion, seconded by Member Wormley, to recommend approval of the special use permit with the conditions proposed by Staff with an amendment that the lights for sign be dimmed to account for ambient light levels.

The votes were as follows:

Ayes (8): Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley
Nays (0): None
Absent (1): Ashton
Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on February 28, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

A representative of the Larson Family requested to know the time of the April 27, 2022, Commission meeting. The meeting will be at 7:00 p.m.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Wormley, to adjourn. With a voice of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:45 p.m.

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

Enc.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
FEBRUARY 23, 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)
Tom Green		
Patti Bernhad		
Miguel Angel Fernandez		
Lamar Family		
Kathy Kemp		

Matt Asselmeier

From: andrew doyle <adoyle@troyfpd.com>
Sent: Wednesday, February 16, 2022 2:03 PM
To: Matt Asselmeier
Cc: Patrick Moore
Subject: Re: [External]RE: February 23rd Kendall County Regional Planning Commission Meeting

We are working on the agreement with Shorewood however, we cannot officially enter into an agreement till we are the owners of the property. Once we close on the property, we will then officially enter into an annexation agreement with Shorewood.

Andy
Sent from my iPhone

On Feb 16, 2022, at 12:52 PM, Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

What is the status of the annexation agreement with Shorewood?

What is the status of the escrow with Joliet?

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: andrew doyle [mailto:adoyle@troyfpd.com]
Sent: Wednesday, February 16, 2022 12:41 PM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Patrick Moore <PatrickMoore@fgmarchitects.com>
Subject: [External]RE: February 23rd Kendall County Regional Planning Commission Meeting

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Matt! I also wanted to let you know, I will not be attending the Regional Planning Commission meeting on February 23rd. Lieutenant Russell Kamp and our Board President Robert Schwartz will be attending in my place. I will be out of town next week on vacation. If you need anything from me during my time out of the office, you can reach me by email and I'll have my cell phone for phone calls.

Thanks,
Andy

Andrew Doyle

Matt Asselmeier

From: andrew doyle <adoyle@troyfpd.com>
Sent: Thursday, February 17, 2022 1:35 PM
To: Matt Asselmeier
Cc: Patrick Moore
Subject: RE: [External]RE: February 23rd Kendall County Regional Planning Commission Meeting

Matt,

I spoke to Mike Todorovic who is the Deputy Director for the City of Joliet Public Works Department. They are still unsure if Grace Bible Church provided contributions to them as part of the earlier process from 2004/2006. They stated "We have no knowledge of anything provided by Grace Bible. Unless our team (Troy FPD) can produce any documents as part of our closing with the Church, they (Joliet) will have to default to the position nothing was ever provided to the City".

So, once we have the closing, we will ask Grace Bible Church to see if they have any documentation showing they provided escrow to Joliet. We will continue to work with Joliet on this matter.

Andrew Doyle

Andrew Doyle, Fire Chief
Troy Fire Protection District
700 Cottage St.
Shorewood, IL 60404
815-725-2149 Main Line
815-651-2102 Direct Line
815-725-0772 Fax Line
815-791-0391 Cell Phone
www.troyfirepd.com



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From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Wednesday, February 16, 2022 2:31 PM
To: andrew doyle <adoyle@troyfpd.com>
Cc: Patrick Moore <PatrickMoore@fgmarchitects.com>
Subject: RE: [External]RE: February 23rd Kendall County Regional Planning Commission Meeting

What about the Joliet escrow?

Matthew H. Asselmeier, AICP, CFM



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(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 Petitioners submitted updated plans (Attachment 2) on February 2, 2022, and the Oswego Fire Protection District approved them on February 3, 2022. 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.

RPC

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022. The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. The Petitioners were offering grooming and daycare services on the property presently. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were included as Attachments 12 and 13.

ZBA

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting are included as Attachment 11.

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 and a retention pond. 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 project. The stormwater related correspondence was included as Attachment 10.

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

§ 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, and landscaping plan included as Attachment 6.
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)
10. Stormwater Related Correspondence
11. January 31, 2022 Kendall County Zoning Board of Appeals Minutes
12. January 26, 2022 Kendall County Regional Planning Commission Minutes
13. February 23, 2022 Kendall County Regional Planning Commission Minutes (This Petition Only)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME The Pet's Home

FILE #: _____

NAME OF APPLICANT John Gay and Laura Gay		
CURRENT LANDOWNER/NAME(s) John Gay and Laura Gay		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 4.773	3601 Plainfield Road, Oswego, IL	03-28-100-004
EXISTING LAND USE Agricultural/Residential	CURRENT ZONING A-1	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.) ☒ AMENDMENT TO A SPECIAL USE (☒ Major; ☐ Minor)		
¹PRIMARY CONTACT Patti A. Bernhard	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
²ENGINEER CONTACT Lee Bryan	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>12/21/2021</u>

FEE PAID: \$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

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

FIRST AMERICAN TITLE
FILE # 2913639

Preparer File: 2913639
FATIC No.: 2913639

201800008546
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 6/21/2018 10:50 AM
WD: 39.80 KHSFS FEE: 18.80
STATE TAX: 355.58
COUNTY TAX: 177.75
PAGES: 4

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

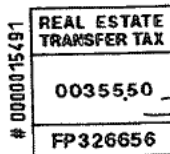
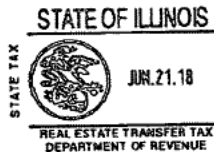
Dated this 29 day of May, 2018

[REDACTED]
Richard J. Zwart Jr.

[REDACTED]
Beaty Zwart

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
177.75 JM

 First American
Title Insurance Company



ity Deed - Individual

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.



[Redacted Signature]

Prepared by:
Law Office of Lisa A. Coffey, P.C.
3408 Orchard Road
Oswego, IL 60543

Mail to:
John & Laura Gay

Name and Address of Taxpayer:
John & Laura Gay



Warranty Deed - Individual

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 28 day of May, 2018

Signature of Notary Public

LISA A. COFFEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 14, 2020

Signature of Affiant



Applicant: Civil & Environmental Consultants, Inc
Contact: Thomas Green
Address: [REDACTED]
 [REDACTED]
 [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 building 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:


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 NORTHWEST, 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.

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
		INDEX (MAJOR) CONTOUR
		INTERMEDIATE (MINOR) CONTOUR
		EXISTING FENCE LINE
		EXISTING WOOD FENCE LINE
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		PAVEMENT SHOULDER
		STORM PIPE
		DOWNSPOUT SERVICE LINE
		WATER LINE
		SANITARY SEWER LINE
		PROPOSED FORCEMAIN
		GAS LINE
		OVERHEAD WIRE
		ELECTRIC LINE
		CABLE LINE
		FIBER OPTIC LINE
		TELEPHONE LINE
		GUIDE RAIL
		TREELINE
		PROPOSED TRENCH BACKFILL
		PROPOSED CONCRETE
		PROPOSED PAVEMENT
		PROPOSED RIPRAP
		PROPOSED STRIPING
		BUILDING
		PROPOSED SLOPE LABEL
		PROPOSED SPOT ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		TOP OF CURB ELEVATION
		FLOWLINE ELEVATION
		SANITARY MANHOLE
		CLEANOUT
		FLARED END SECTION
		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
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		ELECTRIC CONTROL CABINET (ABOVE GRADE)
		ELECTRIC HANDHOLE
		TRANSFORMER
		ELECTRIC METER
		LIGHT STANDARD
		UTILITY POLE
		TRAFFIC MANHOLE
		TELEPHONE PULL BOX (FLUSH WITH GRADE)
		TELEPHONE BOX/CABINET (ABOVE GRADE)
		CABLE MANHOLE
		FIBER OPTIC BOX/CABINET (ABOVE GRADE)
		FIBER OPTIC MANHOLE
		GAS LINE MARKER
		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
PJ & 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

PROJECT TEAM

OWNER

JOHN AND LAURA GAY
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543
CONTACT: JOHN GAY

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

ARCHITECT

GREGORY E. LYONS - ARCHITECT, INC.
635 TROTTER DRIVE
COAL CITY, ILLINOIS 60416
PH: (815) 210-8089
CONTACT: GREGORY E. LYONS, PRINCIPAL

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:

- 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
- 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
- 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 2ND DAY OF FEBRUARY, 2022.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. [REDACTED]
REGISTRATION VALID THROUGH NOVEMBER 30, 2023
(NOT VALID WITHOUT ORIGINAL SIGNATURE)



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*HAND SIGNATURE ON FILE

- REFERENCE:
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 08/23/2019, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE, VERTICAL DATUM OF SITE BASED UPON GPS TRIMBLE VRS RTK NETWORK (GEOID 12A, NAVD 88 DATUM).
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS.

REVISION RECORD

NO.	DATE	DESCRIPTION
1	01/18/2022	REVISION PER COUNTY REVIEW 1TH DATED 1/18/2022
2	02/02/2022	REVISION PER FIRE DEPT REVIEW COMMENT

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

LINBLAD CONSTRUCTION CO. OF JOLIET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

COVER SHEET

DATE:	01/18/2022	DRAWN BY:	MAJ
DWG SCALE:	AS SHOWN	CHECKED BY:	TJG
PROJECT NO.:	313-348	APPROVED BY:	*TJG

DRAWING NO.:

C000

SHEET 1 OF 10

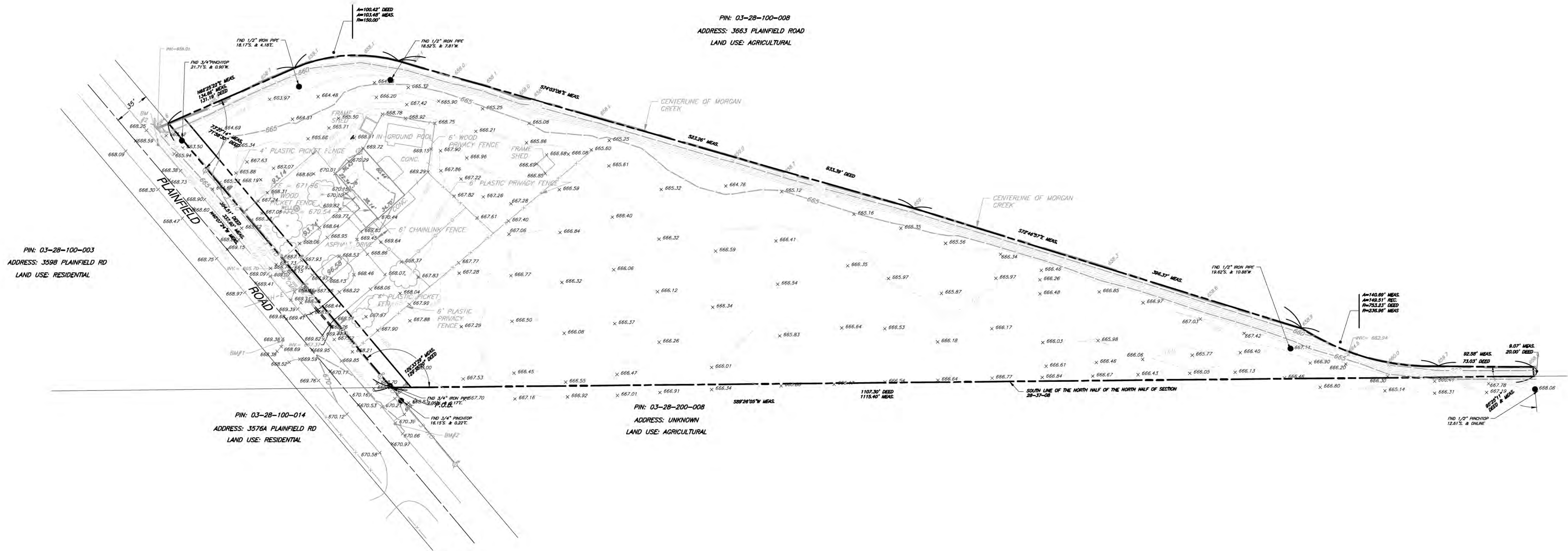
A:\170-0001\170-3481-0000\DWG\DWG-ENG\170348-0001-0100-101-General Notes.dwg (15/11/2022 - 10:40) - 170348-0001-0100-101-General Notes.dwg (15/11/2022 - 10:40)

8	7	6	5	4	3	2
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, IN 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 (DOT) 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 TECHNICAL 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 PRECAUTION AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENFORCE AND 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 ACCEPTANCE 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 PROJECT (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 PROTECT ALL PROPERTY CORNER PINS, PERMANENT MONUMENTS, AND PERMANENT BENCHMARKS DURING CONSTRUCTION. IF DISTURBED, CONTRACTOR SHALL HAVE THEM RESET BY A LICENSED 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 LATH FENCE MATERIAL, APPROVED BY THE ENGINEER, PRIOR TO PLACEMENT. FENCES SHALL BE ATTACHED TO SUITABLE METAL POSTS THAT ARE SET AT 4 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, CURB/VERT 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 (CDD) OR UNCONTAMINATED SOIL FILL OPERATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL ACTIONS AND PREPARING ALL DOCUMENTS REQUIRED BY 35 ILLINOIS ADMINISTRATIVE CODE 100.100 PRIOR TO TRANSPORT OF THE MATERIALS / SOIL TO THE DISPOSAL FACILITY. MATERIALS AND SOILS THAT DO NOT MEET CDD 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 ROOTMATT 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 ROOTMATT 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, OR 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 2% NOR MORE THAN 5% CLAY AND THE SAND CONTENT SHALL NOT EXCEED 5%. BOTTOMS DETERMINED IN ACCORDANCE WITH AASHTO T228. 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) WHEN PROPOSED PAVEMENT AND BUILDING AREAS WHERE THERE IS NO EXISTING TOPSOIL, THE SURFACE LAYER OF ORGANIC MATERIAL (FRAGILE 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 SUBGRADE UNDER 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 ENGINEER						
(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 8 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 THE 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 ENGINEER						
(3) EXCAVATED MATERIALS CLASSIFIED BY THE GEOTECHNICAL ENGINEER AS UNSUITABLE 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 ENGINEER						
(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 PROPELLED TO CHECK FOR SOFT, UNSTABLE, OR OTHERWISE UNSUITABLE MATERIALS AND APPROVED 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 BEFORE 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 90% 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 FINE-GRAINED SOILS WITHIN THE CL CLASSIFICATION THAT HAVE A PLASTIC INDEX GREATER THAN 15 AND A MOISTURE CONTENT GREATER THAN OPTIMUM AND ARE FREE OF STONES BIGGER THAN 1-INCH AVERAGE SIZE						
(e) UNSUITABLE FILL - SOIL MATERIALS THAT ARE NOT IN CONFORMANCE WITH THE STATED CRITERIA FOR STRUCTURAL FILL MATERIAL SHALL NOT BE USED AS STRUCTURAL FILL						
(f) INSTALLED FILL LAYERS SOFTENED OR OTHERWISE DAMAGED BY RAIN, POND 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						
(g) UNSUITABLE SUBGRADE CONDITIONS						
(i) 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 REMOVED TO A DEPTH WHERE THE MINIMUM IN SITU UNCONFINED COMPRESSIVE STRENGTH IS 2.0 TSF AND THE IN SITU MOISTURE CONTENT IS NO MORE THAN 1 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT PER ASTM D1557						
(ii) WHEN THE DEPTH OF UNSUITABLE MATERIAL IS EXCESSIVE AND DOES NOT WARRANT COMPLETE REMOVAL, REMEDIAL PROCEDURES WILL TYPICALLY REQUIRE PARTIAL REMOVAL OF UNSUITABLE SUBGRADE MATERIAL, PLACEMENT OF A GEOTEXTILE FABRIC (ARAFI 600X OR APPROVED EQUAL), AND SUFFICIENT AGGREGATE FILL (DOT 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						
(h) 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						
(i) 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						
(j) WHERE NECESSARY, STRUCTURAL FILL MATERIALS SHALL BE PLACED AND COMPACTED UNDER PROPOSED PAVEMENTS, BUILDINGS, AND STRUCTURES. COMPACTED STRUCTURAL FILL SHALL BE PLACED TO REQUIRED SUBGRADE ELEVATIONS						
(k) 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. PLACEMENT OF SUCH MATERIALS SHALL BE LIMITED TO AREAS AND DEPTHS AUTHORIZED BY THE GEOTECHNICAL ENGINEER. IF SUFFICIENT ACCEPTABLE PLACEMENT AREAS ARE NOT AVAILABLE, REMAINING UNSUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF						
(l) IF NECESSARY, CONTRACTOR SHALL PROVIDE SUFFICIENT 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 REQUIREMENTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER TO OBTAIN THE 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 (OR LIFT RELATIVE DENSITY) 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 100 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. 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 D2435 & D2434) 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 94% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557). FREE-DRAINING AGGREGATE AND SOIL MATERIALS (ASTM D2435 & D2434) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY GEOTECHNICAL ENGINEER						
(8) BUILDING 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 94% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557). FREE-DRAINING AGGREGATE AND SOIL MATERIALS (ASTM D2435 & D2434) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY GEOTECHNICAL ENGINEER						
(9) IMPERVIOUS CLAY LINERS: ALL LAYERS OF CLAY FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557)						
(10) SOIL AND AGGREGATE FILL MATERIALS COMPACTED IN PLACE SHALL BE FIELD TESTED TO DETERMINE IN-PLACE DENSITY AND MOISTURE VALUES. A NUCLEAR DENSITY GAUGE SHALL BE USED IN ACCORDANCE WITH ASTM D6938 TO MEASURE IN-PLACE DENSITY/MOISTURE. USE OF EITHER METHOD OF TESTING SHALL BE APPROVED BY THE ENGINEER. THE FIELD TESTING METHOD DETERMINES OTHER TESTING EQUIPMENT IS MORE SUITABLE FOR THE TYPE OF MATERIAL BEING TESTED. THE DRY UNIT WEIGHT OF THE IN-PLACE COMPACTED MATERIAL SHALL BE COMPARED TO ITS CONTROL VALUE TO DETERMINE THE PERCENT COMPACTION ACHIEVED						
(11) FREQUENCY OF FILL MATERIAL MOISTURE CONTENT AND COMPACTION TESTS SHALL BE AS FOLLOWS, UNLESS OTHERWISE ADJUSTED BY GEOTECHNICAL ENGINEER						
(a) WHEN USING MATERIAL FROM EXPOSED STOCKPILE, EXCAVATION, OR BORROW AREA SOURCES, A MINIMUM OF TWO MOISTURE CONTENT TESTS PER DAY SHALL BE PERFORMED FOR EACH TYPE AND SOURCE OF MATERIAL BEING PLACED DURING STABLE WEATHER. DURING UNSTABLE WEATHER, MOISTURE CONTENT TESTS SHALL BE PERFORMED AS DETERMINED BY GEOTECHNICAL ENGINEER						
(b) WITHIN PAVEMENT AREAS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH 6,000 SQUARE FEET, OR FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY						
(c) UNDER BUILDING/STRUCTURE FLOOR SLABS AND MAT FOUNDATIONS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH 3,000 SQUARE FEET, OR FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY						
(d) UNDER BUILDING/STRUCTURE WALL FOOTINGS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH 100 LINEAL FEET, OR FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY						
(e) UNDER BUILDING/STRUCTURE COLUMN FOOTINGS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH FOOTING, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY						
F. MOISTURE CONTROL						
(1) WHERE THE SUBGRADE, OR OTHER LAYER OF SOIL, MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, THE TOP 12 INCHES OF THE MATERIAL SHALL BE MOISTENED. WATER SHALL BE APPLIED TO THE MATERIAL IN A MANNER THAT PREVENTS FREE WATER FROM APPEARING ON THE SURFACE DURING, OR SUBSEQUENT TO, COMPACTION OPERATIONS. MATERIAL THAT IS TOO WET TO AIR DRY AND COMPACT TO THE SPECIFIED DENSITY SHALL BE REMOVED AND REPLACED						
G. GRADING TOLERANCES						
(1) SURFACE ELEVATIONS SHALL BE WITHIN THE FOLLOWING INDICATED TOLERANCES						
(a) UNDER VEHICLE, PEDESTRIAN, AND DRAINAGE CONTROL, PAVEMENTS, AND BUILDING FLOOR SLABS: +0.8 TO +0.4						
(b) DRAINAGE SWALES AND STORMWATER BASINS: -0.10 TO +0.10						
(c) EMBANKMENTS AND SLOPES: +0.10 TO +0.15						
(2) UNLESS OTHERWISE NOTED, GRADES AND CONTOURS SHOWN ON THE PLANS ARE FINAL TOPSOIL AND PAVEMENT SURFACE ELEVATIONS. ALL EXCAVATED AND FILLED AREAS NOT WITHIN THE LIMITS OF BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL BE GRADED TO 6 INCHES BELOW THE INDICATED ELEVATIONS TO ALLOW FOR TOPSOIL PLACEMENT, UNLESS OTHERWISE INDICATED ON THE PLANS						
H. RESTORATION						
(1) PREVIOUSLY PREPARED EARTH SUBGRADE AREAS THAT ARE DAMAGED BY SOIL EROSION OR CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND GRADED TO DESIGN CONTOURS AND ELEVATIONS BEFORE PLACEMENT OF PAVEMENT MATERIALS OR TOPSOIL						
(2) AREAS NOT OTHERWISE SUBJECT TO DISTURBANCE THAT ARE DAMAGED BY MOVEMENT OR STORAGE OF CONSTRUCTION VEHICLES, EQUIPMENT, OR MATERIALS, OR OTHER CONSTRUCTION ACTIVITIES SUCH AS THE DISCHARGE OF WATER FROM THE CONSTRUCTION SITE, SHALL BE RESTORED TO ORIGINAL CONDITIONS						
I. TOPSOIL PLACEMENT						
(1) TOPSOIL SHALL BE PLACED ON ALL OF THE FOLLOWING AREAS: MINIMUM TOPSOIL DEPTH SHALL BE 6 INCHES UNLESS OTHERWISE INDICATED ON THE PLANS. TOPSOIL PLACEMENT SHALL INCLUDE GRADING AND SHAPING TO REQUIRED FINAL CONTOURS AND ELEVATIONS						
(a) ALL PROJECT GRASS, LANDSCAPE, OR OTHER VEGETATED AREAS INDICATED ON THE PLANS						
(b) ALL UNPAVED OFFSITE AREAS, EXCEPT WHERE INDICATED OTHERWISE						
(c) ALL UNPAVED OFFSITE AREAS DISTURBED BY PROJECT-ASSOCIATED ACTIVITIES						
(d) WITHIN NEW WETLAND AREAS, TOPSOIL SHALL BE PLACED IN A MANNER TO MINIMIZE COMPACTION OF THE MATERIAL. MINIMUM LIFT THICKNESS SHALL BE 12 INCHES. TOPSOIL SHALL BE PLACED TO A DEPTH OF AT LEAST 8 INCHES. UNLESS THE TOPSOIL IS PLACED, NO VEHICLES EXCEPT THE DISKING/TILLING EQUIPMENT SHALL BE ALLOWED ON THE MATERIAL						
(e) IF REQUIRED OR AS INDICATED ON THE PLANS, CONTRACTOR SHALL OBTAIN AND PROVIDE NECESSARY TOPSOIL MATERIAL FROM OFF-SITE SOURCES (ANY STOCKPILED TOPSOIL ON THE SITE SHALL ALSO BE USED). THE SUITABILITY OF MATERIAL SUPPLIED BY CONTRACTOR SHALL BE AS DEFINED ELSEWHERE IN THESE EARTHWORK SPECIFICATIONS. CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER ACCESS TO PROPOSED OFF-SITE SOURCES TO TAKE SAMPLES AND EVALUATE THE MATERIALS						
J. DISPOSAL OF MATERIALS						
(1) SURPLUS SOIL MATERIALS REMAINING AFTER COMPLETION OF FILL PLACEMENT AND CONSTRUCTION OF BERMS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF IN A LEGAL MANNER, UNLESS DIRECTED BY THE OWNER TO STOCKPILE ON-SITE FOR FUTURE USE. STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY THE OWNER						
(2) REMOVAL AND DISPOSAL OF EXISTING UTILITY PIPES AND STRUCTURES, CONSTRUCTION DEBRIS, OR OTHER OBSTRUCTIONS WHICH PREVENT PROPOSED CONSTRUCTION SHALL BE AS AUTHORIZED BY THE OWNER						
(3) CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING LOCATIONS AND OBTAINING APPROVALS FOR THE OFF-SITE DISPOSAL OF EXISTING UTILITY PIPES AND STRUCTURES, CONSTRUCTION DEBRIS, TREES AND SHRUBS, UNSUITABLE EXCAVATED SOIL MATERIALS. OWNER SHALL BE ADVISED, IN WRITING, OF THE SPECIFIC LOCATIONS OF ALL OFF-SITE DISPOSAL SITES						
4. SANITARY SEWERS, STORM DRAINAGE AND WATER SUPPLY SYSTEMS						
A. GENERAL						
(1) REFERENCE SPECIFICATIONS						
(a) SANITARY SEWERS, STORM DRAINAGE, AND WATER SUPPLY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL, INSTALLATION AND TESTING REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION" (IDOT STANDARD SPECIFICATIONS), CURRENT EDITION. CURRENT EDITION REQUIREMENTS ARE MODIFIED BY THESE PROJECT TECHNICAL SPECIFICATIONS						
(b) REFERENCES TO "DOT" REQUIREMENTS OR STANDARDS SHALL MEAN IN CONFORMANCE TO THE MATERIAL, INSTALLATION, AND TESTING REQUIREMENTS OF THE CURRENT EDITION OF THE IDOT STANDARD SPECIFICATIONS						
(2) UNSUITABLE SOIL CONDITIONS						
(a) WHEN UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED UNDER PIPES OR STRUCTURES THAT REQUIRE THE REMOVAL OF UNSUITABLE MATERIALS BELOW THE DEPTH OF THE STANDARD BEDDING, THE CONTRACTOR SHALL REPLACE THE MATERIAL REMOVED WITH GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. DEPTH AND EXTENT OF REMOVAL SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER						
(b) UNLESS DEFINED OTHERWISE IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, PAYMENT FOR UNSUITABLE SOIL REMOVAL SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF SOIL REMOVED AND REPLACED WITH GRANULAR MATERIAL, UNLESS DEFINED OTHERWISE IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR. THE COST OF REMOVING AND REPLACING MATERIALS SHALL BE INCLUDED IN THE UNIT PRICE FOR THE PIPES OR STRUCTURES. DEWATERING REQUIRED DURING THESE ACTIVITIES SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS PAY ITEMS OF THE WORK						
(3) PIPE BEDDING, HAUNCH SUPPORT & INITIAL BACKFILL						
(a) CONCRETE PIPE, DUCTILE IRON PIPE, AND OTHER TYPES OF PIPE CLASSIFIED AS RIGID SHALL BE PLACED ON A 4-INCH LAYER OF COMPACTED GRANULAR BEDDING MATERIAL. THIS GRANULAR MATERIAL SHALL ALSO BE PLACED ON EACH SIDE OF THE PIPE (HAUNCH SUPPORT) FROM THE TOP OF BEDDING UP TO THE HORIZONTAL MIDPOINT OF THE PIPE. GRANULAR BEDDING SHALL BE 1/4 INCH TO 3/8 INCH MAXIMUM SIZE, 100% PASSING THE NO. 10 SIEVE, AND 100% FINER THAN 200 SIEVE (ASTM C111), UNLESS OTHERWISE SPECIFIED ON THE PLANS						
(b) THERMOPLASTIC PIPE (E.G., PVC AND HDPE), CORRUGATED METAL PIPE, AND OTHER TYPES OF PIPE CLASSIFIED AS FLEXIBLE SHALL BE PLACED ON A 4-INCH LAYER OF COMPACTED GRANULAR BEDDING. HAUNCH SUPPORT SHALL BE 1/4 INCH TO 3/4 INCH IN SIZE (DOT EQUIVALENT CA-11) SHALL BE USED AS BEDDING, HAUNCHING, AND INITIAL BACKFILL MATERIAL. AND INITIAL BACKFILL MATERIAL SHALL BE INSTALLED TO 12 INCHES ABOVE THE TOP OF THE PIPE						
(c) WHERE A PIPE PROJECTS FROM AN EMBANKMENT OR NATURAL GROUND, THE LAST 3 FEET OF BEDDING AND BACKFILL AT THE PIPE END SHALL BE IMPERVIOUS MATERIAL COMPACTED IN PLACE						
(d) UNLESS OTHERWISE SPECIFIED, THE BOTTOM OF THE BEDDING SHALL BE GRADUALLY SLOPED TO THE WATER MAIN. SELECTED GRANULAR MATERIAL FOR BACKFILLING TRENCHES SHALL BE DOT GRADATION CA-6, UNLESS OTHERWISE INDICATED						
(e) POROUS (FREE-DRAINING) GRANULAR MATERIAL, DOT GRADATION CA-7, OR CA-11, SHALL BE USED TO BACKFILL UNDERDRAIN						
(f) WELL-GRADED GRANULAR BACKFILL MATERIAL PLACED IN TRENCHES UNDER EXISTING AND PROPOSED PAVEMENTS SHALL BE PLACED IN LIFTS (12-INCH MAXIMUM LOOSE THICKNESS) AND MECHANICALLY COMPACTED TO NOT LESS THAN 92% OF MAXIMUM DENSITY. BACKFILL SHALL BE PLACED TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE WATER MAIN. EXCEPT WHERE SPECIFIED OTHERWISE, BACKFILL SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER						
(g) GRANULAR BACKFILL PLACED IN TRENCHES LOCATED ADJACENT TO PAVEMENTS SHALL BE JETTED AND WATER SOAKED, IN LIEU OF MECHANICAL COMPACTION, IF AND WHERE INDICATED ON THE PLANS						
B. SEPARATION OF WATER MAINS AND SEWERS						
(1) HORIZONTAL SEPARATION						
(a) WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY (EDGE TO EDGE) FROM EXISTING OR PROPOSED SANITARY SEWERS AND STORM SEWERS						
(b) WATER MAINS MAY BE LOCATED CLOSER THAN 10 FEET TO A SEWER WHEN:						
(i) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET AND						
(ii) THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER AND						
(c) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN EARTH SHELVE LOCATED TO ONE SIDE OF THE SEWER						
(d) WHEN IT IS IMPOSSIBLE TO MEET (i) OR (b) ABOVE, THE SEWER SHALL BE ENCASED IN A WATERTIGHT PIPE OR CONSTRUCTED OF PRESSURE PIPE MEETING WATER MAIN STANDARDS. THE SEWER SHALL ALSO BE PRESSURE TESTED TO MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING						
(e) THESE REQUIREMENTS SHALL ALSO APPLY TO WATER SERVICE LINES						
(2) VERTICAL SEPARATION						
(a) WHENEVER A WATER MAIN CROSSES A SANITARY SEWER OR A STORM SEWER, THE WATER MAIN SHALL BE SEPARATED FROM THE SEWER SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE CROSSING. THE WATER MAIN SHALL BE SEPARATED FROM THE SEWER BY A MINIMUM OF 12 INCHES HORIZONTALLY (MEASURED PERPENDICULAR, EITHER DIRECTION) OF THE O.D. OF THE SEWER CROSSED						
(b) WHENEVER THE REQUIRED 18-INCH VERTICAL SEPARATION CANNOT BE MAINTAINED BETWEEN A SEWER AND A WATER MAIN, THE WATER MAIN SHALL BE ENCASED IN A WATERTIGHT CASING PIPE FOR A DISTANCE OF 10 FEET EACH SIDE						
(i) CONSTRUCT THE SEWER OF PRESSURE PIPE MEETING WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET EACH SIDE (MEASURED PERPENDICULAR OF THE O.D. OF THE WATER MAIN)						
(ii) INSTALL OTHER SEWER WITHIN THE WATERTIGHT CASING PIPE FOR A DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING (MEASURED PERPENDICULAR TO THE LINE NOT PROVIDED WITH THE CASING PIPE). SEAL BOTH ENDS OF THE CASING WITH HYDRAULIC GROUT						
(iii) THE METHOD TO BE USED AT A SPECIFIC LOCATION SHALL BE AS INDICATED ON THE PLANS. IN THE EVENT THAT A CLEARANCE PROBLEM IS NOT DISCOVERED UNTIL AFTER CONSTRUCTION IS UNDERWAY, ENGINEER SHALL DETERMINE WHICH METHOD TO USE						
(4) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN SHALL BE MAINTAINED WHEREVER A WATER MAIN CROSSES UNDER A SEWER						
(5) CONSTRUCTION REQUIREMENTS (REGARDING VERTICAL SEPARATION, MATERIALS AND STRUCTURAL SUPPORT) AT SEWER-WATER						

