



**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

October 28, 2024 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

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

MINUTES: Approval of Minutes from the September 30, 2024, Zoning Board of Appeals Hearing/Meeting (Pages 2-10)

PETITIONS:

1. **Petition 24 – 26 – Timothy A. Tremain (Pages 11-84)**
Request: Map Amendment Rezoning the Subject Property from R-1 One Family Residential District to R-3 One Family Residential
PINs: 02-30-400-013 and 02-31-201-014
Location: Between 11237 and 11209 River Road, Plano in Bristol Township
Purpose: Petitioner Wants to Rezone the Property to Build Two Houses
2. **Petition 24 – 28 – Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust (Pages 85-195)**
Request: Major Amendment to a Special Use Permit for a Banquet Facility Granted by Ordinance 2015-06
PINs: 06-11-100-004, 06-11-100-008, and 06-10-200-001
Location: 1998 Johnson Road, Oswego in Na-Au-Say Township
Purpose: Petitioner Wants to Amend the Site Plan by Replacing the Tent with a Permanent Building, Expand the Special Use Permit Area, Increase