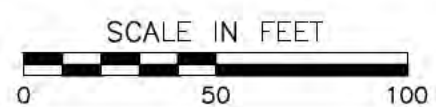
CEC

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 • Naperville, IL 60563
630-963-6026 • 877-963-6026
www.cecinc.com

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.



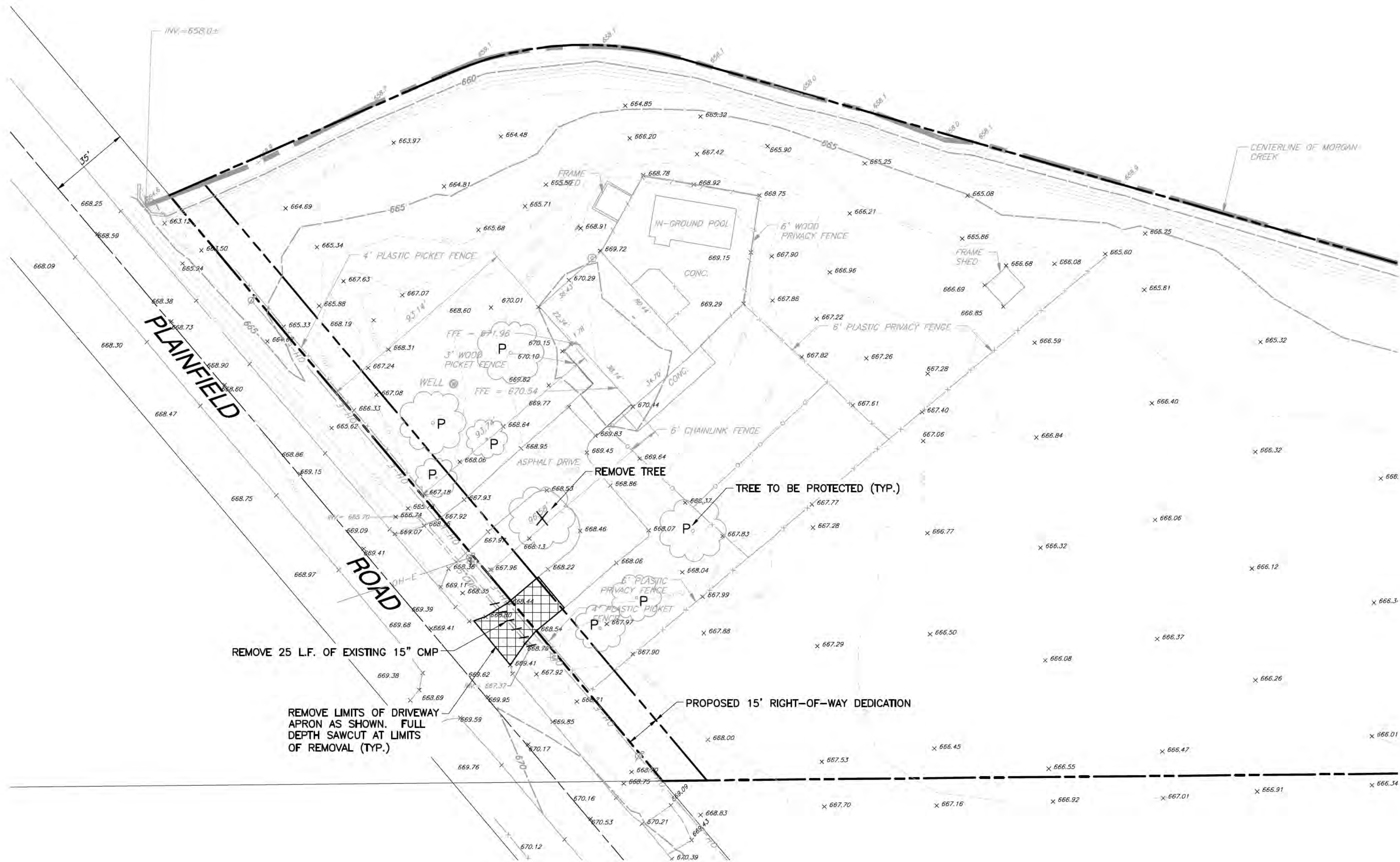
1. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 08/23/2019, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE. VERTICAL DATUM OF SITE BASED UPON GPS TRIMBLE VRS RTK NETWORK (GEOID 12A, NAVD 88 DATUM).
3. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS.



Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 • 877-963-6026

DATE:	01/19/2022	DRAWN BY:	MAJ
DWG SCALE:	1"=50'	CHECKED BY:	TJG
PROJECT NO:			313-348
APPROVED BY:			*TJG

DRAWING NO.:
C200
SHEET 4 OF 10



DEMOLITION LEGEND

BITUMINOUS PAVEMENT REMOVAL

CMP REMOVAL

INDICATES NON-CONCRETE ITEM, STRUCTURE, OR TREE TO BE REMOVED

TREES TO BE PROTECTED WITH FENCING

TREES TO BE REMOVED

DEMOLITION PLAN NOTES:

1. ALL PAVEMENTS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE REMOVED TO THE LIMITS SHOWN. REMOVAL ITEMS ARE APPROXIMATE AND MAY OR MAY NOT CONSTITUTE ALL WORK NECESSARY TO CONSTRUCT THE PROJECT. REMOVAL OF PUBLIC DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC., SHALL BE STAGED BY THE CONTRACTOR WITH CONCURRENCE FROM THE OWNER, ENGINEER, AND THE KENDALL COUNTY HIGHWAY DEPARTMENT STAFF.

2. TRENCHES, WITHIN PROPOSED PAVED OR BUILDING PAD AREAS, RESULTING FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ART. 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE CONTRACTOR SHALL ALSO REVIEW PROPOSED UTILITY INSTALLATIONS WHICH MAY REQUIRE PAVEMENT REMOVAL, TEMPORARY PATCHING, AND TRENCH BACKFILL.

3. ALL TREES AND BRUSH SCHEDULED FOR REMOVAL SHALL BE COMPLETELY REMOVED INCLUDING TREE STUMPS AND/OR ROOT BALLS. TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY. NOTE THAT SMALLER TREES, BUSHES AND LANDSCAPE MATERIAL ARE NOT SHOWN ON THE TOPOGRAPHIC EXHIBIT, THEREFORE THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO FINALIZING HIS BID FOR TREE REMOVAL.

4. EXISTING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL 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 CLEANSSED 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.

THE CONTRACTOR SHALL HAVE THE TREE LIMBS PRUNED THAT MIGHT BE DAMAGED BY EQUIPMENT OPERATIONS PRIOR TO CONSTRUCTION COMMENCING.

PROTECTIVE TREE FENCE - TYP.

EARTH SAWCUTTING OF THE TREE ROOTS TO BE PERFORMED AT THE LIMITS OF THE TREE PROTECTION AREA OR AS INDICATED ON THE PLANS (24\"/>

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

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

DATE: 01/19/2022 DRAWN BY: MAJ TJG

DWS SCALE: 1" = 30' CHECKED BY: TJG

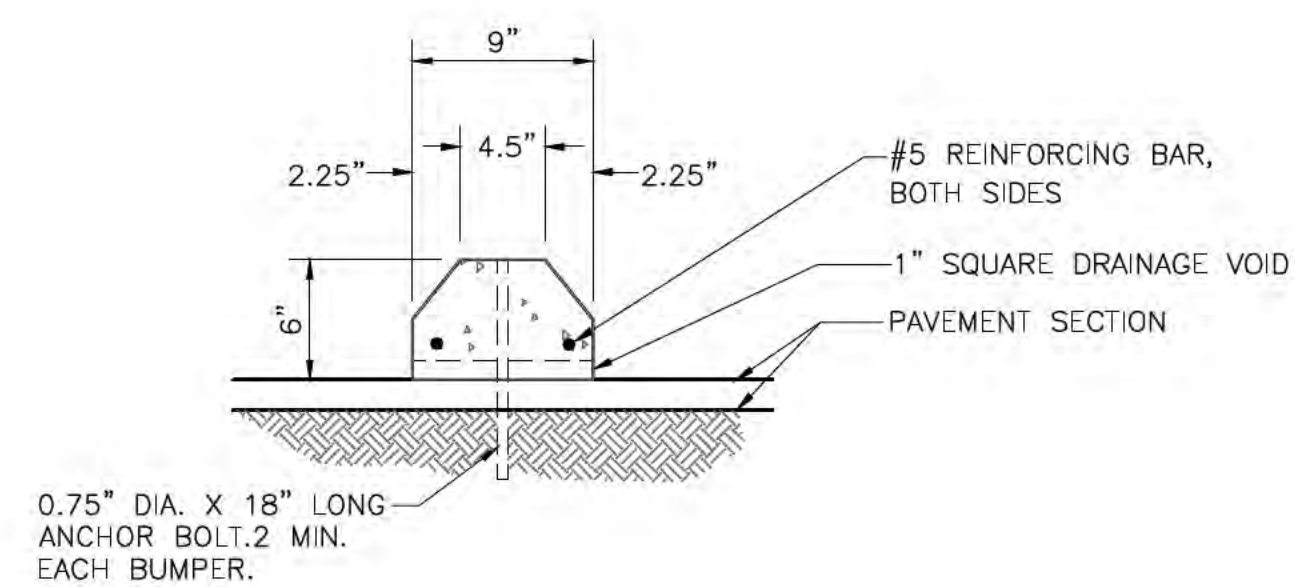
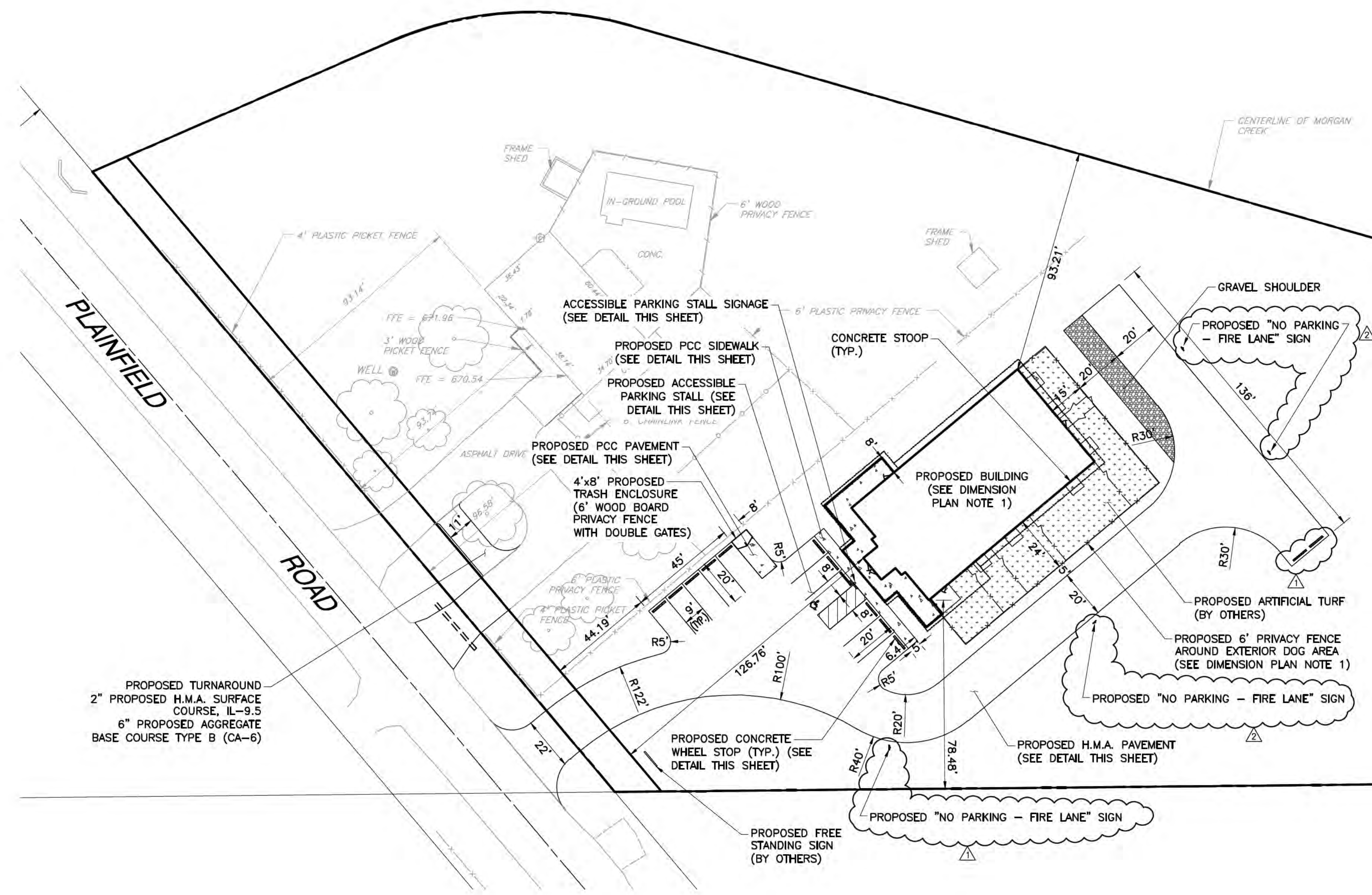
PROJECT NO: 313-348

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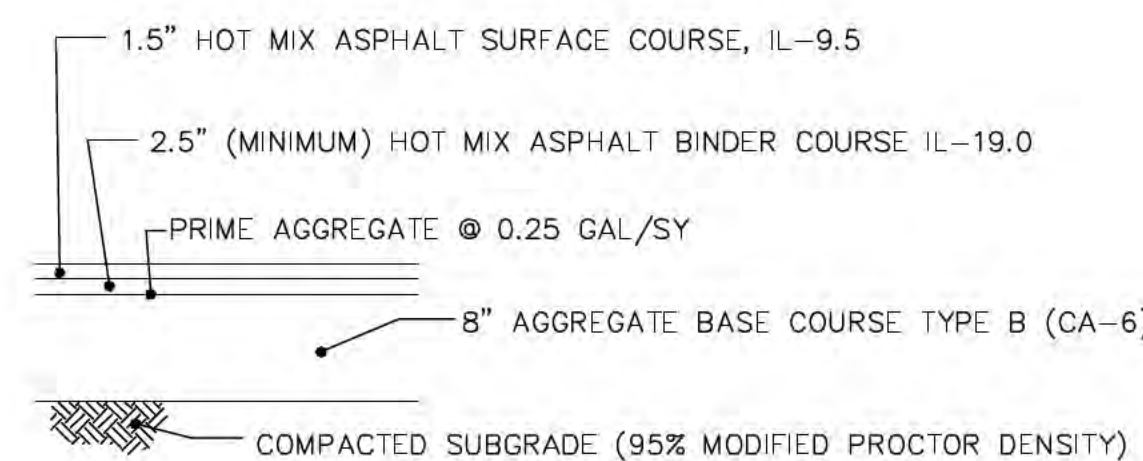
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SHEET 5 OF 10

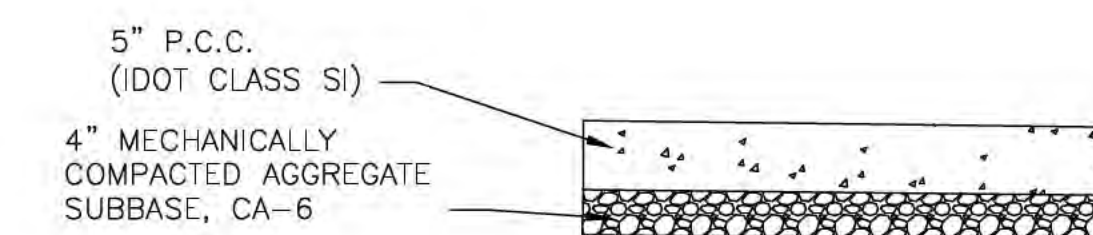
REVISION RECORD	
NO.	DESCRIPTION
1	01/19/2022 REVISION PER COUNTY REVIEW LTR DATED 1/19/2022
2	02/02/2022 REVISION PER FIRE DEPT REVIEW COMMENT



CONCRETE WHEEL STOP
NOT TO SCALE



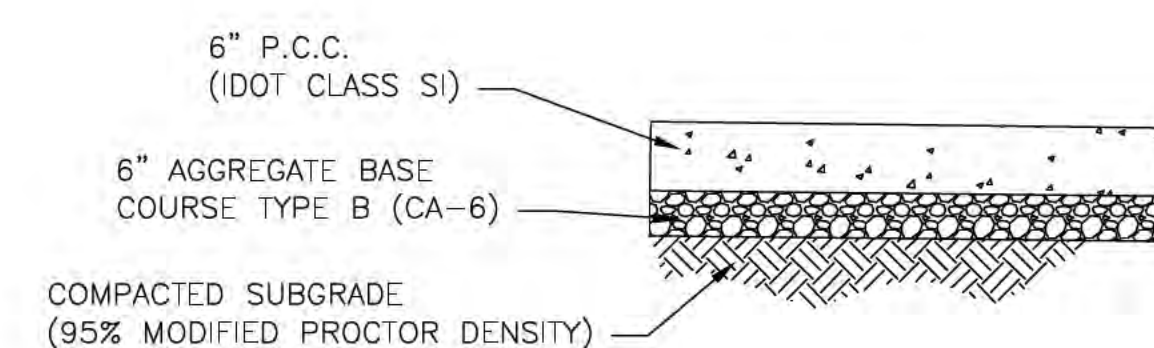
HMA PAVEMENT SECTION
NOT TO SCALE



P.C.C. SIDEWALK/ SLAB SECTION

- 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. PAVEMENT/ TRASH ENCLOSURE SLAB SECTION

- NOTES:

1. PROVIDE BROOM FINISH.
2. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED.

# OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING	
TOTAL OFF STREET PRKG. SPACES REQUIRED	ACCESSIBLE PRKG. SPACE REQD. 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



SCALE IN FEET



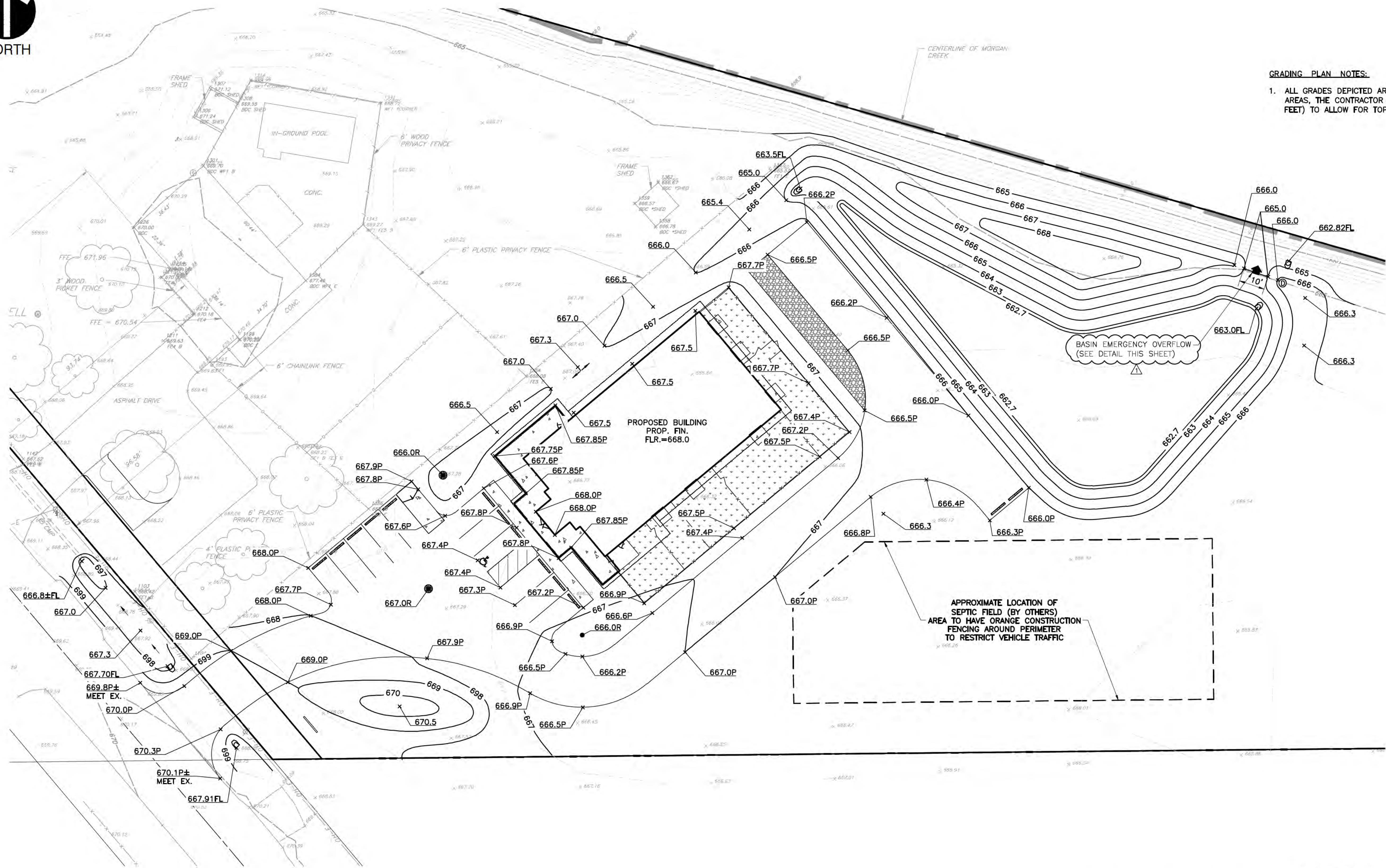
REVISION RECORD		
NO	DATE	DESCRIPTION
1	01/26/2022	REVISIONS PER COUNTY REVIEW LTR DATED 1/26/2022

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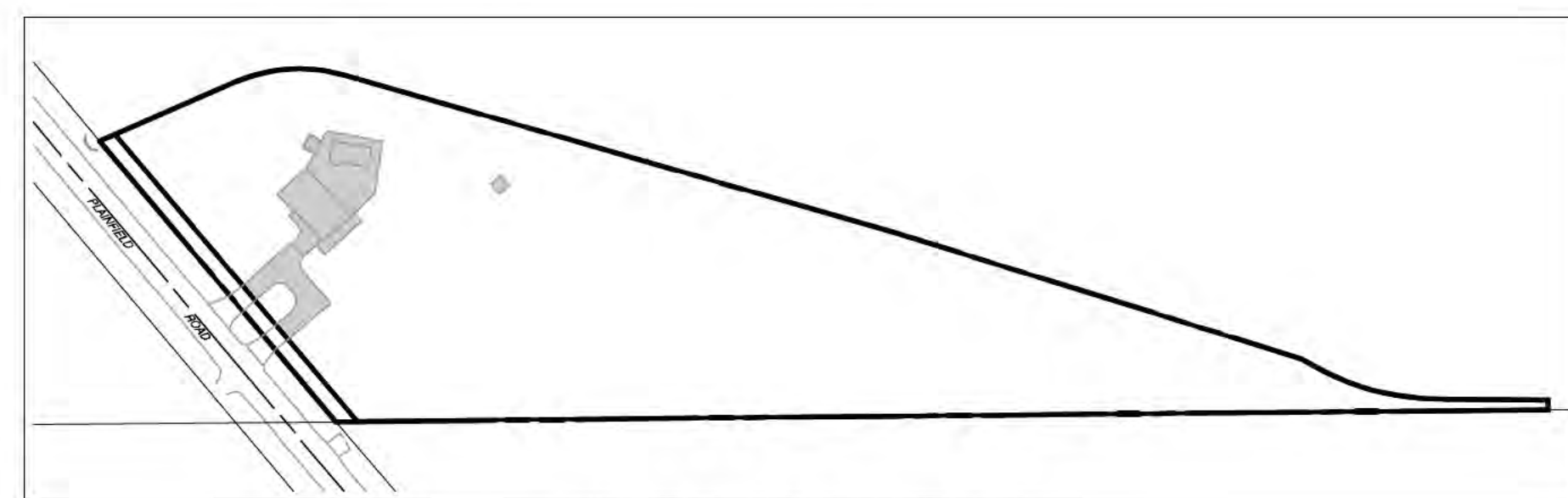
DIMENSION PLAN

DRAWING NO.:
C400
SHEET 6 OF 10

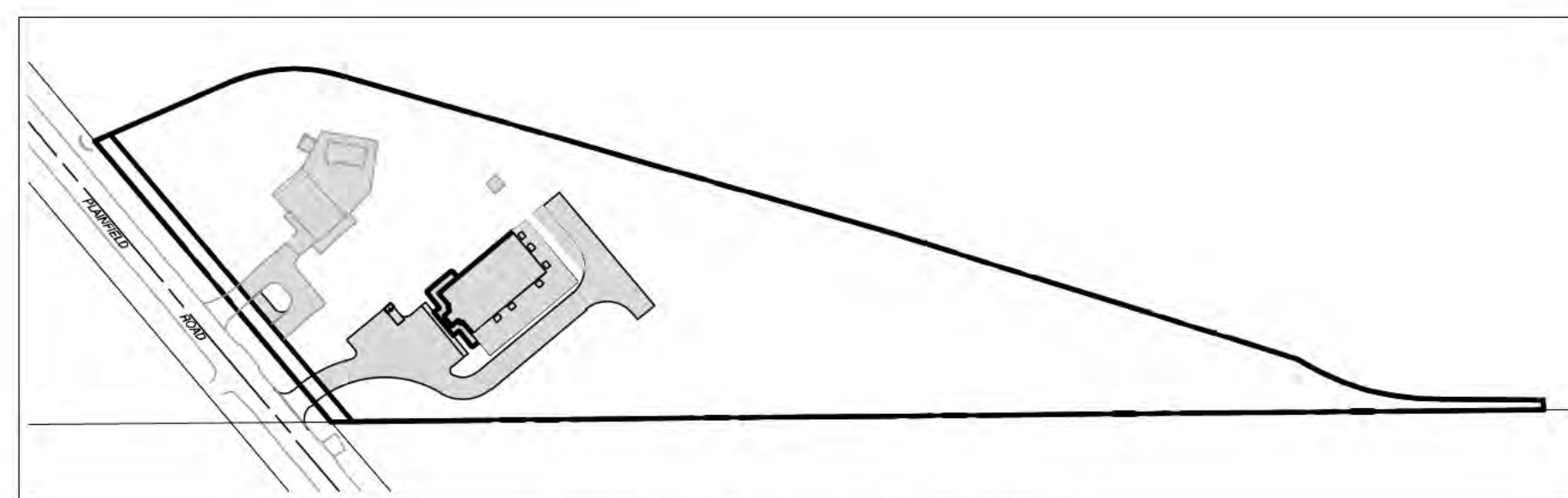


GRADING PLAN NOTES:

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.

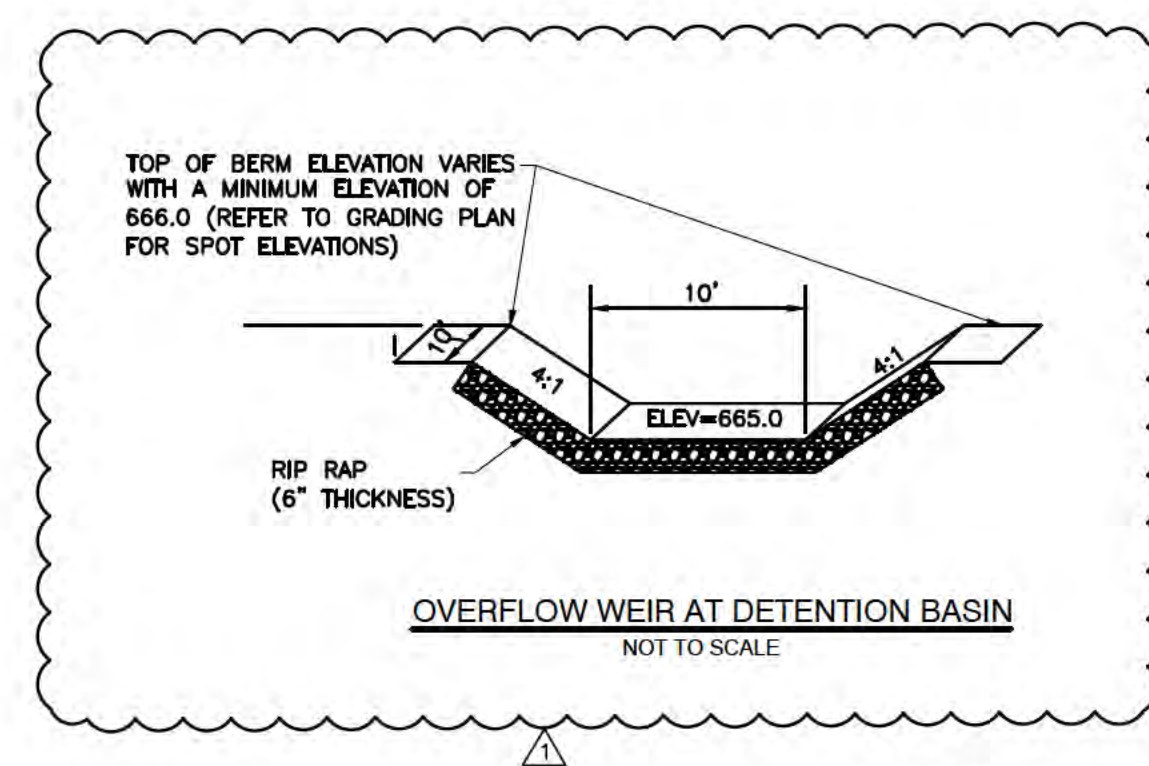


EXISTING IMPERVIOUS CONDITIONS
1"=150'



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

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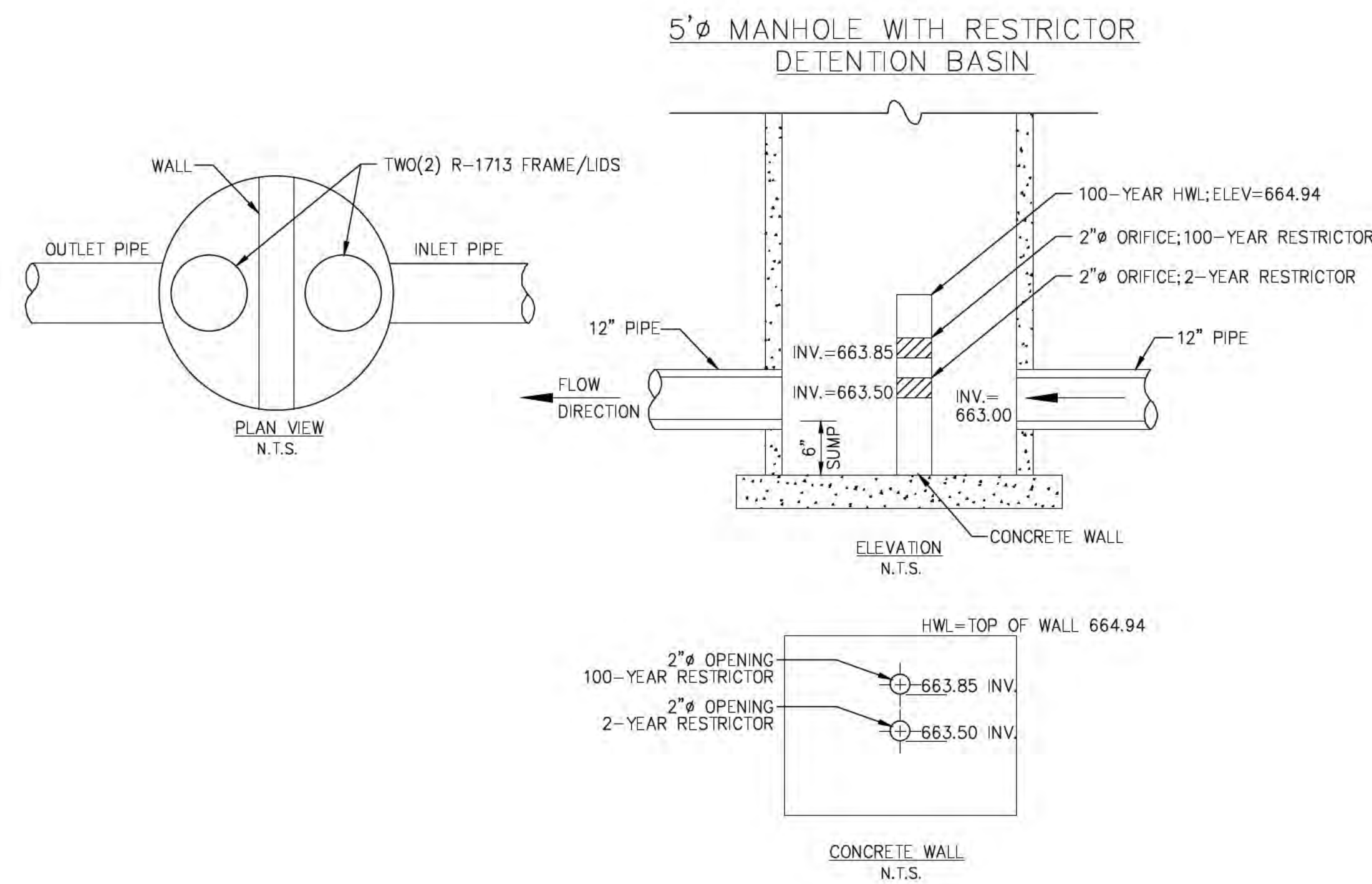
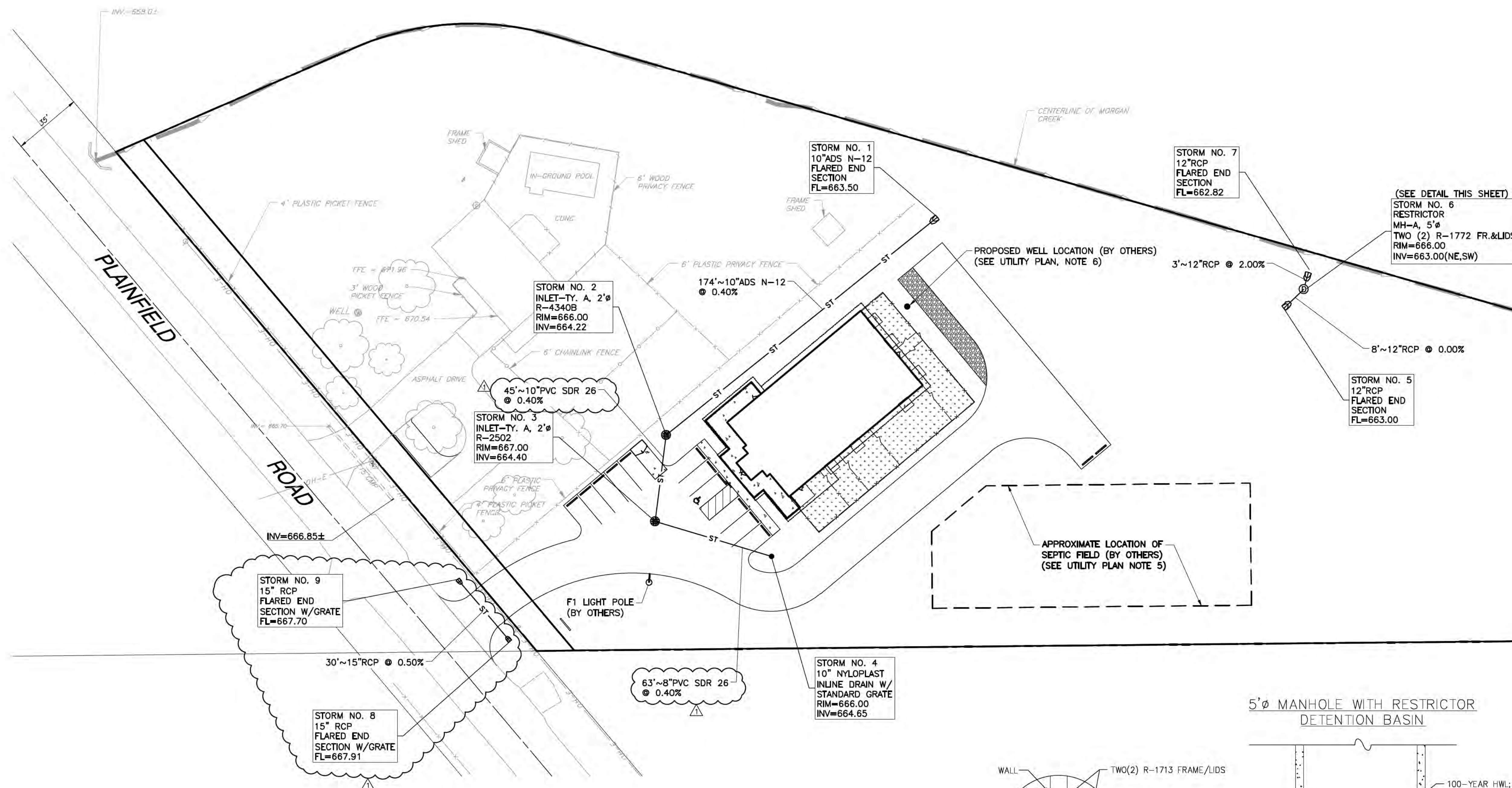
GRADING PLAN

DATE:	01/19/2022	DRAWN BY:	MAJ
DWG SCALE:	1" = 20'	CHECKED BY:	TJG
PROJECT NO:	313-348	APPROVED BY:	*TJG

DRAWING NO.:

C500

SHEET 7 OF 10



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.

REVISION RECORD

NO.	DATE	DESCRIPTION
1	01/19/2022	REVISION PER COUNTY REVIEW (1/19/2022)
2	02/02/2022	REVISION PER THE CITY REVIEW COMMENT

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UTILITY PLAN

DATE:	01/19/2022	DRAWN BY:	MAJ
DWG SCALE:	1" = 30'	CHECKED BY:	TJG
PROJECT NO:	313-348	APPROVED BY:	*TJG

DRAWING NO. **C600**
SHEET 8 OF 10



STORM WATER POLLUTION PREVENTION PLAN SPECIFICATIONS AND GENERAL NOTES

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF NPDES ILR10 CONSTRUCTION GENERAL PERMIT (CGP) ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

1. SITE DESCRIPTION.

THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY THAT IS THE SUBJECT OF THIS PLAN.

A. THE PROPOSED IMPROVEMENT CONSISTS OF THE CONSTRUCTION OF A BUILDING TO BE UTILIZED AS A COMMERCIAL PET KENNEL AND PARKING LOT.

THE CONSTRUCTION SITE ACTIVITIES FOR THE SITE IMPROVEMENTS WILL INCLUDE: TOPSOIL EXCAVATION AND STOCKPILING, EARTH EXCAVATION, AND THE PLACEMENT OF EMBANKMENT MATERIALS, INSTALLATION OF A SEPTIC SYSTEM, FIRE SPRINKLER STORAGE, TANK & PUMP, AND OTHER INFRASTRUCTURE SUCH AS TELECOMMUNICATIONS, GAS AND ELECTRIC SERVICES, PAVEMENT, RE-SPREAD OF TOPSOIL OVER ALL DISTURBED PERVIOUS AREAS, STABILIZATION OF PERVIOUS AREAS WITH SEED AND/OR OTHER LANDSCAPING MATERIALS, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND OTHER ACTIVITIES THAT MAY BE NECESSARY TO PROTECT ADJACENT PROPERTIES AND DOWNSTREAM WATERCOURSES FROM DAMAGE.

B. THE EXPECTED SEQUENCE OF ACTIVITIES THAT WILL CAUSE SIGNIFICANT DISTURBANCE / DISRUPTION OF THE SITE ARE AS FOLLOWS: SITE CLEARING; TOPSOIL EXCAVATION AND STOCKPILING; EARTH EXCAVATION AND PLACEMENT OF EARTH EMBANKMENT; AND RESTORATION OF DISTURBED SURFACES.

PRIOR TO COMMENCEMENT OF ANY SITE DISRUPTION ACTIVITY, SILT FENCE, AND REQUIRED DOWN-SLOPE PROTECTION AND THE STABILIZED CONSTRUCTION ENTRANCE MUST BE INSTALLED. ADDITION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS CONSTRUCTION ACTIVITY PROGRESSES, AS NOTED ON THE PLANS.

C. THE TOTAL AREA OF THE CONSTRUCTION SITE IS APPROXIMATELY 4.77 ACRES. THE TOTAL AREA OF THE SITE TO BE DISTURBED IS ESTIMATED TO BE 1.02 ACRES. THE TOTAL SITE DISTURBANCE SHALL NOT EXCEED 20 ACRES AT ANY TIME.

D. THE ESTIMATED STORMWATER RUNOFF COEFFICIENTS ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE ON FILE WITH THE LOCAL AGENCY HAVING JURISDICTION OVER THIS PROJECT. INFORMATION REGARDING SOIL CLASSIFICATIONS, ESTIMATED RUNOFF AND DETAILED COMPUTATIONS FOR THE MANAGEMENT OF STORMWATER RUNOFF ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE, WHICH IS INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAN.

2. CONTROLS.

THE PLAN ADDRESSES VARIOUS CONTROLS THAT MUST BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED ABOVE. FOR EACH OF THE CONTROLS DESCRIBED BELOW, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION. EACH CONTRACTOR HAS SIGNED THIS PLAN ACKNOWLEDGING RESPONSIBILITY FOR THE IMPLEMENTATION AND ON-GOING MAINTENANCE OF THIS PLAN.

A. SOIL EROSION AND SEDIMENT CONTROLS.

1. STABILIZATION PRACTICES. EXISTING VEGETATION SHOULD BE PRESERVED AS LONG AS POSSIBLE. DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS POSSIBLE. STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO EVENT UNDER THAN 14 DAYS IN AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT RESUME FOR 21 DAYS, OR MORE. WHERE SNOW COVER PRECLUDES STABILIZATION ACTIVITIES, OR OTHER CONDITIONS PREVENTING IMPLEMENTATION, STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS CONDITIONS PERMIT.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, SHALL BE EMPLOYED TO STABILIZE DISTURBED AREAS OF THE SITE: PERMANENT SEEDING; VEGETATIVE FILTERS; STABILIZED CONSTRUCTION ENTRANCE(S); AND BARRIER FILTERS.

2. STRUCTURAL PRACTICES. THE FOLLOWING STRUCTURAL PRACTICES SHALL BE IMPLEMENTED TO THE EXTENT POSSIBLE TO DIVERT FLOWS FROM EXPOSED SOILS, STORE SLOWS OR OTHERWISE LIMIT RUNOFF, AND THE DISCHARGE OF POLLUTANTS FROM THE EXPOSED; STORM SEWER SYSTEMS; AND PERMANENT SEEDING.

B. STORM WATER MANAGEMENT.

1. THE FOLLOWING MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT MAY OCCUR WHILE THE CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF SOME OF THESE DEVICES MAY BE SUBJECT TO THE PROVISIONS OF SECTION 404 OF THE CLEAN WATER ACT. THE PRACTICES BEING IMPLEMENTED BY THIS PLAN WERE SELECTED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN THE EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AS WELL AS OTHER DOCUMENTS AND ORDINANCES LISTED IN THE SPECIFICATIONS. THE STORM WATER POLLUTANT CONTROL MEASURES INCLUDE: SILT FILTER FENCE; BARRIER FILTERS; AND STORM SEWER SYSTEMS.

2. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNELS, AS NECESSARY, TO ASSURE A NON-EROSIVE VELOCITY INFLOWS FROM ANY STRUCTURE TO A WATERCOURSE, SO THAT THE NATURAL, PHYSICAL, AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS OF THE WATERCOURSE ARE MAINTAINED AND PROTECTED.

C. OTHER CONTROLS.

1. WATER DISPOSAL. SOLID WASTE MATERIAL, INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS SHALL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED FOR SUCH DISPOSAL. ON-SITE BURNING SHALL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO THE WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY APPROPRIATE PERMITS. THIS PLAN SHALL COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER AND/OR SEPTIC SYSTEM REGULATIONS.

2. SANITARY WASTE. SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS PROVIDED BY THE CONTRACTOR A MINIMUM OF TWO TIMES PER WEEK TO AVOID OVERFLOWING AND MAINTAIN SANITARY CONDITIONS AROUND THE UNIT.

3. PETROLEUM PRODUCTS. ALL PETROLEUM PRODUCTS STORED ON-SITE SHALL BE STORED IN APPROVED CONTAINERS. ALL FUELING SOURCES SHALL HAVE SPILL KITS IMMEDIATELY AVAILABLE.

4. CONCRETE TRUCKS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE 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 SITE STORM WATER SYSTEM.

5. DE-WATERING. DE-WATERING OF EXCAVATIONS AND OTHER SPACES, USING PUMPS OR OTHER MEANS, ALL DISCHARGES OF WATER CONTAMINATED WITH SILT OR SEDIMENT SHALL BE MADE TO A PORTABLE OR PERMANENT SEDIMENT BASIN TO ASSURE THAT ALL SUSPENDED SOLIDS ARE REMOVED PRIOR TO FLOWS LEAVING THE CONSTRUCTION SITE.

D. APPROVED STATE OR LOCAL PLANS. THE MANAGEMENT PRACTICES, CONTROLS AND OTHER PROVISIONS OF THIS PLAN SHALL BE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE EPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, CURRENT EDITION, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND ANY GOVERNING LOCAL AGENCY ORDINANCES. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL PLANS, SITE PERMITS, OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL AGENCIES THAT ARE APPLICABLE TO THE PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI, TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ENFORCEABLE UNDER THIS PERMIT EVEN THOUGH THEY MAY NOT BE SPECIFICALLY INCLUDED IN THE PLAN.

3. MAINTENANCE

THE FOLLOWING PROCEDURES SHALL BE USED TO MAINTAIN, IN GOOD CONDITION, VEGETATION, EROSION AND SEDIMENTATION CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND THE STANDARD SPECIFICATIONS.

A. STABILIZED CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE SHALL INCLUDE TOP-DRESSING WITH ADDITIONAL STONE, REMOVAL AND REPLACEMENT OF THE TOP LAYER OF STONE, OR WASHING THE ENTRANCE. ANY SEDIMENT DEPOSITED ON PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. ADJACENT PUBLIC STREETS SHALL BE SWEEP FREQUENTLY, IF NOT DAILY, TO ELIMINATE DUST AND SEDIMENTS.

B. VEGETATIVE CONTROL MEASURES. THE VEGETATIVE GROWTH ASSOCIATED WITH TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTERS, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLIED WITH ADEQUATE WATER AND FERTILIZER NUTRIENTS. IF NECESSARY, THE VEGETATIVE COVER SHALL BE REMOVED AND RE-SEEDING, AS REQUIRED.

C. SILT FILTER FENCE. ANY DAMAGED SILT FENCE SHALL BE REPAIRED TO MEET THE ORIGINAL DESIGN INTENT OR REMOVED AND REPLACED, AS NECESSARY.

D. STRAW BALE AND SILT FENCE FILTER BARRIERS. STRAW BALE AND SILT FENCE FILTER BARRIERS SHALL BE INSPECTED FREQUENTLY AND REPAIRED OR REPLACED, AS NECESSARY.

E. BARRIER FILTERS. BARRIER FILTERS (GEOTEXTILE FABRIC) SHALL BE PLACED IN ALL OPEN-UD STORM STRUCTURES TO PREVENT SILT AND OTHER CONSTRUCTION MATERIALS FROM ENTERING THE STORM SEWER SYSTEM. BARRIER FILTERS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY.

4. INSPECTIONS.

THE CONTRACTOR, OR CONTRACTOR REPRESENTATIVE, SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, WHICH HAVE NOT BEEN FINALLY STABILIZED AND ACCEPTED. STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF THE END OF A 1/2" OR GREATER RAINFALL OR EQUIVALENT SNOWFALL.

A) DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENTATION CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ASSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACT TO RECEIVING WATERS AND ADJACENT PROPERTIES. LOCATION WHERE VEHICLES ENTER OR LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B) BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

C) A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAMES AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH (B) ABOVE SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED BY THE CONTRACTORS DESIGNATED "QUALIFIED INDIVIDUAL" AND COPIES FORWARDED TO THE ENGINEER AND OWNER.

D) IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE CONTRACTOR SHALL COMPLETE AND FILE AND "INCIDENT OF NON-COMPLIANCE" (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE CONTRACTOR SHALL USE FORMS PROVIDED BY IEPA AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OR NON-COMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NON-COMPLIANCE AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NON-COMPLIANCE. ALL REPORTS OF NON-COMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY (CONTRACTOR) IN ACCORDANCE WITH THE GENERAL PERMIT. THE REPORT SHALL BE MAILED TO THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTN: COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
P. BOX 19276
SPRINGFIELD, IL 62794-9276
(WITH COPIES SENT TO THE OWNER AND ENGINEER)

5. NON-STORM WATER DISCHARGES.

EXCEPT FOR FLOWS FROM FIRE-FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER THAT ARE NOT COVERED UNDER THE STORM WATER DISCHARGES ASSOCIATED WITH THE ACTIVITY ADDRESSED IN THIS PLAN ARE AS FOLLOWS:

1. WATER MAIN FLUSHING
2. FIRE HYDRANT FLUSHING
3. UNCONTAMINATED GROUNDWATER (FROM DE-WATERING ACTIVITIES)
4. WATERING FOR DUST CONTROL
5. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.

THE POLLUTION MEASURES SPECIFIED IN THE PLAN SHALL BE IMPLEMENTED FOR NON-STORMWATER COMPONENTS OF THE DISCHARGE EXCEPT THAT EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINOR.

DETAILED REQUIREMENTS

CONSTRUCTION ENTRANCE

1. THIS ITEM SHALL CONSIST OF THE CONSTRUCTION OF A TEMPORARY CONSTRUCTION ENTRANCE AND MUD TRACK AT A LOCATION DESIGNATED BY THE ENGINEER. GENERALLY, THE NEW ROADWAY SUB-GRADE ADJACENT TO THE EXISTING ROADWAY SHALL BE OVER-EXCAVATED TO ALLOW THE PLACEMENT OF 12" CA-1 AGGREGATE FOR A WIDTH OF 30 FEET AND MINIMUM LENGTH PERPENDICULAR TO THE EXISTING PAVEMENT OF 60 FEET. THE SURFACE ELEVATION OF THE TEMPORARY CONSTRUCTION ENTRANCE WILL BE AT THE SUB-GRADE ELEVATION FOR THE PROPOSED ROADWAY TO ALLOW FUTURE PLACEMENT OF THE ROADWAY BASE COURSE WITHOUT DISTURBING THE TEMPORARY CONSTRUCTION ENTRANCE.

2. SOIL EROSION AND SEDIMENTATION CONTROL.

- A) SEEDING SHALL CONSIST OF AN IDOT CLASS 1 SEED MIXTURE.
 - 1. KENTUCKY BLUEGRASS 100 LBS/ACRE
 - 2. PERENNIAL RYEGRASS 60 LBS/ACRE
 - 3. CREEPING RED FESCUE 40 LBS/ACRE
- B) THE SEEDBED (WHICH INCLUDES ALL AREAS TO BE LANDSCAPED) SHALL BE ADEQUATELY PREPARED FOR RECEIVING SEED. ALL FOREIGN MATERIALS SHALL BE DISPOSED OF, AND LUMPS SHALL BE PULVERIZED AND GRADED IN ACCEPTABLE WORKMANLIKE MANNER.
- C) FERTILIZER SHALL CONSIST OF 12% NITROGEN, 12% PHOSPHORUS, AND 12% POTASSIUM, UNLESS OTHERWISE APPROVED BY THE ENGINEER AND SHALL BE SPREAD AT A RATE OF APPLICATION OF 250 LBS. PER ACRE.
- D) MULCH SHALL CONSIST OF STRAW MATERIAL AND BE FREE OF MATERIALS HARMFUL TO SEED GROWTH.
- E) EROSION CONTROL BLANKETS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - EXCELSDOR BLANKET. SILT FILTER FENCE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SECTION 280 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

B) THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

TOPSOIL STRIPPING	SPRING 2022
GRADING	SPRING 2022
PAVING	SUMMER 2022
LANDSCAPING	FALL 2022

PROCEDURES

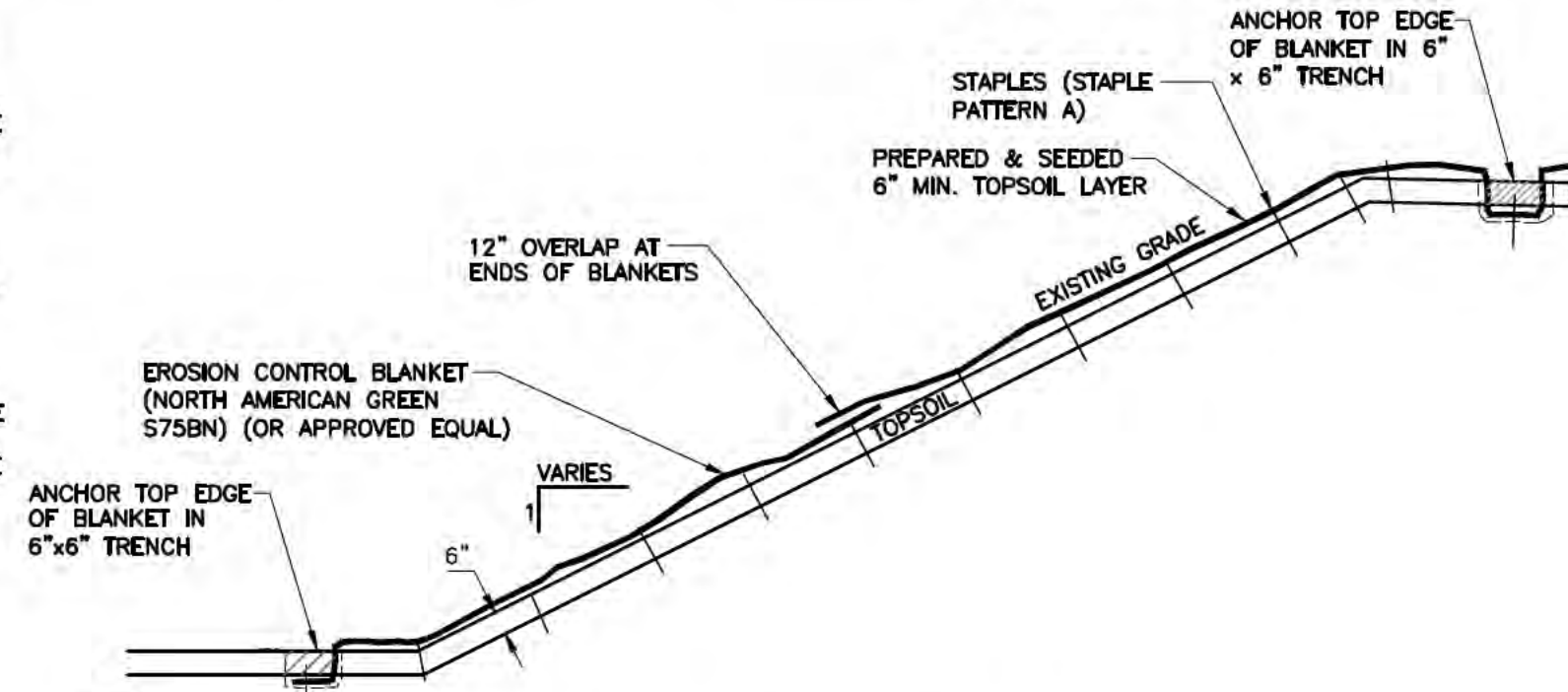
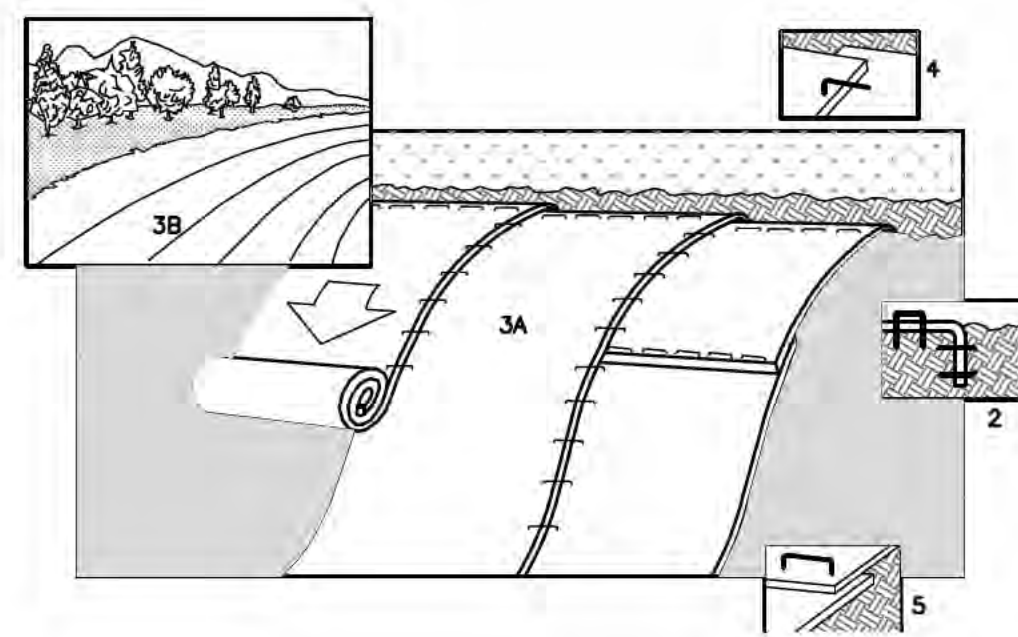
1. INSTALL SILT FILTER FENCE ALONG ALL THE PROPERTY LINES WHERE THE SITE DRAINS TOWARDS ADJACENT PROPERTY OR RIGHT-OF-WAYS.
2. PROVIDE MINIMUM SIX (6) INCHES OF TOPSOIL AND SEED AREAS DISTURBED DURING CONSTRUCTION OR LANDSCAPE IN ACCORDANCE WITH LANDSCAPING PLAN.

LEGEND

—SF—	SILT FENCE
	PERMANENT LANDSCAPE TREATMENT (TOPSOIL, IDOT CLASS 1 SEEDING MIXTURE, EROSION CONTROL BLANKET)
	RETENTION AREA DEEP-ROOTED GRASS TREATMENT (18" TOPSOIL, IDOT CLASS 4B SEEDING MIXTURE, EROSION CONTROL BLANKET)
	STABILIZED CONSTRUCTION ENTRANCE

NOTES:

1. FILTER BASKETS SHALL BE PROVIDED BENEATH ALL OPEN LID STRUCTURES, INCLUDING PAVEMENT INLETS. FOUR SIDED SILT FENCE SHALL BE STAKED AROUND ALL YARD INLETS.
2. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
3. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.

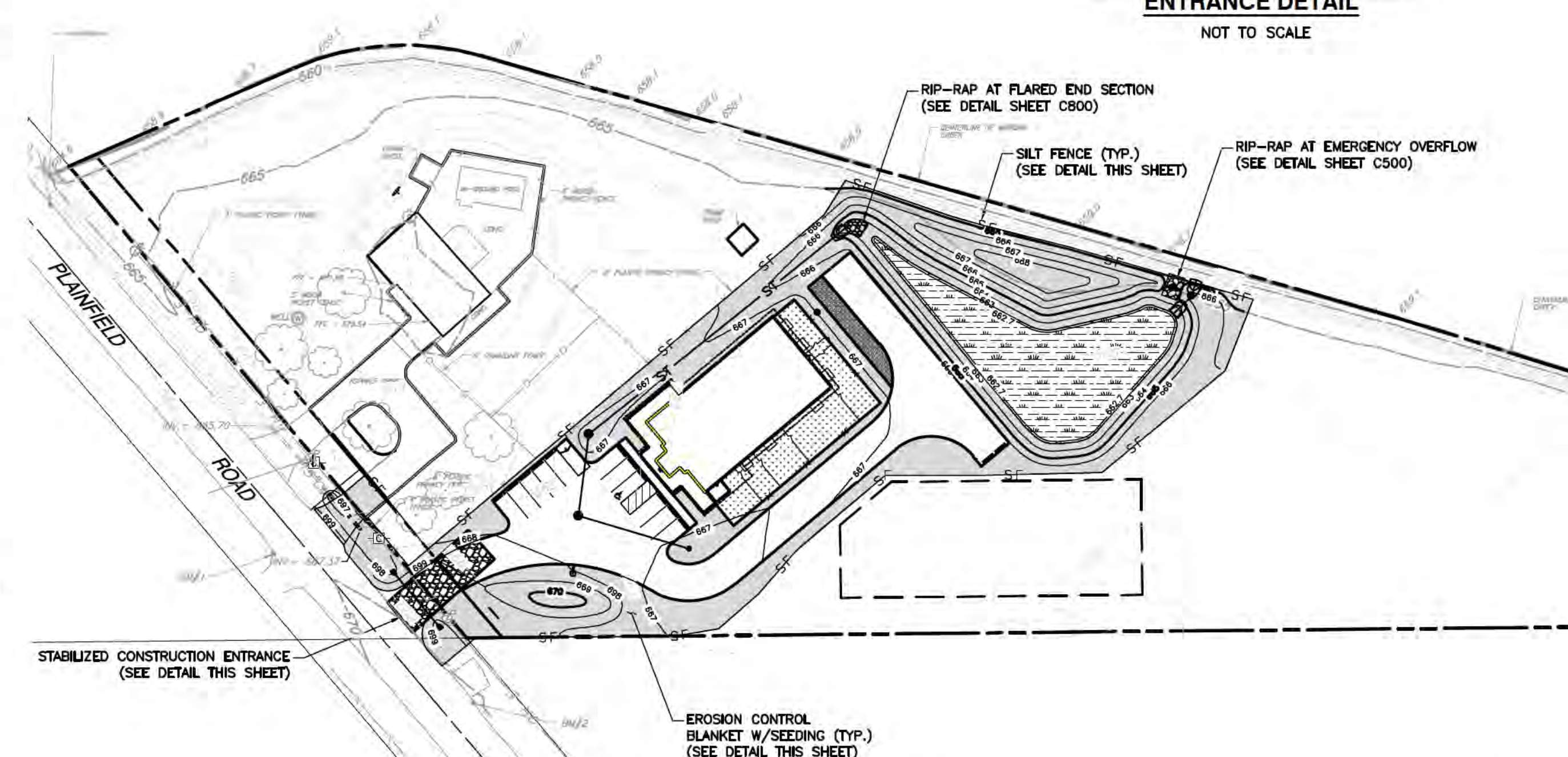


NOTES:

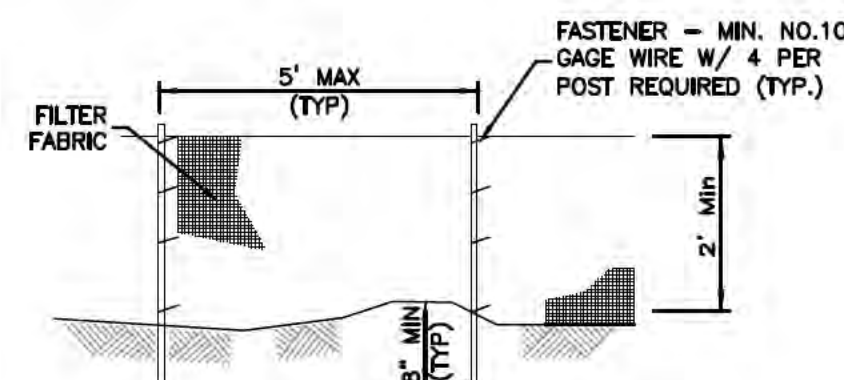
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE PLACED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.

EROSION CONTROL BLANKET

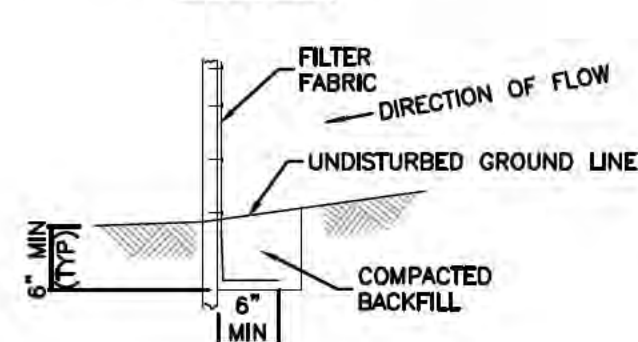
NOT TO SCALE



STORMWATER POLLUTION PREVENTION SITE PLAN



ELEVATION



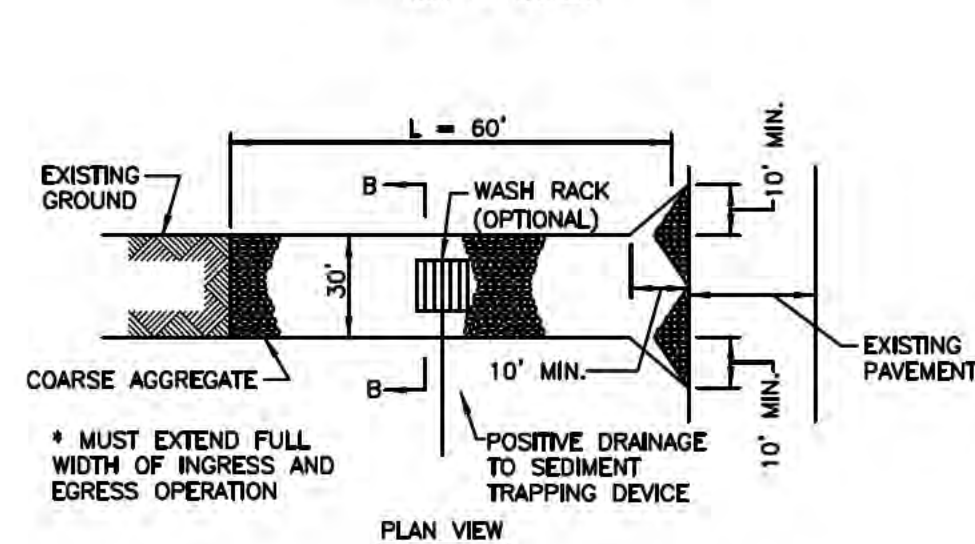
FABRIC ANCHOR DETAIL

NOTES:

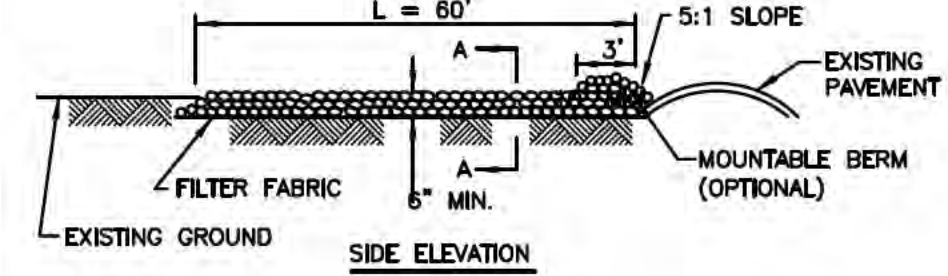
1. SILT FILTER FENCE SHALL MEET THE REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS (CURRENT EDITION).
2. FILTER FABRIC FOR SILT FILTER FENCE SHALL MEET THE REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS (CURRENT EDITION).
3. FENCE POSTS SHALL BE STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.

SILT FENCE DETAIL

NOT TO SCALE



PLAN VIEW

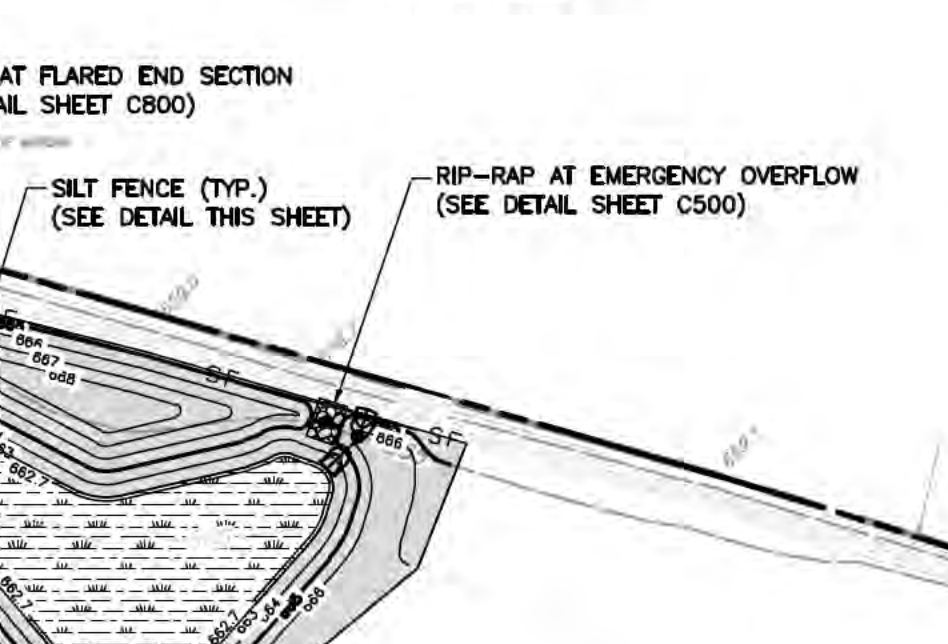


NOTES:

1. FILTER FABRIC FOR GROUND STABILIZATION SHALL MEET THE REQUIREMENTS OF THE IL DOT STANDARD SPECIFICATIONS.
2. COARSE AGGREGATE SHALL BE CA-1, CA-2, CA-3 OR CA-4 MEETING THE REQUIREMENTS OF THE IL DOT STANDARD SPECIFICATIONS AND SHALL BE PLACED IN ACCORDANCE WITH THE IL DOT STANDARD SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



GRADING CONTRACTOR CERTIFICATION:

(COMPANY NAME)
I CERTIFY 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)

UNDERGROUND CONTRACTOR CERTIFICATION:

(COMPANY NAME)
I CERTIFY 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 CERTIFY 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 CERTIFY 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)

REVISION RECORD

NO.	DATE	DESCRIPTION
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NO. 01/19/2022

REVISION PER THE COUNTY REVIEW

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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,

State of Illinois
County of Kendall

Zoning Petition
#19-35

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.

State of Illinois
County of Kendall

Zoning Petition
#19-35

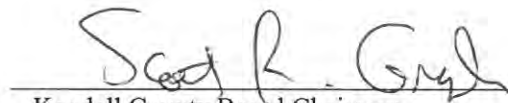
- H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to 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



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 NORTHWEST, 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.

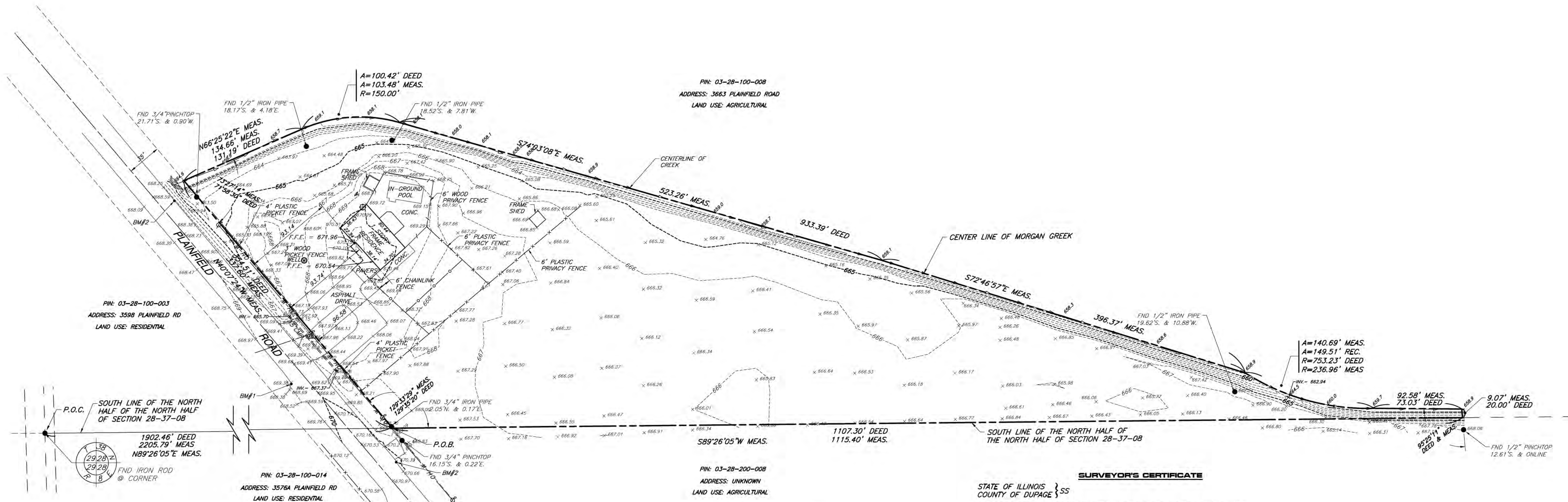
6. A maximum of one hundred (100) pets may be on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. The hours of operation for the business allowed by this special use permit shall 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.

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 29 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM THE PROLONGATION OF THE LAST DESCRIBED LINE 154.7 FEET TO A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF MORGAN CREEK TO A POINT OF BEGINNING; THENCE SOUTHEASTERLY 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 753.21 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 23.00 FEET TO A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 95 DEGREES 11 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 A POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

GROSS AREA= 207,901 S.F. (4.773 ACRES)



JOHN AND LAURA GAY
3601 PLAINFIELD ROAD
OSWEGO, IL 60543



STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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 BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSED APRIL 30, 2021. FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HERE. REPRODUCTION OF USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELDWORK WAS COMPLETED ON AUGUST 29, 2019.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF SEPTEMBER, 20.

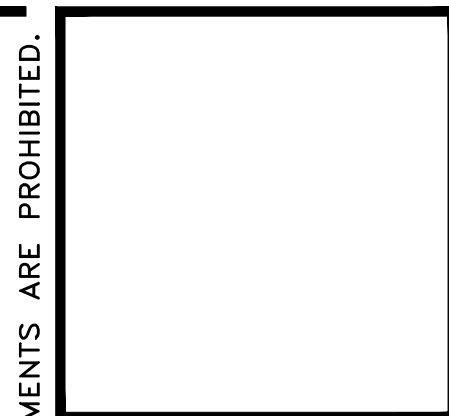
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO.
LICENSED VALID THROUGH NOVEMBER 30, 2020

1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
2. COMPARE ALL PORTIONS 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 YOUR 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.

REFERENCE BENCHMARK:

ILLINOIS STATE PLANE -EAST ZONE (NAD83), NGS GEOID 12A

1. MAG NAIL IN THE NORTH SIDE OF DRIVEWAY ENTRANCE FROM PLAINFIELD ROAD TO PROPERTY KNOWN AS 359B 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 WEST OF FOUND 3/4-INCH PINCHTOP NEAR THE NORTHWEST PROPERTY CORNER OF THE SUBJECT SITE.
ELEVATION=670.56



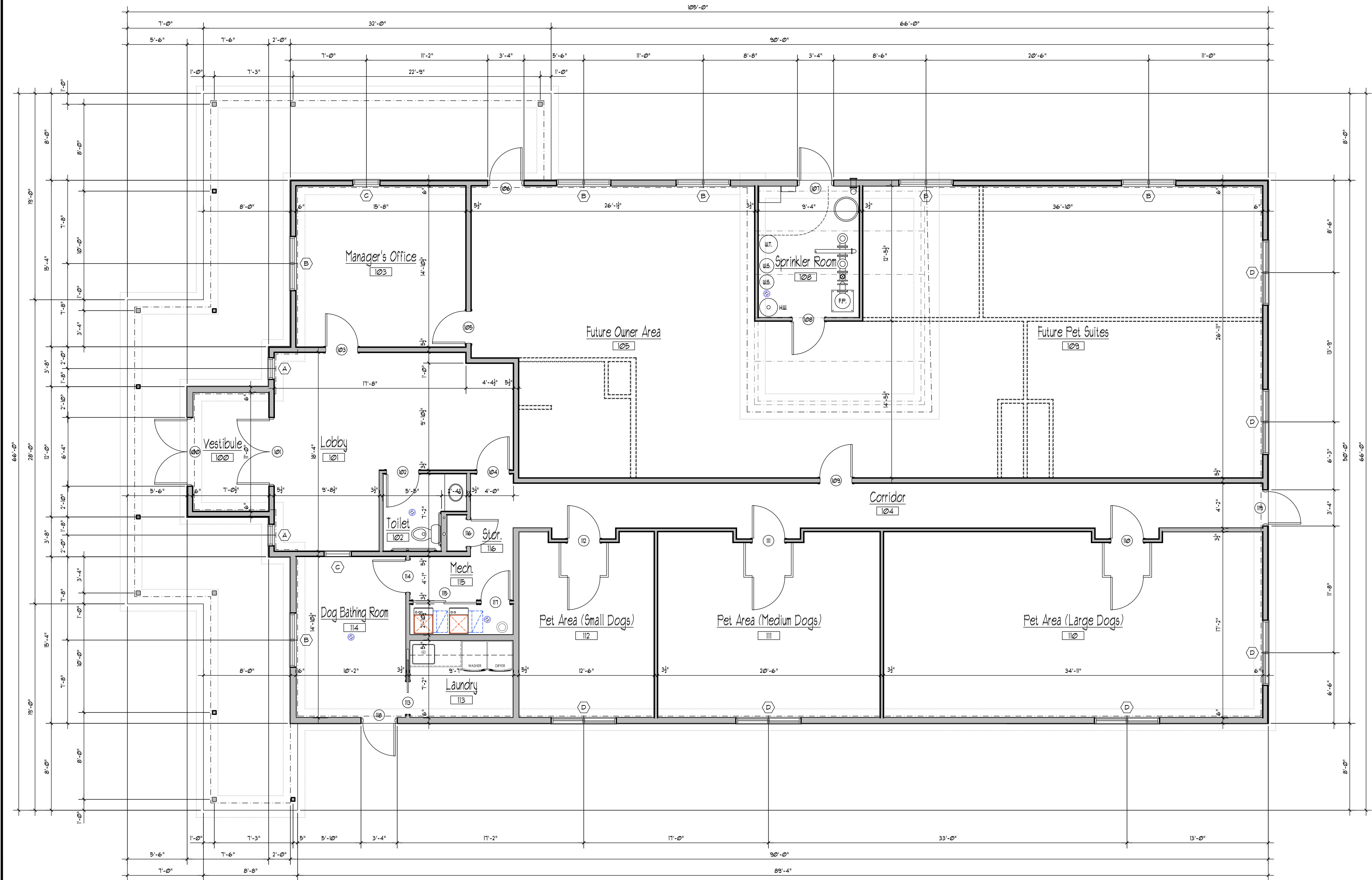
gregory e. lyons, architect
635 trotter drive
coal city, il 60416
815-634-4726
815-634-3400 office
815-364-0359 efax
815-210-8089 cell
gregory.lyons@sbcglobal.net

**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

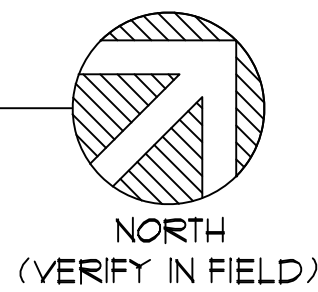
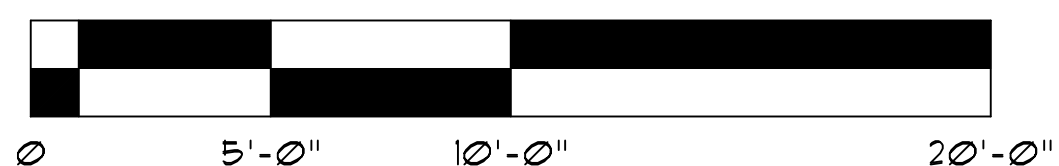
A0.00

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



NOTES:

- FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS CS100 AND GN100.
- 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:

- EXTERIOR WALLS - VINYL SIDING AS CHOSEN BY OWNER OVER 'TYVEK' HOUSE WRAP ON 1/2" PLYWOOD SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C. (6" DIM) WITH R-20 (MIN) KRAFT FACE BATT INSULATION AND 5/8" GYPSUM BOARD INTERIOR FINISH.
- INTERIOR PARTITIONS - 5/8" GYPSUM BOARD EACH SIDE OVER 2x4 (3 1/2") OR 2x6 (5 1/2") WOOD STUDS @ 16" O.C. WITH SOUND ATTENUATING INSULATION TO UNDERSIDE OF ROOF TRUSSES (UNO.)
- FUTURE INTERIOR PARTITION WALLS TO BE COMPLETED AT A LATER DATE

gregory e. lyons, architect
635 trotter drive
cool city, il 60416
815-634-4726
815-634-3400 office
815-364-0359 efax
815-210-8889 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

Floor Plan

A1.00

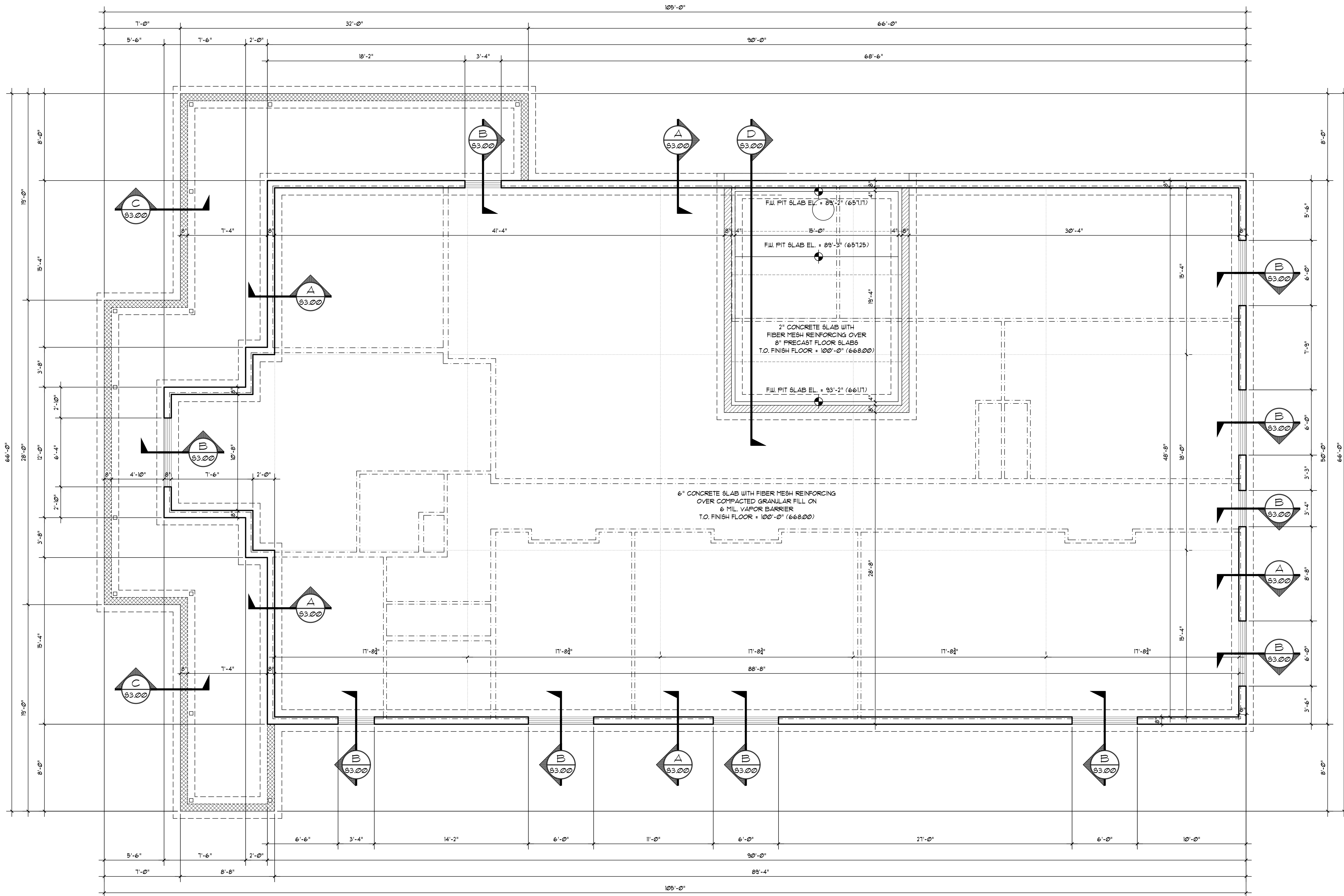
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gregory.lyons@sbcglobal.net

project no. 2151
date 12/13/2021
Issued for Permit

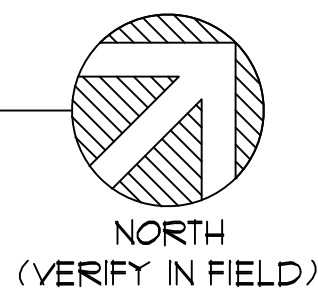
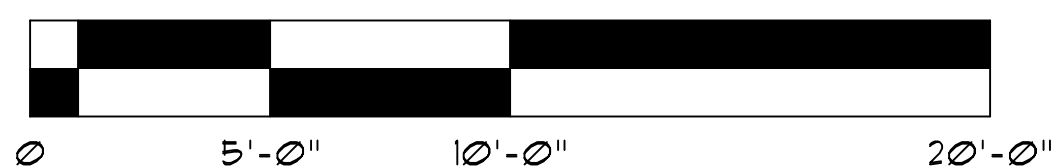
A1.02





FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



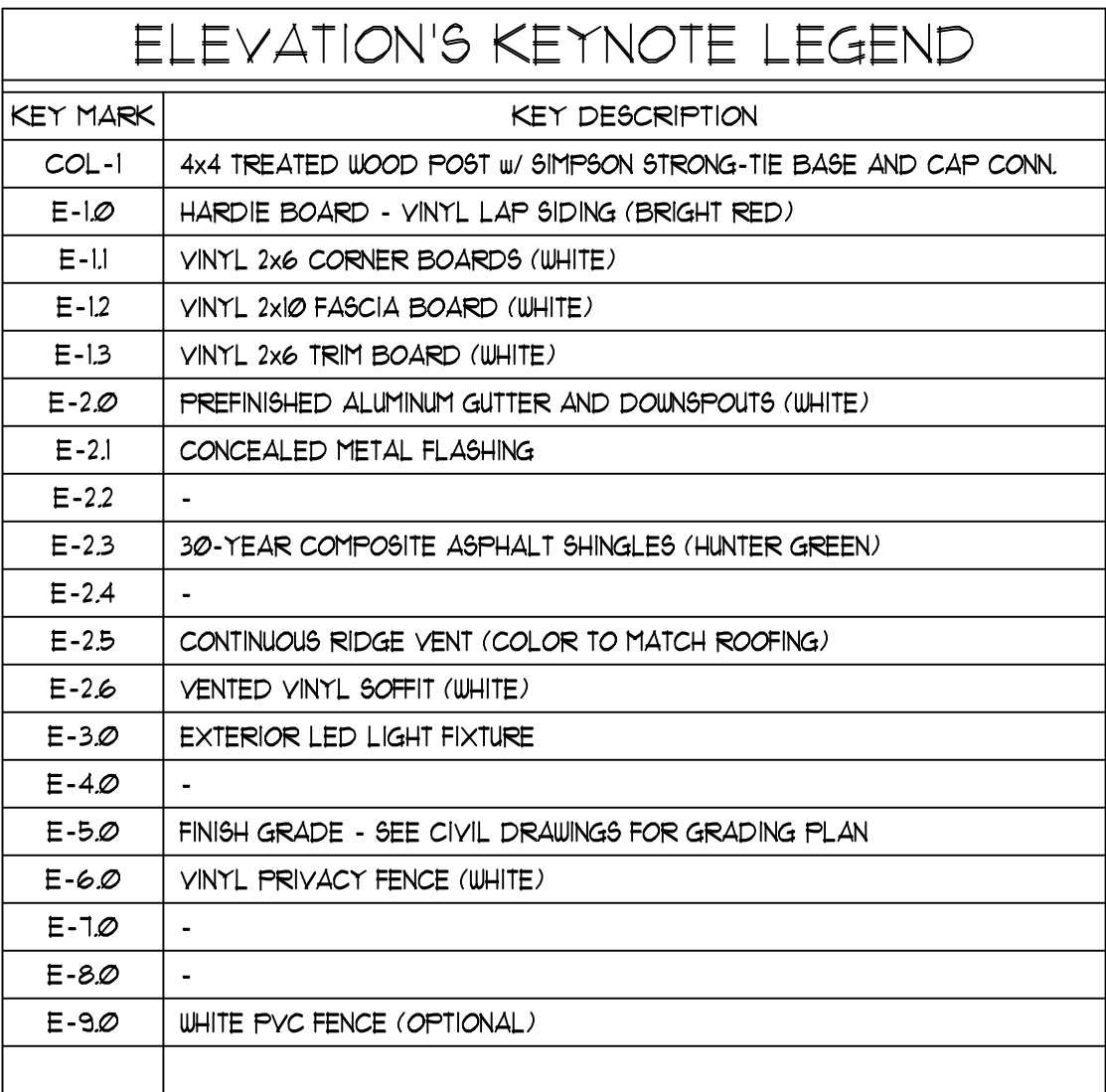
gregory e. lyons, architect
635 trotter drive
coal city, il 60416
815-634-4726
815-634-3400 office
815-364-0359 efax
815-210-8089 cell
gregory.lyons@sbcglobal.net

**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
Foundation Plan

\$1.00

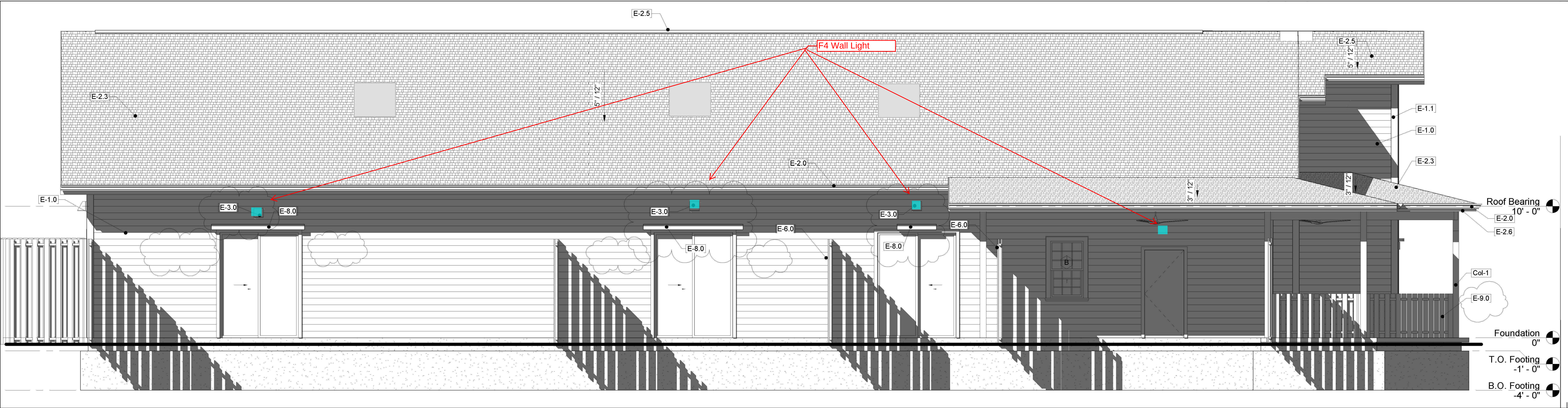
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NOTES:

FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS CSI.00 AND GNI.00

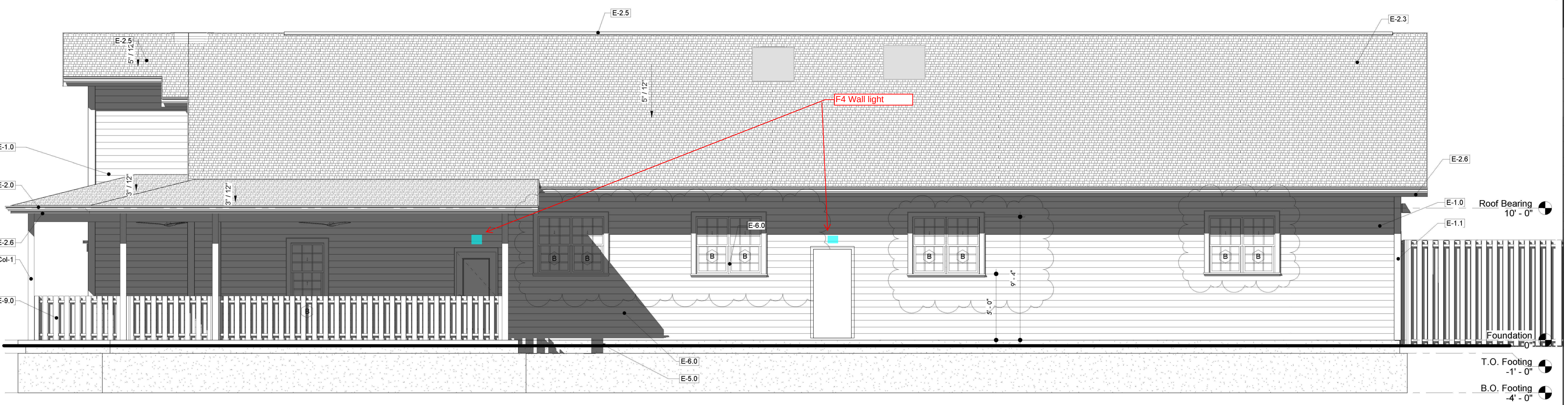




RIGHT ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

NOTES:

1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS CS1000 AND GN100.
2. FOR ELEVATION KEYNOTE LEGEND SEE DRAWING A200.



LEFT ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

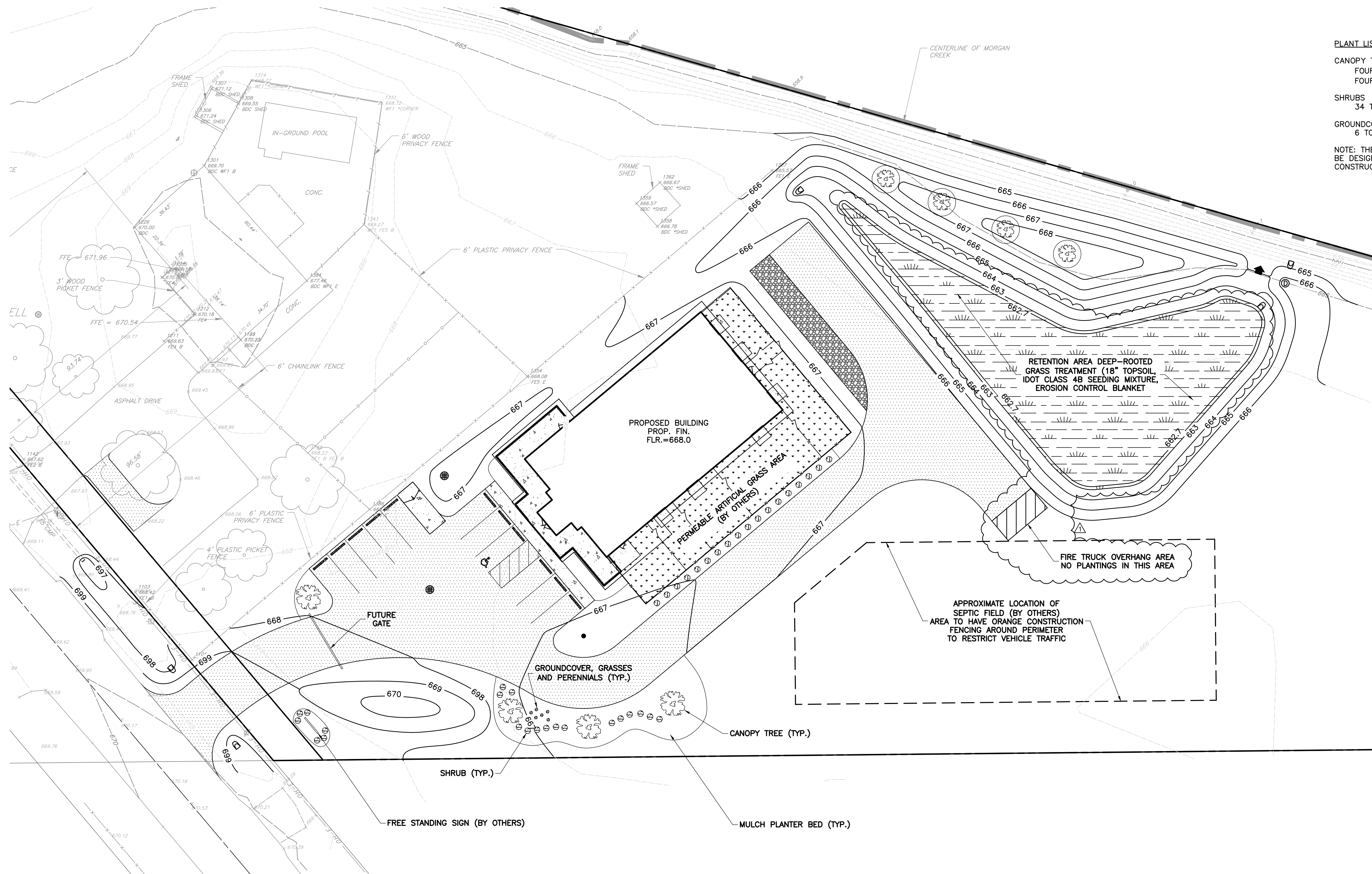
gregory e. lyons, architect
635 trotter drive
cool city, il 60416
815-634-4726
815-634-3400 office
815-364-0359 efax
815-210-8089 cell
gregory.lyons@sbcglobal.net

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 Elevations

A2.01

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NOTE: THE EXACT LOCATION AND THE SPECIES TYPE WILL
BE DESIGNATED ON THE FINAL LANDSCAPING PLANS FOR
CONSTRUCTION BY THE LANDSCAPE DESIGN PROFESSIONAL

[illegible]

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 · Naperville, IL 60563
630-963-6026 · 877-963-6026
MAYN/CED/CIV/ENV

LINDBLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

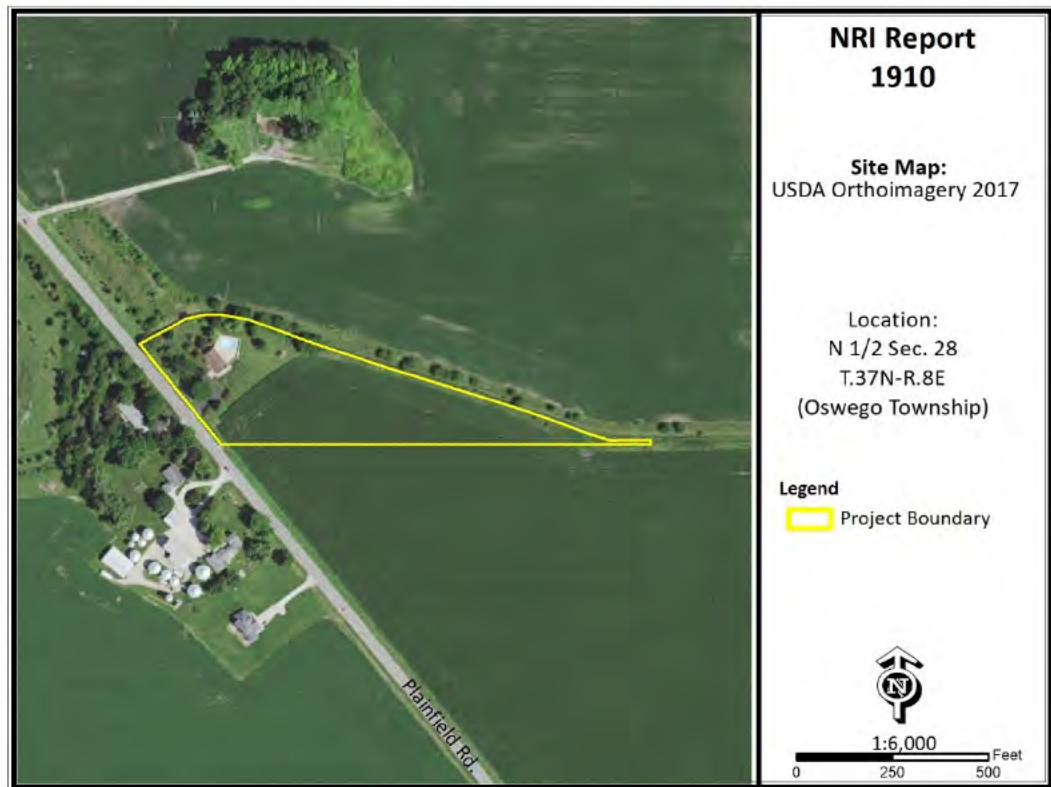
LANDSCAPING PLAN

DATE:	01/19/2022	DRAWN BY:	MAJ
PWG SCALE:	1" = 20'	CHECKED BY:	TJG
PROJECT NO.:	313-348		
RECORDED BY:	TJG		

DRAWING NO.:
LS-1.0
SHEET 1 OF 10



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

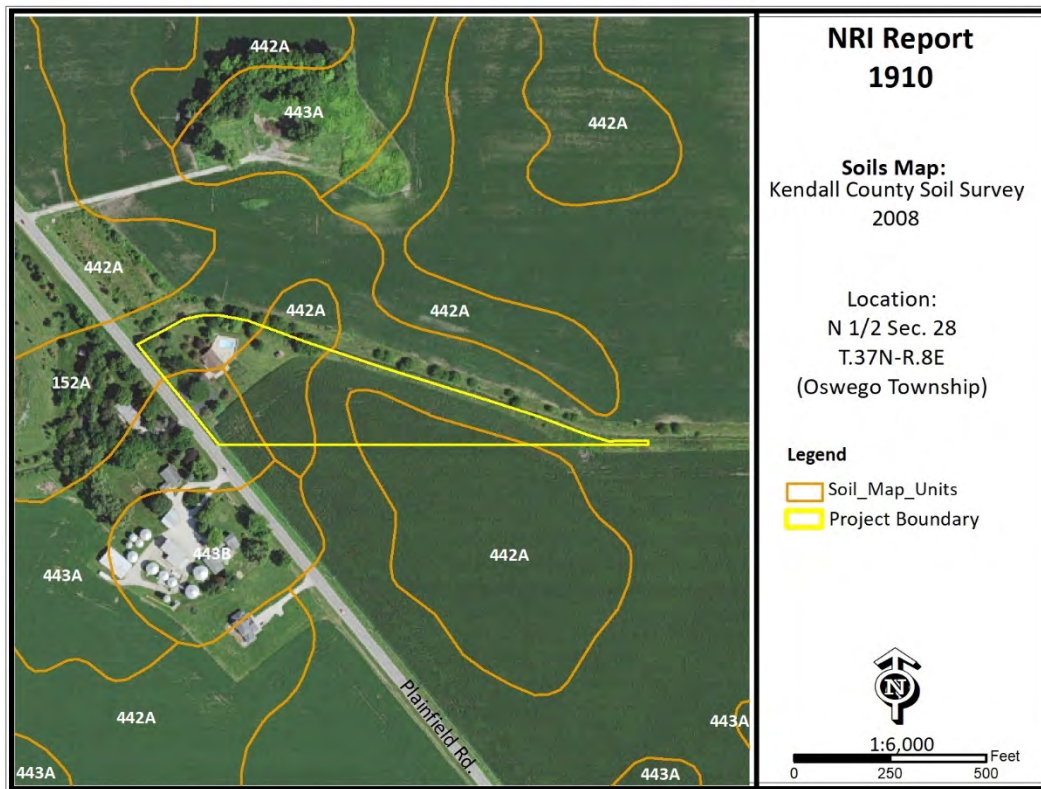
1910

Executive Summary

September 2019

Petitioner: John Gay & Laura Gay**Contact Person:** Caitlin Paloian, Attorney**County or Municipality the petition is filed 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.

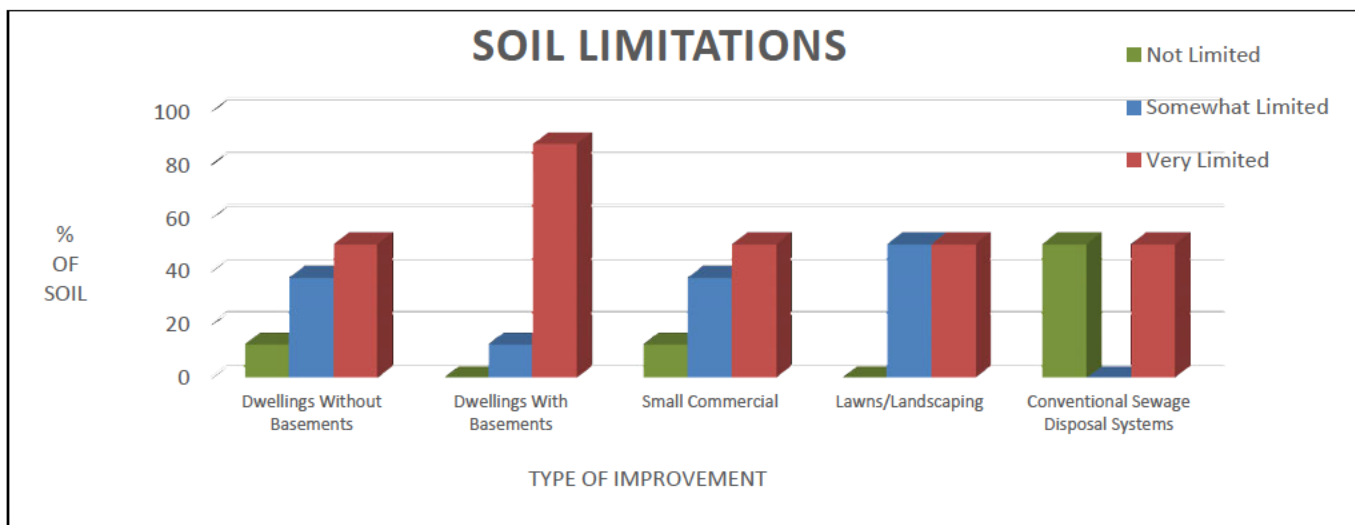
Table 2a:

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. Compiled Statutes, Ch. 70, Par 405/22.02a).

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

<i>Copies of this report or notification of the proposed land-use change were provided to:</i>	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*

TABLE OF CONTENTS

PURPOSE & INTENT.....	8
PARCEL LOCATION.....	9
Figure 1: 2017 Aerial Site Map with NRI Boundary and Location Map	
ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION.....	11
ECOLOGICALLY SENSITIVE AREAS.....	12
SOILS INFORMATION.....	13
Figure 2: Soil Map	
SOILS INTERPRETATIONS EXPLANATION.....	14
Figure 3: Maps of Building Limitations	
SOIL WATER FEATURES.....	19
SOIL EROSION & SEDIMENT CONTROL.....	20
PRIME FARMLAND SOILS.....	21
Figure 4: Prime Farmland Soil Map	
LAND EVALUATION AND SITE ASSESSMENT (LESA).....	22
DRAINAGE, RUNOFF AND FLOOD INFORMATION.....	23
Figure 5: FEMA Floodplain Map	
Figure 6: USGS Topographic Map	
WATERSHED PLANS.....	26
WETLAND INFORMATION.....	26
Figure 7: USFWS National Wetland Inventory	
HYDRIC SOILS.....	27
Figure 8: Hydric Soils Map	
WETLAND AND FLOODPLAIN REGULATIONS.....	29
GLOSSARY.....	30
REFERENCES.....	32

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

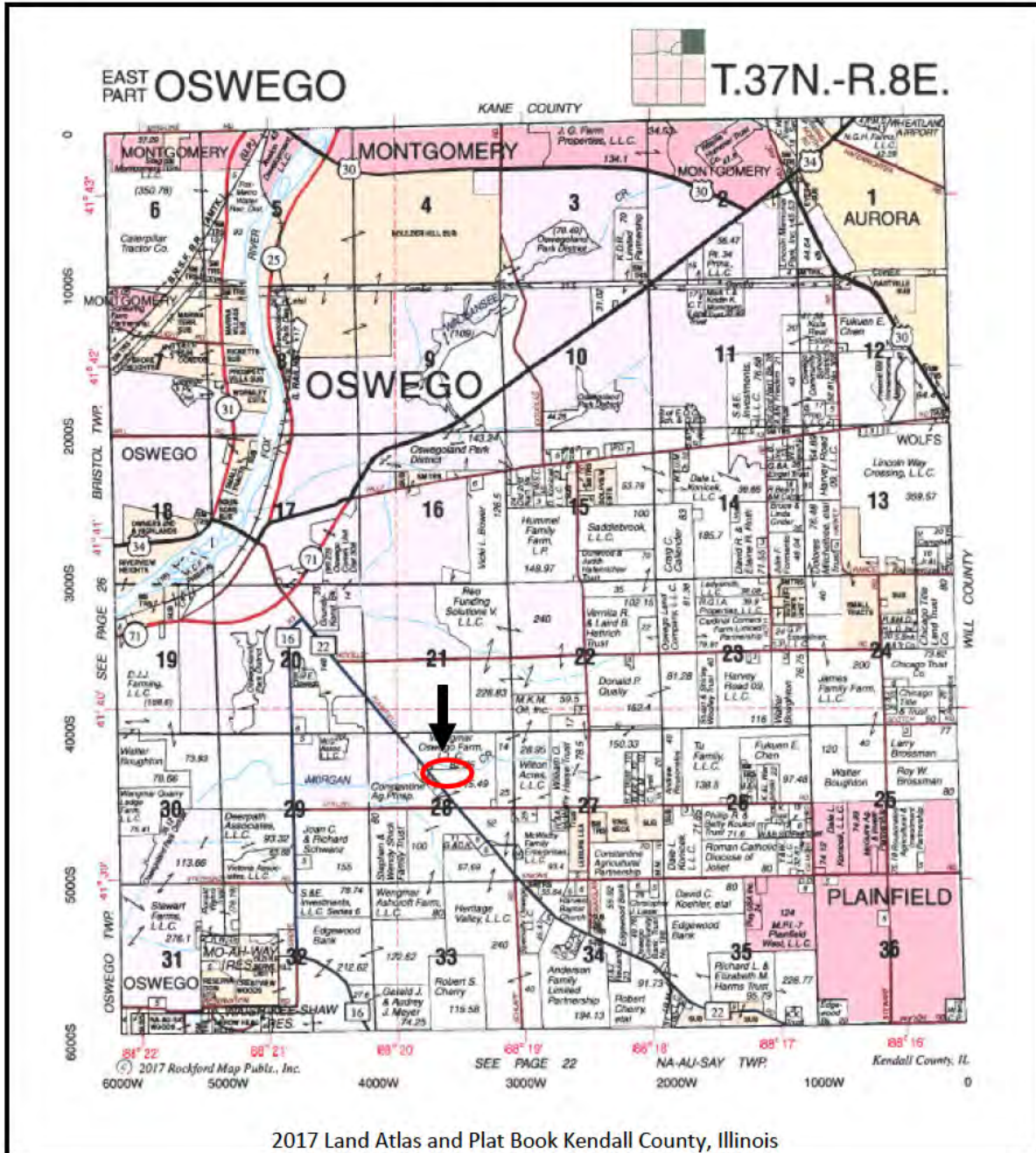
E-mail: Megan.Andrews@il.nacdnet.net

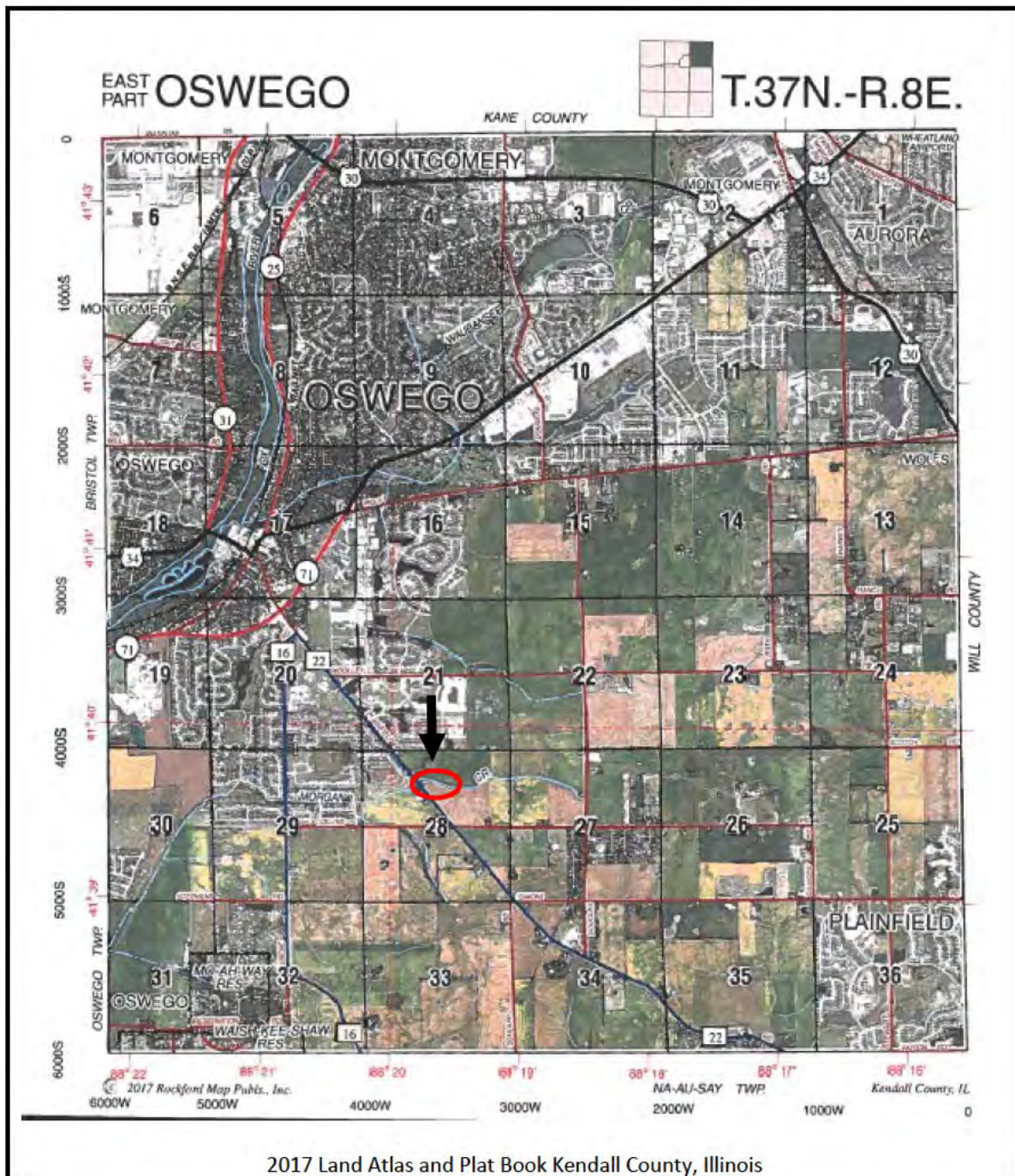
PARCEL LOCATION

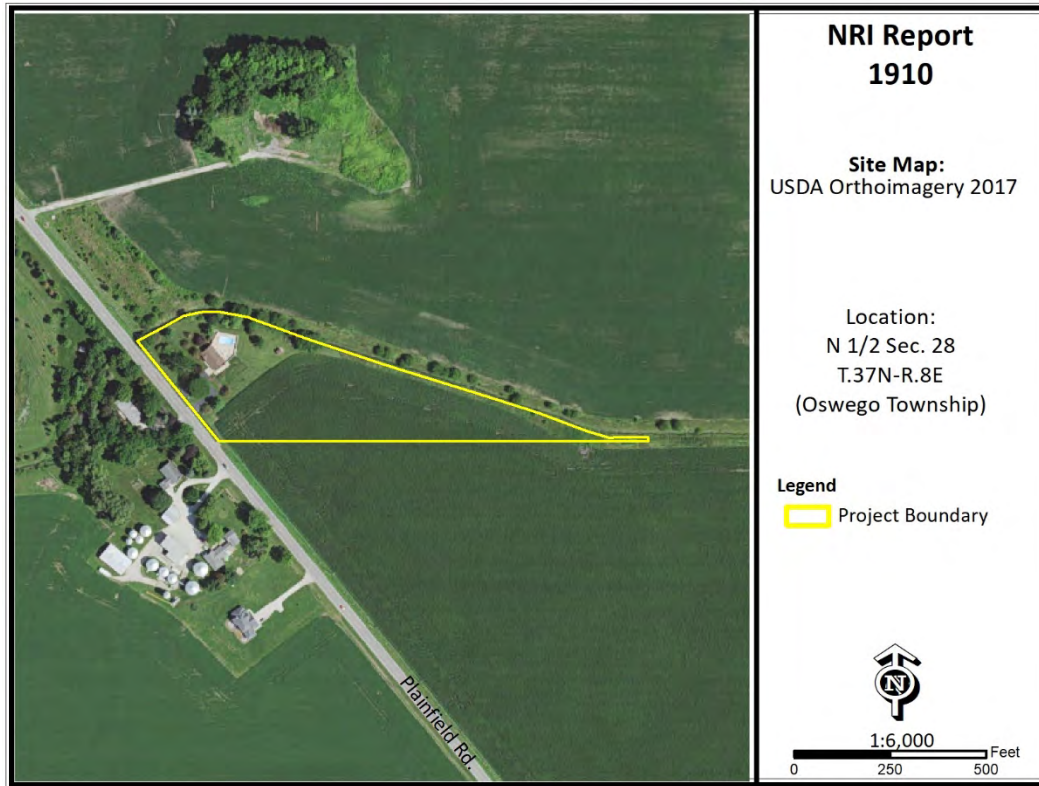
Location Map for Natural Resources Information Report # 1910

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







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 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

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

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

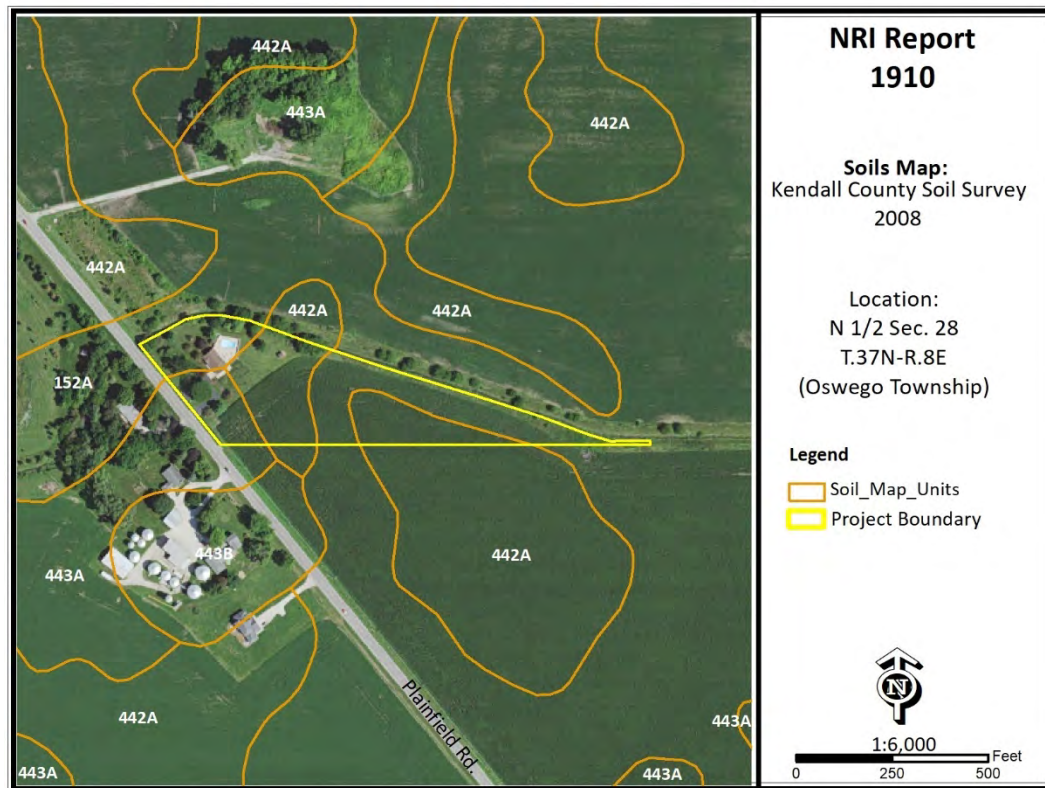


Table 1: Soil Map Unit Descriptions

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 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

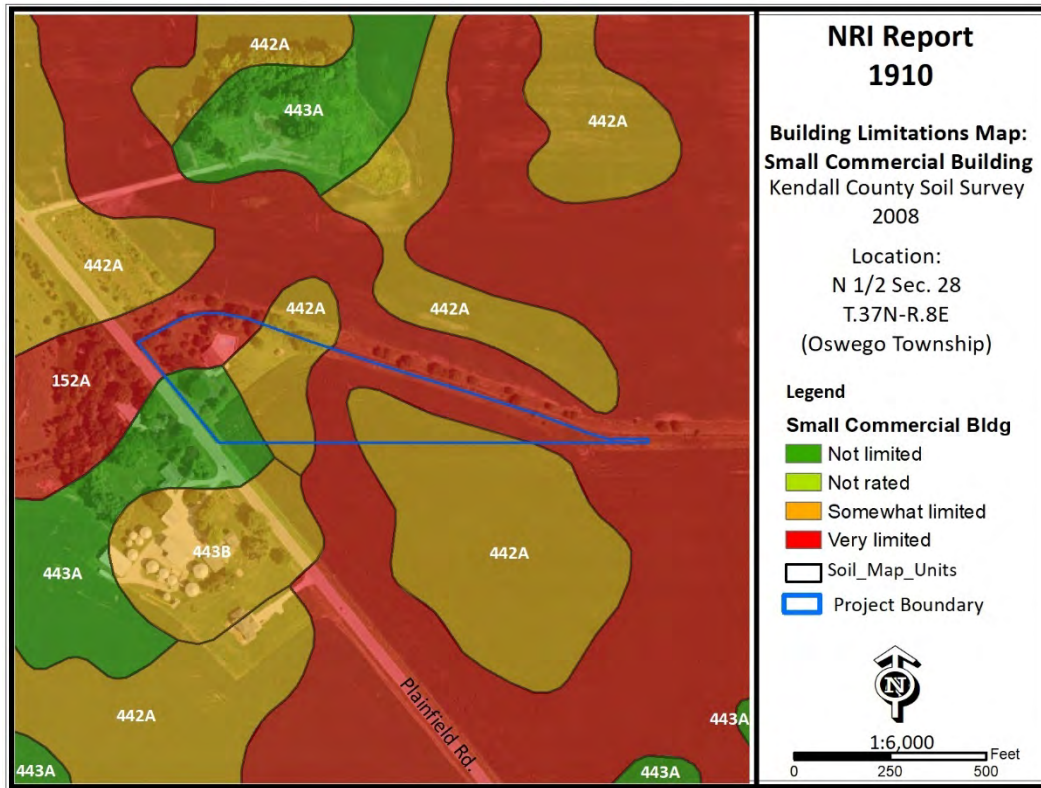


Figure 3b: Map of Building Limitations – Shallow Excavations

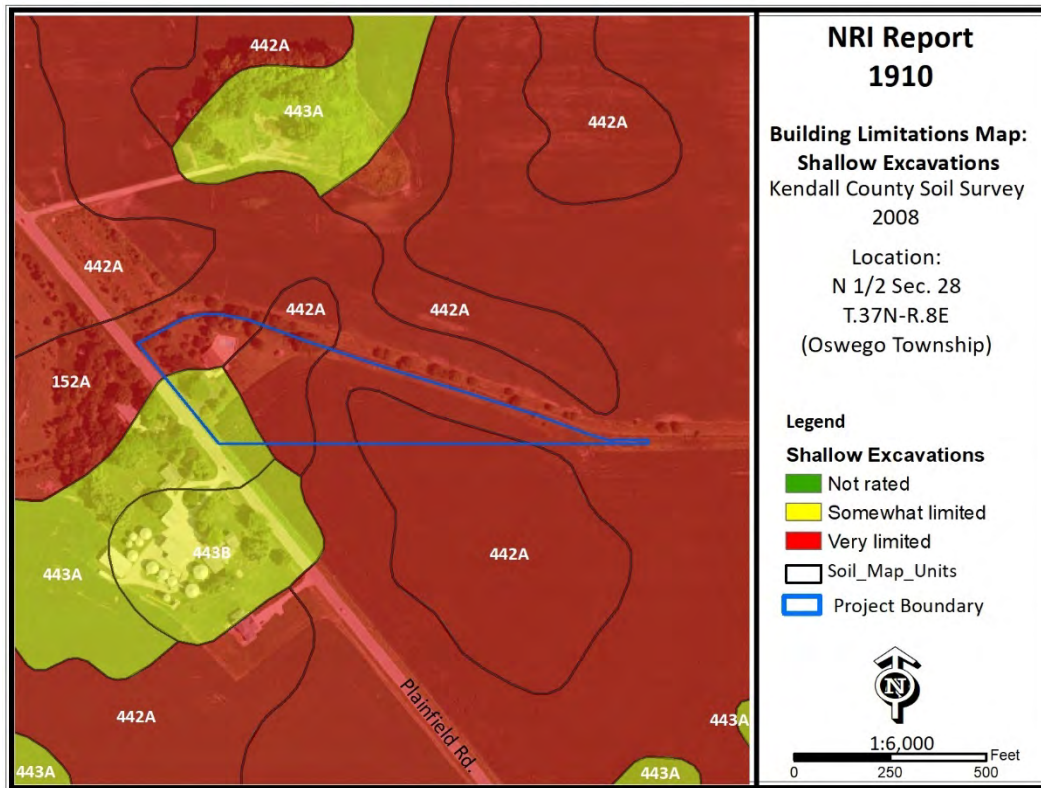


Figure 3c: Map of Building Limitations – Lawns/Landscaping

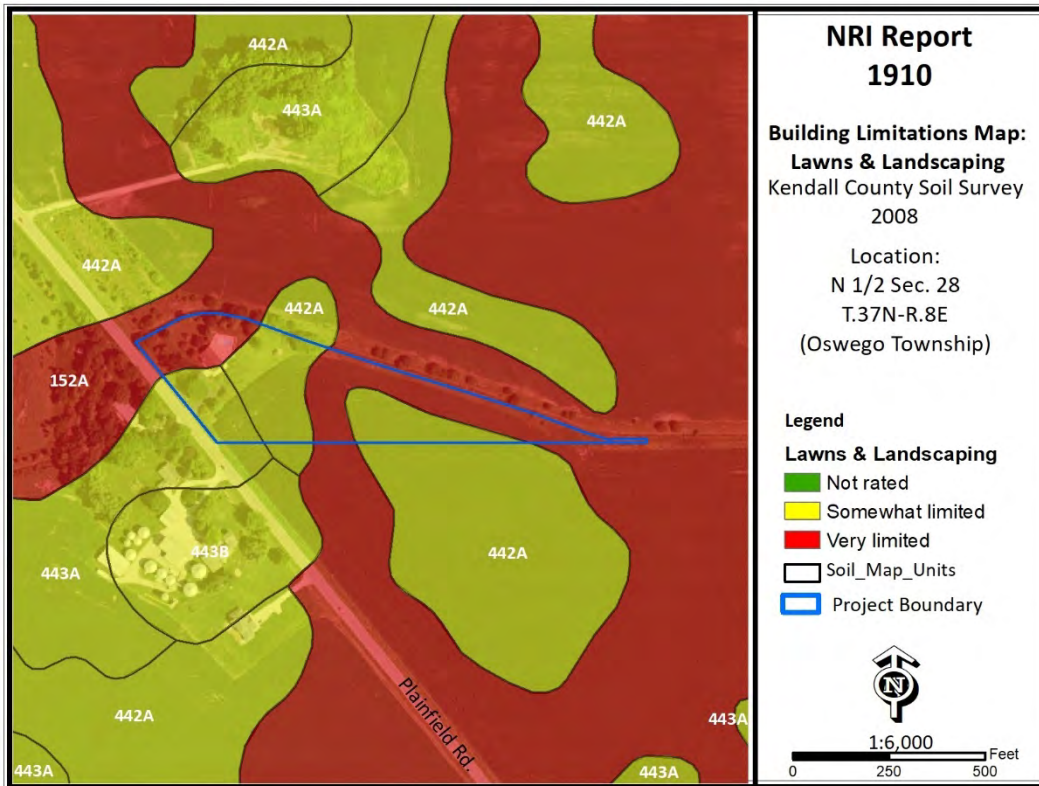
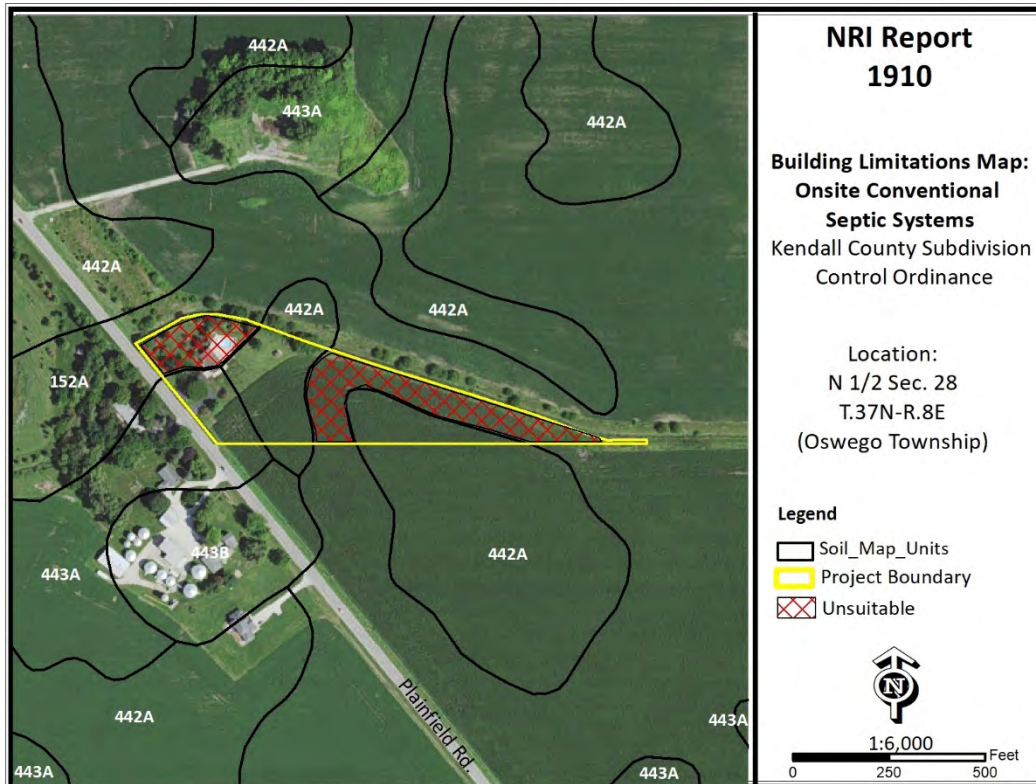


Figure 3d: Map of Building Limitations – Onsite Conventional Sewage System



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%

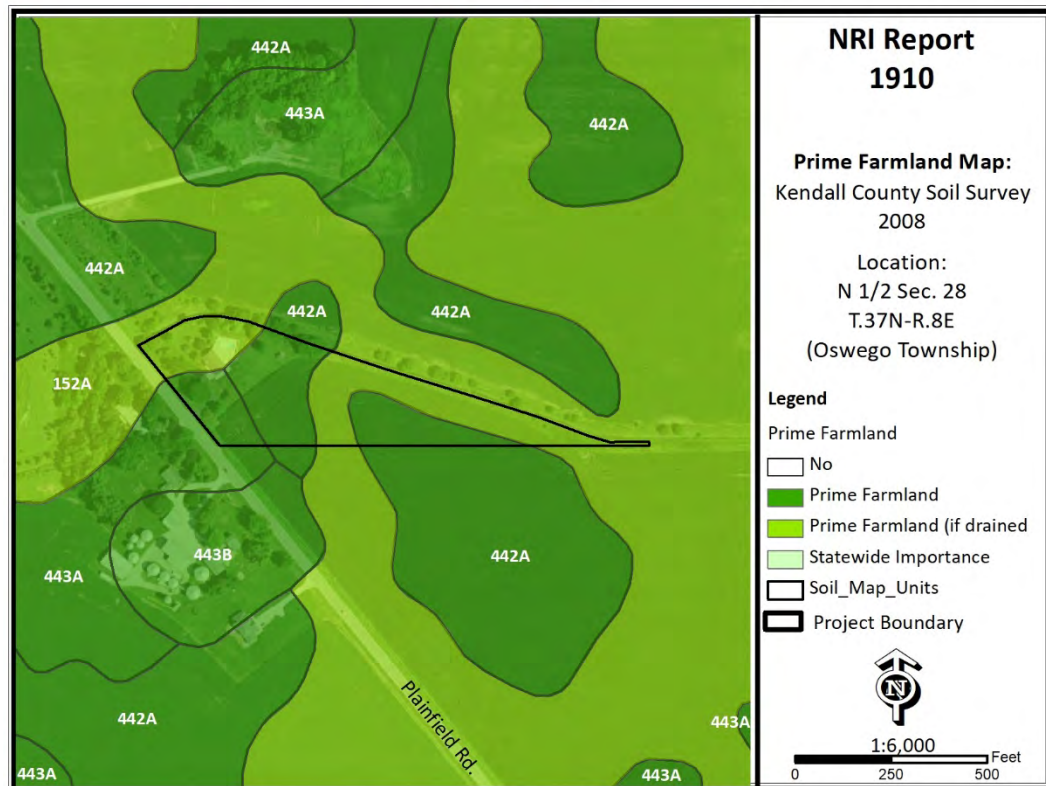
PRIME FARMLAND SOILS

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 planimeter.

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

When construction occurs, the Q value naturally increases because of the increase in

impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

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

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

Importance of Flood Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and 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.
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Figure 5: FEMA Floodplain Map

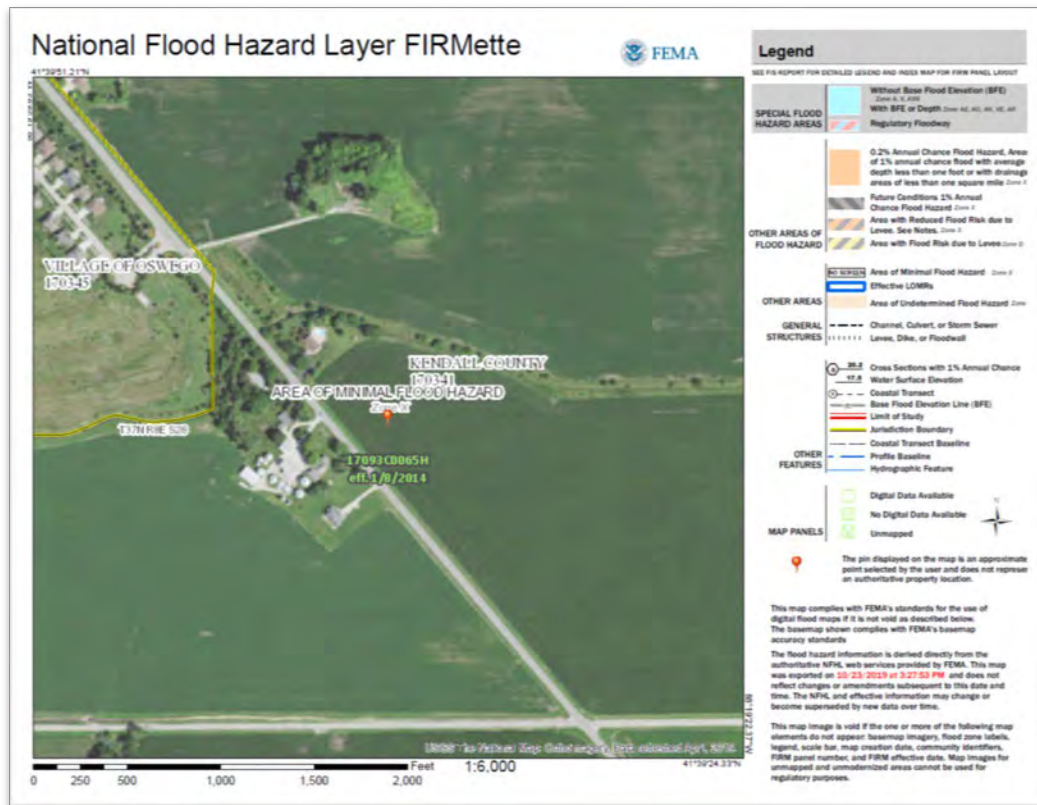
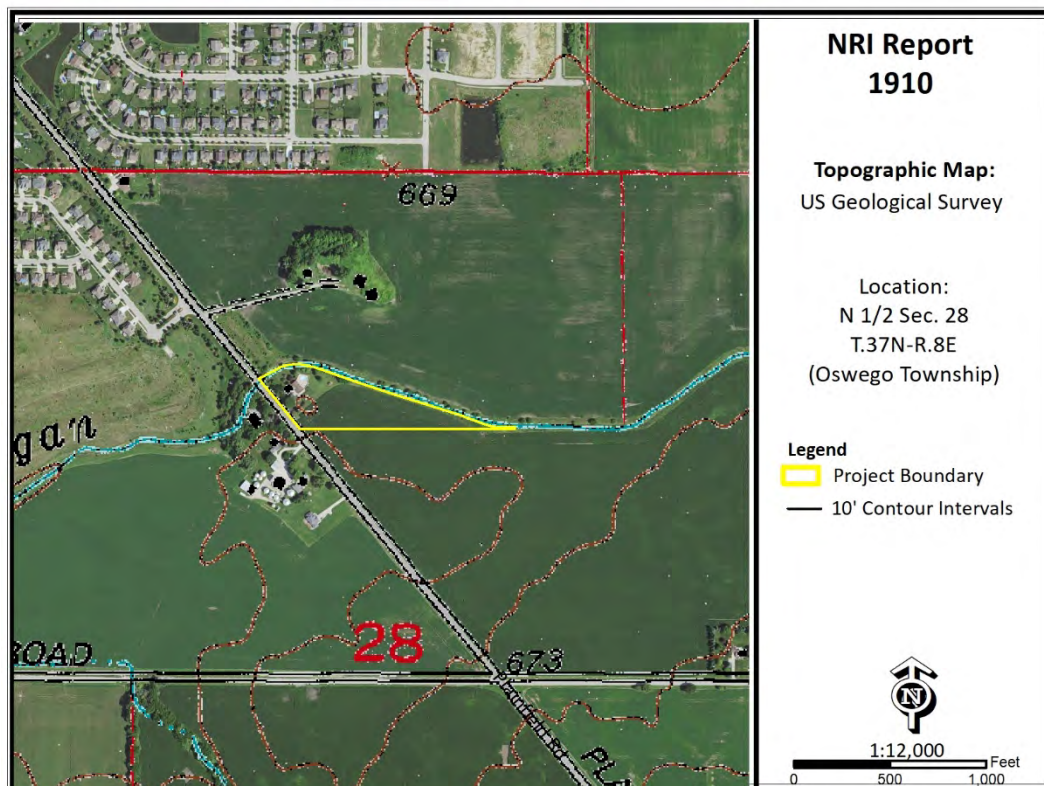


Figure 6: USGS Topographic Map



WATERSHED PLANS

Watershed and Subwatershed Information

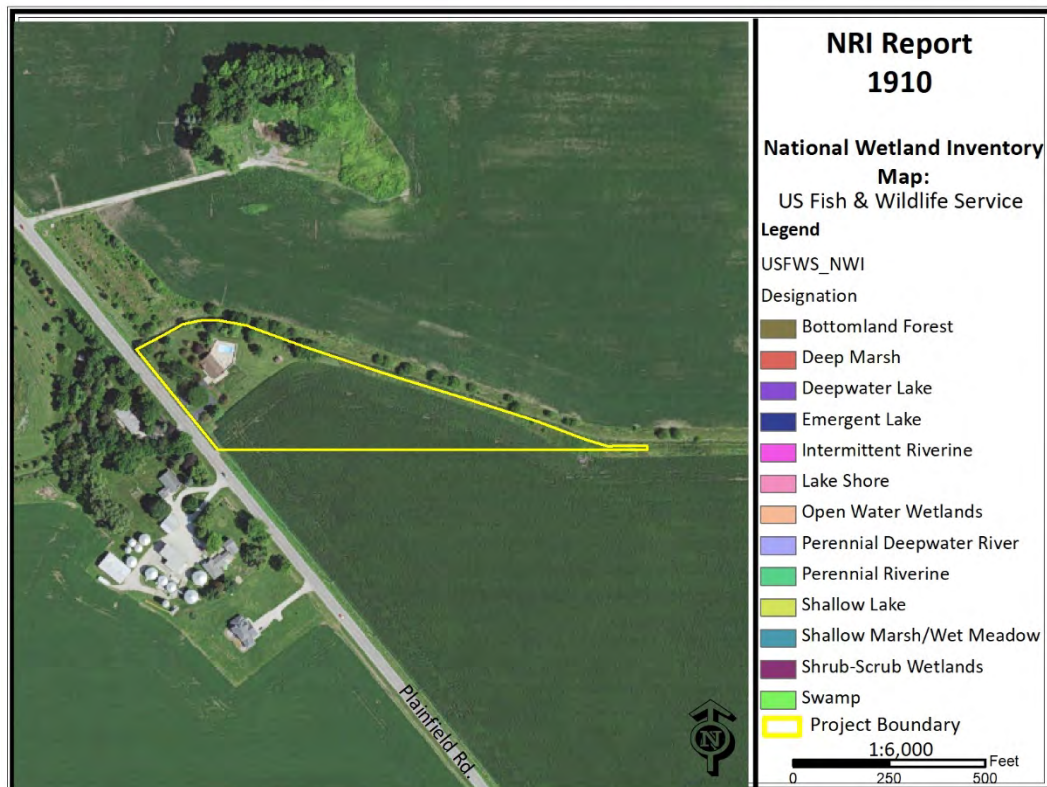
A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any 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.

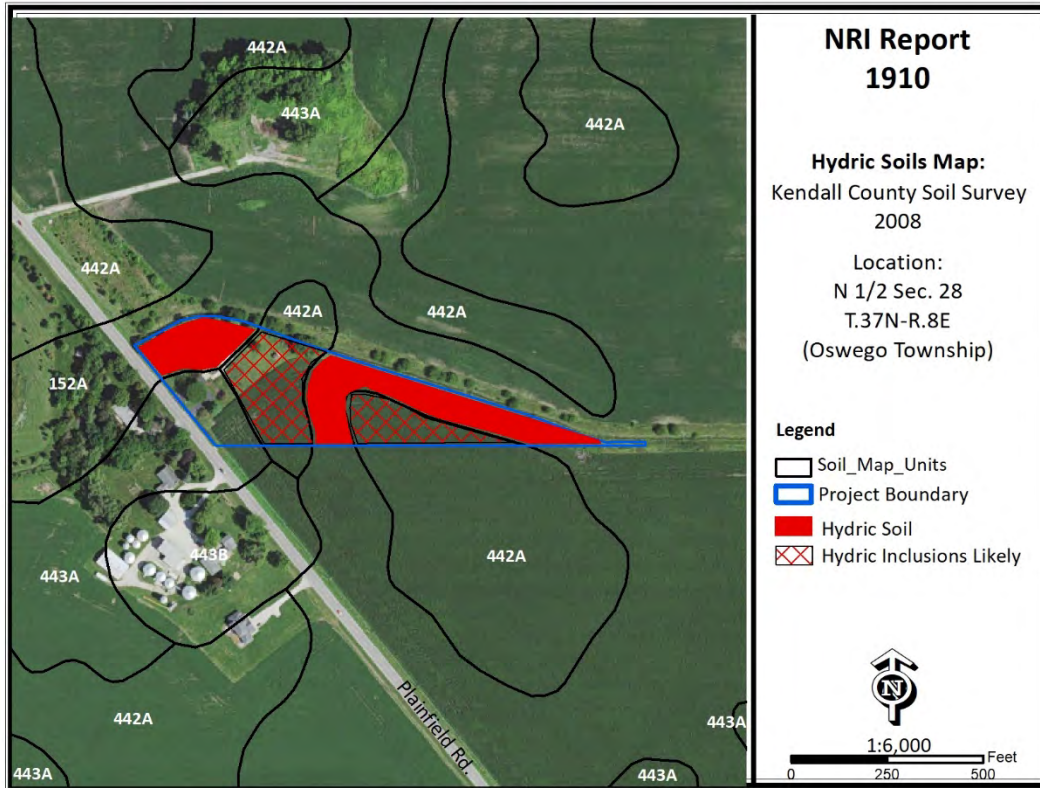
It is also important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

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,

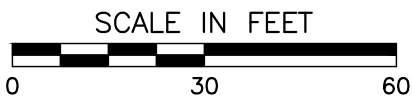
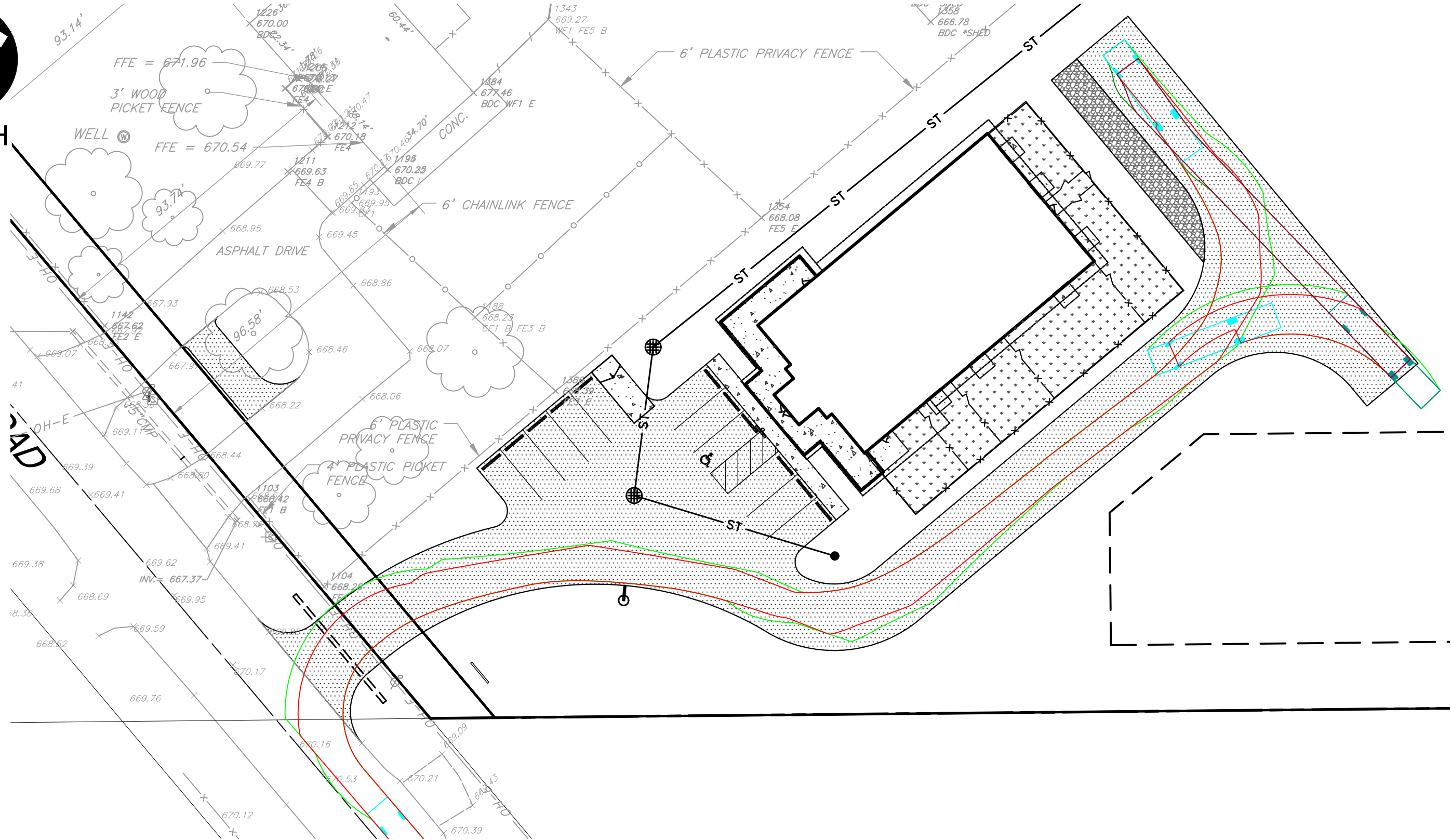
Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

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 <skoeppele@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:

- 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



 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		

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

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Thursday, February 3, 2022 7:42 AM
To: Matt Asselmeier; 'Greg Chismark'
Cc: Scott Koepfel; Scott Gengler
Subject: RE: FW: [External]Fwd: 313-348 Pets Home - Revised Plans and Stormwater Report

These appear to satisfy my previous comments – thank you!

Alec

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Thursday, February 3, 2022 7:35 AM
To: Alec Keenum <akeenum@oswegofire.com>; 'Greg Chismark' <GChismark@wbkengineering.com>
Cc: Scott Koepfel <skoepfel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>
Subject: FW: FW: [External]Fwd: 313-348 Pets Home - Revised Plans and Stormwater Report

Captain Keenum and Greg:

Attached please find updated drawings regarding 3601 Plainfield Road.

It is my understanding that the only change was to incorporate the requests of the Oswego Fire Protection.

Please let me know if you have any comments or concerns regarding the attached.

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.

ZPAC Meeting Minutes 01.04.22

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@trayfpd.com
Kelley Chrissie	One Towne Center Blvd. Shorewood, IL	kchrissie@vil.shorewood.il.us
Patrick A. Bernhard	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
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,

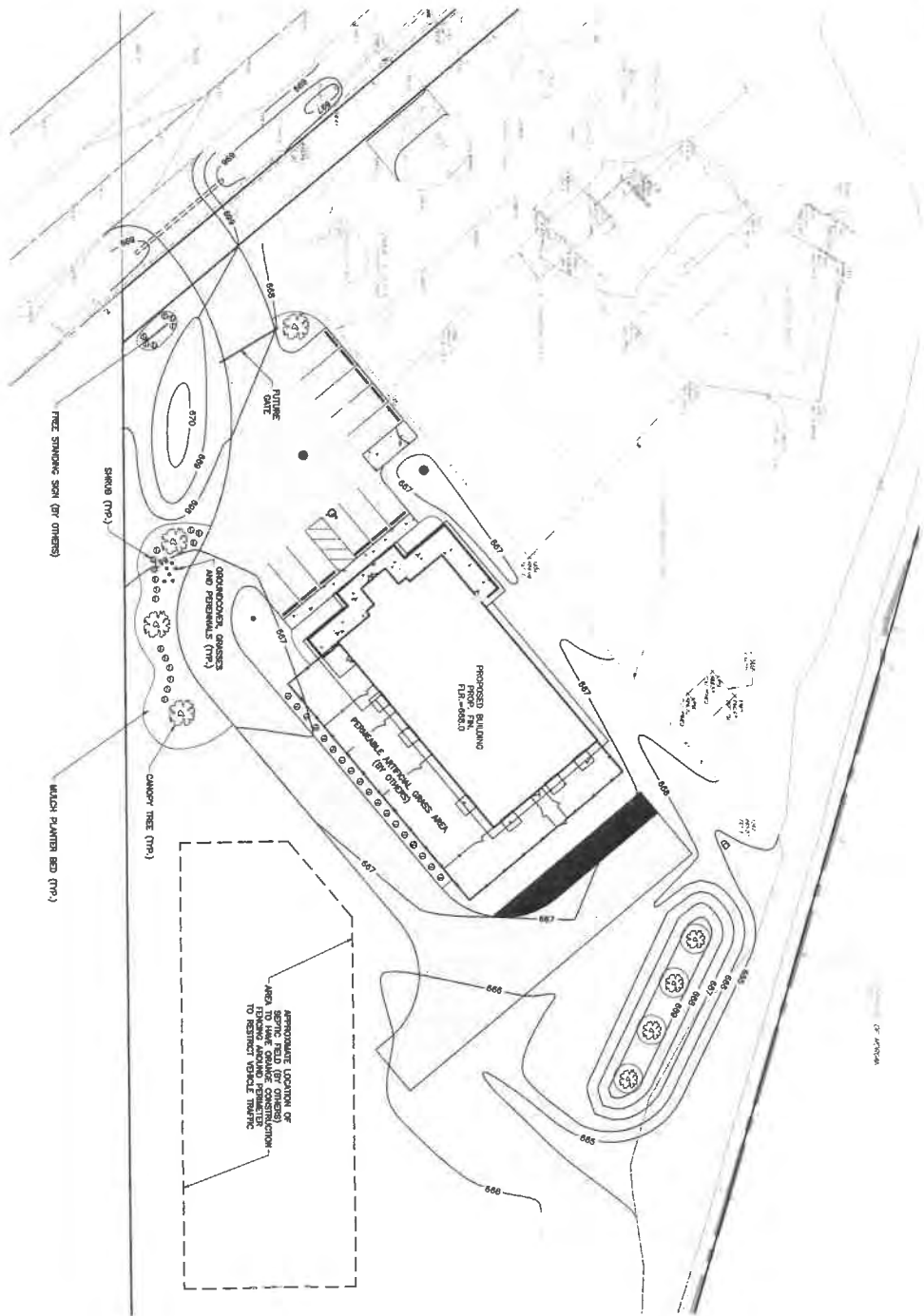
Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

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 <skoeppe@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:

- 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



PLANT LIST
 CANOPY TREES - 8 TOTAL
 FOUR (4) - 3" CALIBER
 FOUR (4) - 2" CALIBER
 SHRUBS
 34 TOTAL - 18" - 24" SIZE
 ORNAMENTAL GRASSES AND PERENNIALS
 NOTE: THE PLANT LOCATION AND THE SPECIES TYPE SHALL BE DETERMINED ON THE FINAL LANDSCAPING PLANS FOR CONSTRUCTION BY THE LANDSCAPE DESIGN PROFESSIONAL.

SCALE IN FEET
 0 20 40

LS-1.0
 SHEET 7 OF 18

LANDSCAPING PLAN

DATE: 12/22/2021 DRAWN BY: MAJ
 DWG SCALE: 1" = 30' CHECKED BY: TAG
 PROJECT NO: 312-18-000
 APPROVED BY: TAG

LINDBLAD CONSTRUCTION CO. OF JOLETT, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543



Civil & Environmental Consultants, Inc.
 1230 Earl O'Neil Road, Suite 200 - Naperville, IL 60563
 630-953-6026 • 877-953-6026
 www.cecinc.com

REVISION RECORD

NO.	DATE	REVISION FOR CLIENT	DESCRIPTION



January 25, 2022

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 3601 Plainfield Road (WBK Project 19-102.AL)

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Stormwater Management Report for The Pet's Home Pet Resort and Spa prepared by CEC dated January 2022 and received January 19, 2022.
- Engineering Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated January 19, 2022 and received January 19, 2022.
- Landscape Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated December 27, 2021 and received January 19, 2022.

The following comments are offered for the petitioner's consideration and require resolution prior to our recommendation for approval of a stormwater permit.

1. Stormwater Report – There is a minor discrepancy between the report and the plans for the storm sewer between structures 3 and 4.
2. Engineering Plans – The cover over the driveway access culvert is minimal. Change culvert pipe materials to RCP.
3. Engineering Plans – The cover over storm sewer within the pavement is minimal. Consider change pipe material to a rigid pipe to ensure long term durability.
4. Engineering Plans – The rip rap detail for the stormwater basin overflow is missing. Also, the end section detail / chart does not appear to be correct.
5. Landscape Plans – It appears the stormwater basin will hold a shallow depth of water. Specify plantings for the bottom of the basin.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,


Greg Chismark PE
WBK Engineering, LLC

WBK Engineering, LLC
WBKEngineering.com

 Part of the Mino Bradsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755



Civil & Environmental Consultants, Inc.

January 26, 2022

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560

**Re: Response to Review Ltr dated 1/25/2022
Pets' Home Pet Resort & Spa
3601 Plainfield Road, Oswego, IL
CEC Project 313-348**

Dear Mr. Asselmeier:

On behalf of Lindblad Construction, Civil & Environmental Consultants, Inc. (CEC) respectfully submits the following response to the WBK Engineering review letter dated January 26, 2022. The following are provided as attachments to this letter:

- Revised Final Engineering Plans (plans) prepared by CEC dated January 26, 2022
- Revised Stormwater Management Report prepared by CEC dated January 26, 2022

The following provides the County comments in bold followed by CEC's response.

1. **Stormwater Report – There is a minor discrepancy between the report and the plans for the storm sewer between structures 3 and 4.**

Response:

The Stormwater Management Report has been revised so to match the plans as requested.

2. **Engineering Plans – The cover over the driveway access culvert is minimal. Change culvert pipe materials to RCP.**

Response:

The material of the culvert pipe has been revised to RCP as requested.

3. **Engineering plans – The cover over storm sewer within the pavement is minimal. Consider changing the pipe material to a rigid pipe to ensure long term durability.**

Response:

The pipe material for the storm sewer located under the proposed parking lot has been revised to PVC SDR 26. The cover is more than the 1 foot minimum cover that is typically recommended for PVC pipe under pavement. The small portion of the pipe that has less than

Mr. Matt Asselmeier – Kendall County
CEC Project 313-348
Page 2
January 26, 2022

1 foot of cover just to the west of storm structure No. 4 falls within the grass area and would not be subject to traffic loads.

- 4. Engineering Plans – The rip rap detail for the stormwater basin overflow is missing. Also, the end section detail / chart does not appear to correct.**

Response:

The Pipe Outlet to Flat Area detail (Rip Rap) on sheet C800 has been corrected. Additionally, a basin overflow detail has been added to sheet C500.

- 5. Landscape Plans – It appears the stormwater basin will hold a shallow depth of water. Specify planting for the bottom of the basin.**

Response:

The bottom of the stormwater basin seeding mixture has been noted on the plan as requested.

Please contact me at (630) 963-6026 if you have questions, or require clarifications, to this submittal.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Thomas J. Green, P.E., P.L.S., CFM
Project Manager

Enclosures



February 1, 2022

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 3601 Plainfield Road (WBK Project 19-102.AL)

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Response Letter prepared by CEC dated January 26, 2022 and received January 26, 2022.
- Stormwater Management Report for The Pet's Home Pet Resort and Spa prepared by CEC dated January 2022 and received January 26, 2022.
- Engineering Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated January 26, 2022 and received January 26, 2022.
- Landscape Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated January 26, 2022 and received January 26, 2022.

We find that all prior comments have been addressed and have no objection to the issuance of a stormwater permit. Please find attached a pre-construction checklist outlining inspections and permit close out requirements.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,


Greg Chismark PE
WBK Engineering, LLC



February 11, 2022

Mr. Matt Asselmeier
Kendall County Planning, Building, & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 3601 Plainfield Road (WBK Project 19-102.AL)

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Engineering Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated February 2, 2022 and received February 3, 2022.

Plan changes do not affect our prior approval of the plans. We have no objection to the issuance of a stormwater permit based on this latest plan submittal. The pre-construction checklist dated 2-1-2022 outlining inspections and permit close out requirements remains valid.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,


Greg Chismark PE
WBK Engineering, LLC



Kendall County Site Development Construction Inspection Checklist

3601 Plainfield Road
Date 2-1-2022

Required: 48 hour notice is required to schedule inspections prior to noted construction activity.

Pre – Construction

	Required	Comments
Pre-Construction Meeting	☐	Provide on-site contractor info & project schedule
Contractor Contact information	X	
24 Hour Emergency Contact Information	X	

Earthwork & Soil Erosion and Sedimentation Control

	Required	Comments
Initial SESC – Before any construction has begun	X	Contact WBK when SESC complete for inspection.
WBK On-going Inspections	X	As needed
Protection of Septic Field Areas	☐	

Storm Sewer & Drainage

	Required	Comments
Installation of Pipe	☐	
Detention Facility Grading	X	With final inspection
Detention Facility Restoration	X	With final inspection

ROW/Pavement

	Required	Comments
Proof Roll Subgrade	☐	
Aggregate Base	☐	
Curb and Gutter	☐	
Pavement – Binder / Surface	☐	

Post – Construction

	Required	Comments
Final Inspection	X	Verify restrictor size and elevation
Record Drawings	X	Topo with stage storage verification

Miscellaneous

- Contact WBK 24 hrs in advance of work.
- Pump reports required if dewatering occurs

All requests shall be called in to:
Vince DiPrima, P.E.
WBK Engineering, LLC.
116 West Main Street, Suite 201
St. Charles, IL 60174

Phone: (630) 443-7755
e-mail: vdiprima@wbkengineering.com

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
January 31, 2022 – 7:00 p.m.

CALL TO ORDER

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

ROLL CALL:

Members Present: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Anne Vickery, and Dick Whitfield

Members Absent: Scott Cherry

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

Others Present: None

MINUTES:

Member LeCuyer made a motion, seconded by Member Fox, to approve the minutes of the December 13, 2021, hearing/meeting.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-49, 22-01, 22-03, and 22-04 at 7:00 p.m.

Petition 21 – 49 – Irma Loya Quezada

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

Petition 22 – 01 – Jose and Silvia Martinez

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

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

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

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

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

Mr. Asselmeier stated a quorum was not present at the January 26, 2022, Kendall County Regional Planning Commission meeting. He requested the hearings for the Petitions be continued to February 28, 2022, at 7:00 p.m.

Member Vickery made a motion, seconded by Member LeCuyer, to continue the hearings for Petitions 21-49, 22-01, 22-03, and 22-04 to February 28, 2022, at 7:00 p.m.

The votes were as follows:

Ayes (6): Fox, LeCuyer, Mohr, Thompson, Vickery, and Whitfield

Nays (0): None

Abstain (0): None

Absent (1): Cherry

The motion passed.

The Zoning Board of Appeals completed their review of Petitions 21-49, 22-01, 22-03, and 22-04 at 7:01 p.m.

NEW BUSINESS/OLD BUSINESS

Kendall County Regional Planning Commission Annual Meeting-February 5, 2022 at 9:00 A.M.

Mr. Asselmeier reported the date and time of the Annual Meeting.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petitions 21-37, 21-38, 21-40, 21-41, and 21-46 were approved by the County Board.

PUBLIC COMMENTS

Mr. Asselmeier reported there were no additional Petitions for the February hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:02 p.m.

The next hearing/meeting will be on February 28, 2022.

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

Exhibits

1. Memo on Petitions 21-49, 22-01, 22-03, and 22-04 Dated January 27, 2022
2. Certificate of Publication for Petition 21-49 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Certificate of Publication and Certified Mail Receipts for Petition 22-01 (Not Included with Report but on file in Planning, Building and Zoning Office)
4. Certificate of Publication and Certified Mail Receipts for Petition 22-03 (Not Included with Report but on file in Planning, Building and Zoning Office)
5. Certificate of Publication and Certified Mail Receipts for Petition 22-04 (Not Included with Report but on file in Planning, Building and Zoning Office)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: January 27, 2022
Re: Petitions 21-49, 22-01, 22-03, and 22-04

The Kendall County Regional Planning Commission did not have a quorum for their January 26, 2022, meeting. As such, the Commission was unable to review at issue recommendations on the subject Petitions.

Accordingly, Staff requests that the Kendall County Zoning Board of Appeals meets as scheduled on January 31, 2022, and votes to continue the hearings on the subject Petitions to February 28, 2022, at 7:00 p.m.

As of the date of this memo, the subject Petitions would be the only Petitions on the February 28th agenda.

If you have any questions regarding this memo, please let me know.

MHA

Attachment 12
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Meeting Minutes of January 26, 2022 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:10 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey, Claire Wilson, and Seth Wormley

Members Absent: Roger Bledsoe, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Dan Kramer, Anne Vickery, Pete Fleming, Laruin Family, Dustin Walzer, Jim Martin, Judd Lofchie, Andrew Doyle, Patti Bernhard, Lee Bryan, and Tom Green

ADJOURNMENT

Due to an absence of a quorum, the Kendall County Regional Planning Commission meeting adjourned at 7:10 p.m.

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

Attachment 13, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of February 23, 2022 - 7:00 p.m.

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

ROLL CALL

Members Present: Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Arrived at 7:03 p.m.), and Seth Wormley

Members Absent: Bill Ashton

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Miguel Angel Fernandez, Larson Family, Rusty Kamp, Robert Schwartz, Aaron Klima, 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, building elevations, and updated landscaping plan were provided.

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. 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 Petitioners submitted updated plans on February 2, 2022, and the Oswego Fire Protection District approved them on February 3, 2022. The emails and exhibit were provided.

The Village of Oswego was emailed information on December 23, 2021.

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 provided.

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting were provided.

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 had 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 to 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 plans show the removal of the existing southeastern access point.

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 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. The exact light fixtures are not known.

The Petitioners plan to have one (1) non-illuminated sign along Plainfield Road. The sign location is shown on the landscaping plan. The Petitioners were allowed to have one (1) sign per their original special use permit.

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. The landscaping plan also shows one (1) approximately four foot (4') tall berm and a retention pond. All landscaping was planned to be installed by June 1, 2022.

Seven (7) existing trees are in front of the house will be protected with fencing. One (1) tree will be removed.

Per the Kendall County Stormwater Management Ordinance, a stormwater permit will be required for the project. The stormwater related correspondence was provided.

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.

One (1) future gate is planned near the entrance to the property as shown on the landscaping plan.

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 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.”

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 vegetation and berm outlined in the landscaping plan 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.

Patti Bernhard, Attorney for the Petitioners, requested approval of the amendment.

Member Wilson asked if the Petitioners were presently operating a business at the property. Ms. Bernhard responded that the Petitioners were offering grooming and pet daycare services. The Petitioners were utilizing a dog taxi for the service.

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

The votes were as follows:

Ayes (8): Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley
Nays (0): None
Absent (1): Ashton
Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on February 28, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

A representative of the Larson Family requested to know the time of the April 27, 2022, Commission meeting. The meeting will be at 7:00 p.m.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Wormley, to adjourn. With a voice of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:45 p.m.

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

Enc.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
FEBRUARY 23, 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)
Tom Green		
Patti Bernhad		
Miguel Angel Fernandez		
Lamar Family		
Kathy Kemp		

John & Laura Gay

3601 Plainfield Road, Oswego

Presented by:

Patti A. Bernhard

Rosanova & Whitaker, Ltd.

127 Aurora Avenue

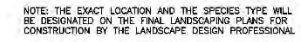
Naperville, IL 60540



Requests:

Approve a major amendment to an existing special use to make the following improvements:

- Building orientation shifted, no change to building size;
- Access to the Special Use shifted slightly southeast to provide separation between the residence and business (drive eliminated);
- Moved designated parking area to the southwest side of the building, no change to the number of parking spaces; and
- Emergency access road has been modified to include 100% concrete surface and a hammer-head turn around.

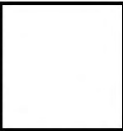


SCALE IN FEET

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 20, and 40 at the bottom.



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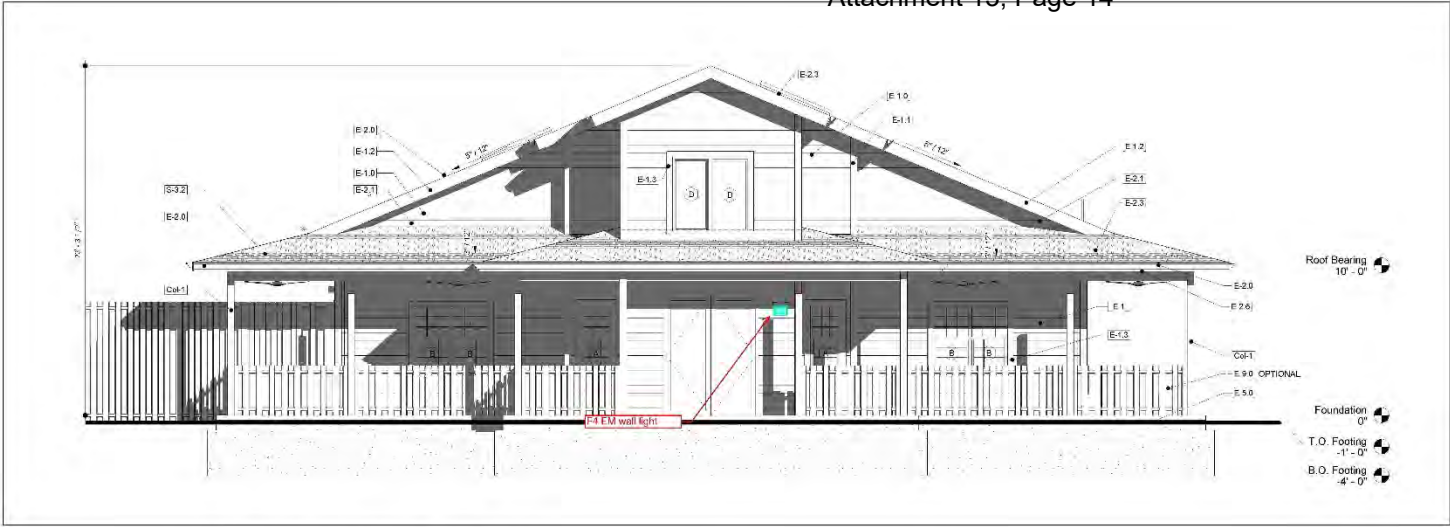
gregory e. lyons, architect
635 timber drive
coolidge, il 60415
815-634-4726
815-634-3400 office
815-364-0359 after
815-210-8089 cell
gregory.lyons@icloud.net

**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

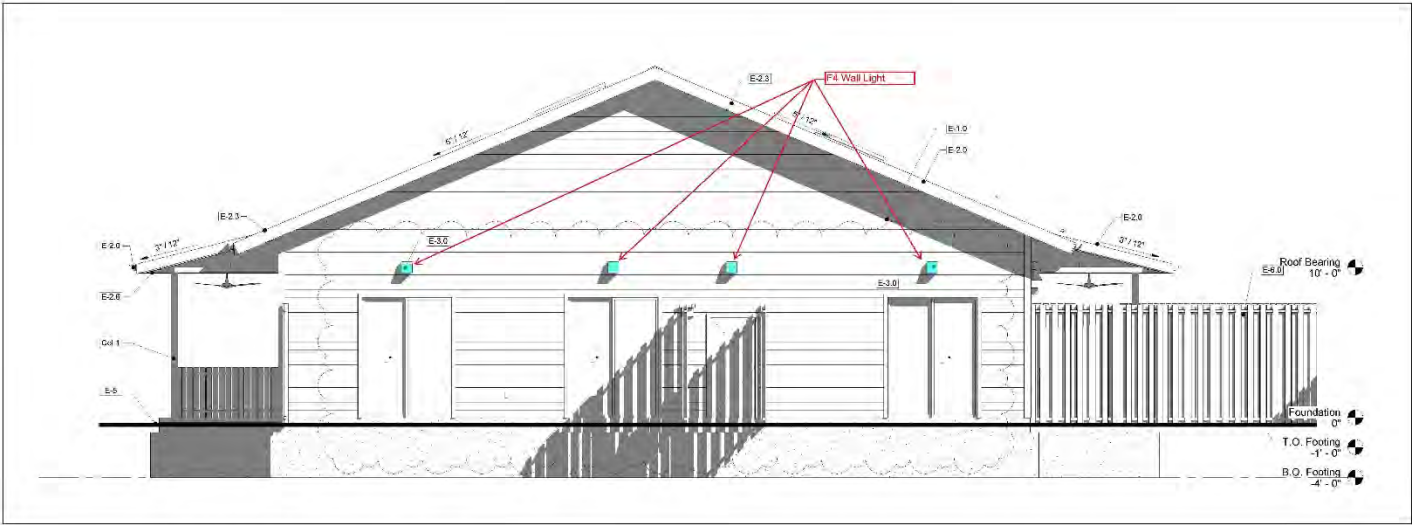
A0.00



FRONT ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

ELEVATION'S KEYNOTE LEGEND	
KEY MARK	KEY DESCRIPTION
COL-1	4/4 TREATED WOOD POST w/ SIMPSON STRONG-TIE BASE AND CAP CONN.
E-10	HARDIE BOARD - VINYL LAP SIDING (BRIGHT RED)
E-11	VINYL 2x6 CORNER BOARDS (WHITE)
E-12	VINYL 2x6 FASCIA BOARD (WHITE)
E-13	VINYL 2x6 TRIM BOARD (WHITE)
E-20	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS (WHITE)
E-21	CONCEALED METAL FLASHING
E-22	-
E-23	30-YEAR COMPOSITE ASPHALT SHINGLES (PAINTER GREEN)
E-24	-
E-25	CONTINUOUS RIDGE VENT (COLOR TO MATCH ROOFING)
E-26	VENTED VINYL GUTTER (WHITE)
E-30	EXTERIOR LED LIGHT FIXTURE
E-40	-
E-50	FINISH GRADE - SEE CIVIL DRAWINGS FOR GRADING PLAN
E-60	VINYL PRIVACY FENCE (WHITE)
E-100	-
E-80	-
E-90	WHITE PVC FENCE (OPTIONAL)

NOTES:
1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS COVER AND GROUND.



REAR ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

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 Elevations

A2.00

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gregory e. lyons, architect
8300 S. Halsted Ave.
Suite 100, Chicago, IL 60658
815-634-4726
815-634-3400 office
815-364-0339 cell
815-210-8889 fax
gregory@ealyns.com

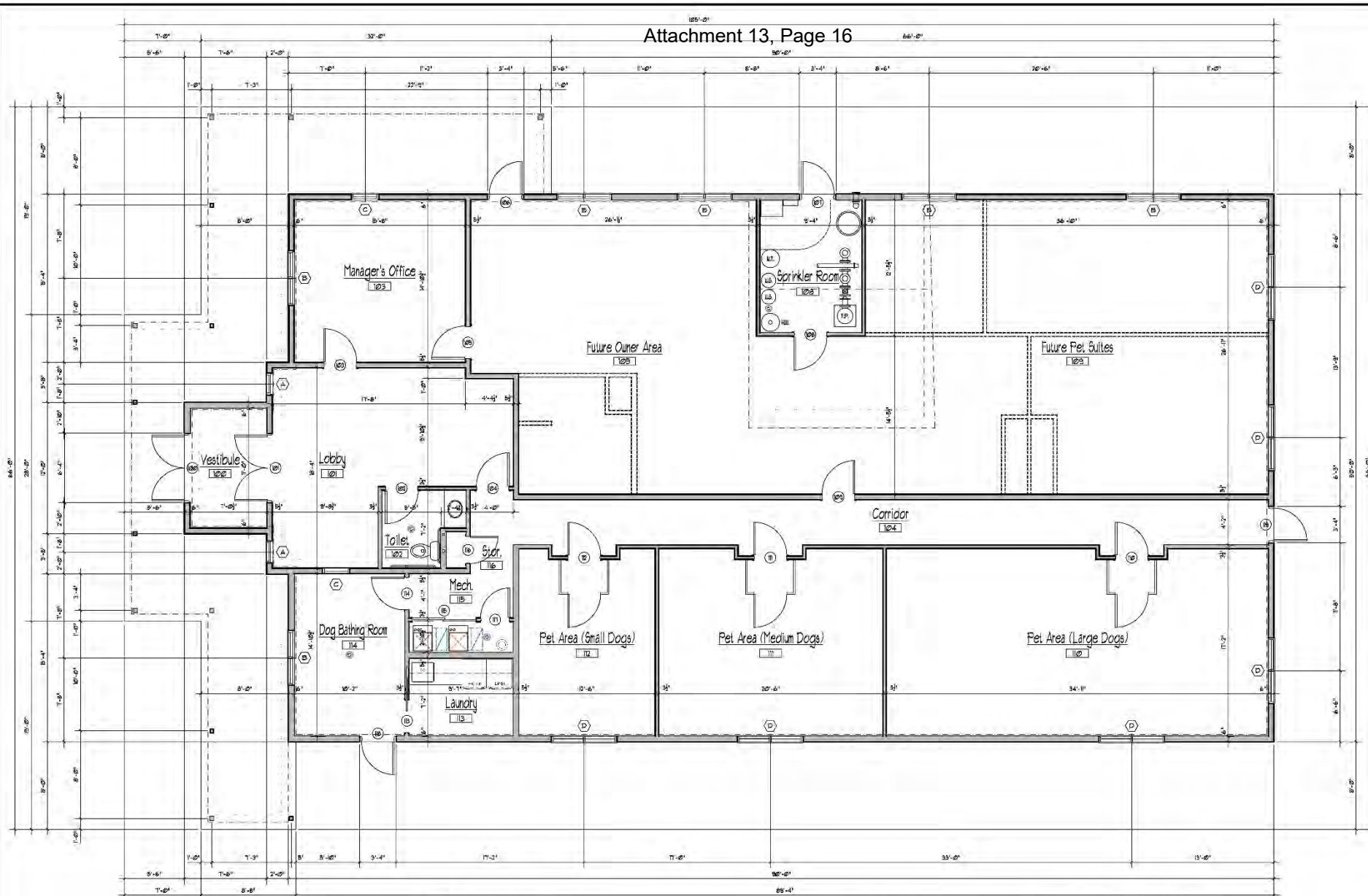


NOTES:

1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS C600 AND G400.
2. FOR ELEVATION KEYNOTE LEGEND SEE DRAWING A100.



A2.01



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NORTH
(VERTICAL FIELD)

NOTES:

- FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS C0000 AND C0001.
- 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	NO. & 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	2046-7 (NOTE 2)
(C)	2'-0" x 4'-6"	S.H.	2	2046 (NOTE 2)
(D)	5'-0" x 5'-0"	TWIN PICTURE	1	2050-2 (NOTE 2)
(E)	5'-0" x 8'-0"	GLIDING DOOR	0	0000 (NOTE 2)

WALL TYPE LEGEND:

- EXTERIOR WALLS - VINYL SIDING AS CHOSEN BY OWNER OVER TYVEK HOUSE WRAP ON 1/2" FIBERGLASS SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C. 1/4" DRY WITH R-38 MINU KRAT FIBERGLASS INSULATION AND 1/2" GYPSUM BOARD INTERIOR FINISH.
- INTERIOR PARTITIONS - 1/2" GYPSUM BOARD EACH SIDE OVER 2x4 (3x1) OR 2x6 (3x1) WOOD STUDS @ 16" O.C. WITH BOUND ATTENUATING INSULATION TO UNDERSIDE OF ROOF TRUSSES (UNCL).
- RETURN INTERIOR PARTITION WALLS TO BE COMPLETED AT A LATER DATE.

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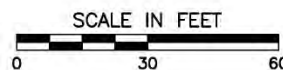
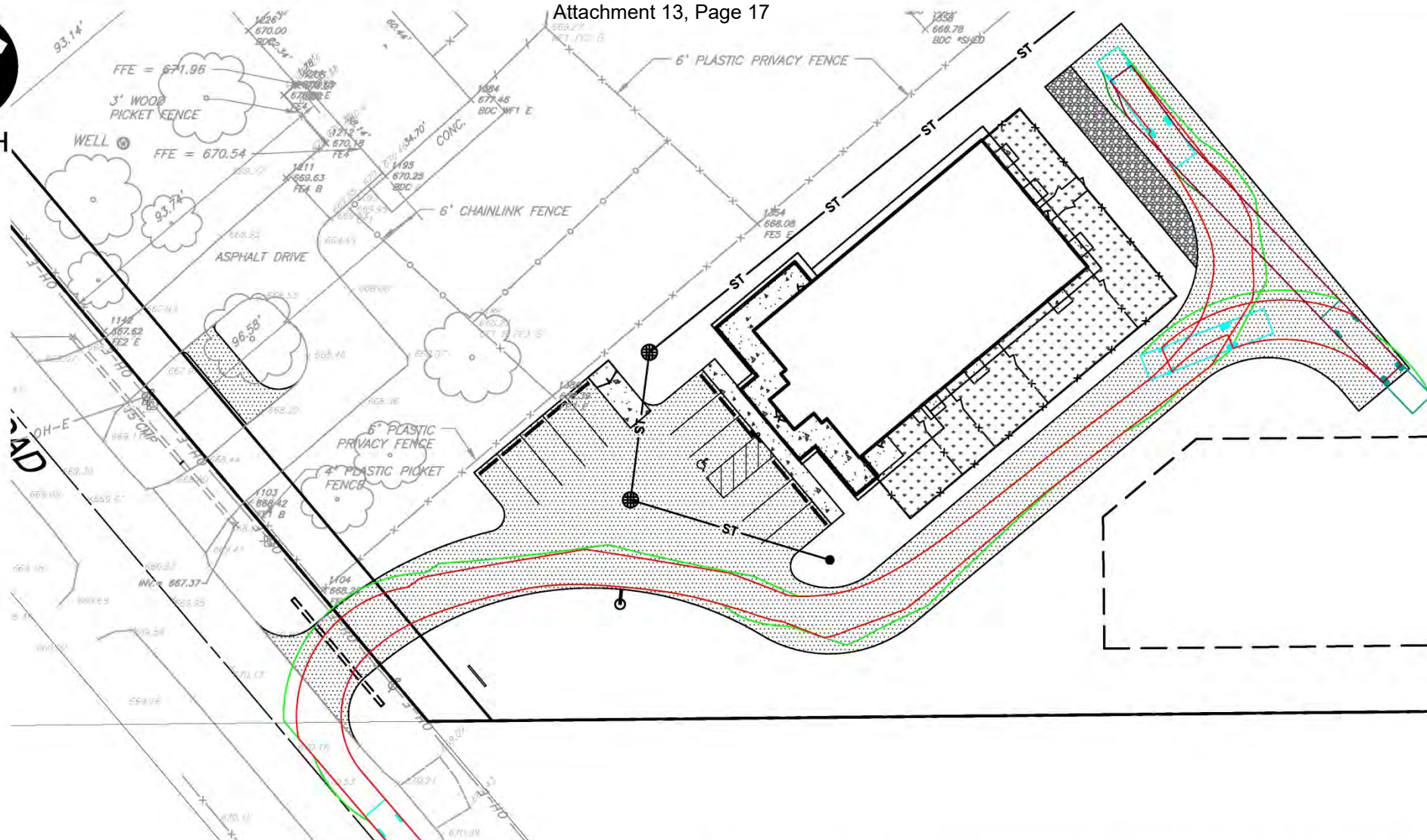
gregory e. lyons, architect
 632 North 5th
 East Troy, IL 60120
 815-634-4726
 815-634-2400 office
 815-364-0389 cell
 815-210-8088 fax
 gregory.lyons@gregorye.com

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

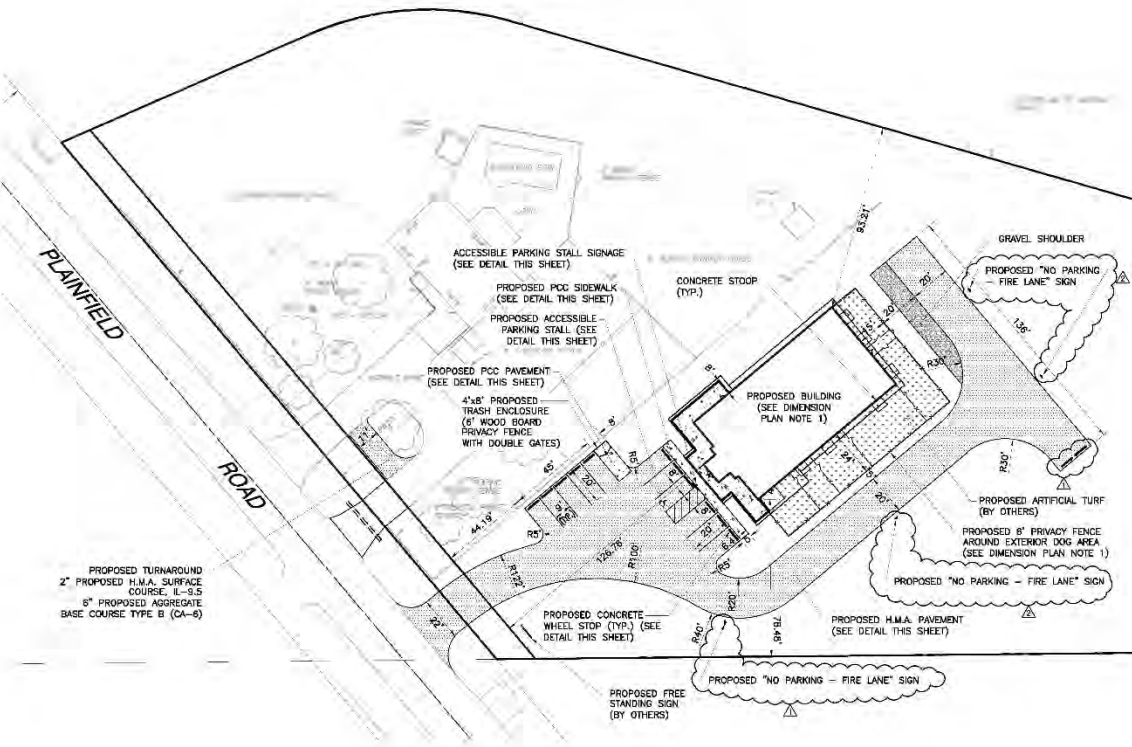
Floor Plan

A1.00



C&E 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
DATE:	JANUARY 19, 2022	APPROVED BY:	TJG
DWG SCALE:	1"=20'	EXHIBIT:	1
PROJECT NO:	313-348		

P:\310-000\313-348\313-348-CADD\Drawings\313-348-CV01-Autolum Exhibit.dwg(SHT) LS(1/19/2022 - (green)) - LP: 1/19/2022 4:04 PM

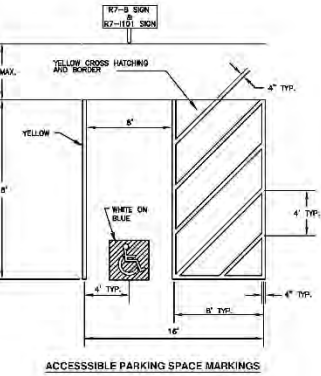


DIMENSION PLAN NOTES:

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

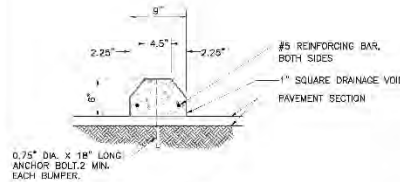
GROSS BOUNDARY:	207,001 S.F. (4.773 AC.)
TS H.O.W. DEDICATION:	5,123 S.F. (0.118 AC.)
NET BOUNDARY:	202,778 S.F. (4.655 AC.)
FIN:	03-26-100-004
EXISTING PERVIOUS AREA	197,828 S.F. 05.2%
EXISTING IMPERVIOUS AREA	10,073 S.F. 4.8%
ADDITIONAL IMPERVIOUS AREA (EXISTING + PROPOSED)	31,644 S.F.
DISTURBED AREA	65,671 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
EXCESS/DEFICIENCY IN PARKING ADJACENT TO BUILDING	3,290 S.F.



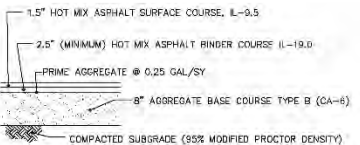
# OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING SPACES REQUIRED	
TOTAL OFF STREET PARKING SPACES REQUIRED	ACCESSIBLE PARKING SPACES REQUIRED
1 TO 20	1
21 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000

NOTES FOR HANDICAP PARKING SPACES:

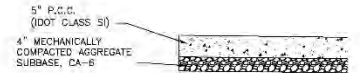
1. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
2. HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "RESERVED" AND "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.



CONCRETE WHEEL STOP
NOT TO SCALE

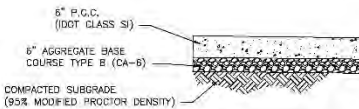


HMA PAVEMENT SECTION
NOT TO SCALE



- 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.

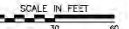
P.C.C. SIDEWALK/SLAB SECTION
NOT TO SCALE



- NOTES:**
1. PROVIDE BROOM FINISH.
 2. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED.

P.C.C. PAVEMENT/TRASH ENCLOSURE SLAB SECTION
NOT TO SCALE

ACCESSIBLE PARKING STALL SIGNAGE



REVISION RECORD

NO.	DATE	DESCRIPTION
1	03-26-10	ISSUED FOR PERMIT
2	03-26-10	ISSUED FOR PERMIT
3	03-26-10	ISSUED FOR PERMIT
4	03-26-10	ISSUED FOR PERMIT
5	03-26-10	ISSUED FOR PERMIT
6	03-26-10	ISSUED FOR PERMIT
7	03-26-10	ISSUED FOR PERMIT
8	03-26-10	ISSUED FOR PERMIT
9	03-26-10	ISSUED FOR PERMIT
10	03-26-10	ISSUED FOR PERMIT

Linblad Construction Co. of Joliet, Inc.
Civil & Environmental Consultants, Inc.
1230 East Dell Road, Suite 200 - Naperville, IL 60563
(630) 863-4025 (630) 863-4026
www.linblad.com

Linblad Construction Co. of Joliet, Inc.
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

DIMENSION PLAN	
DATE:	03-26-10
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111
PROJECT NO.:	11-1111

C400



MINIMIZE TRAFFIC ON ROUTE 30

Currently most dogs that come daily are transported via the Pet Taxi shuttle service provided by owners.

Thank You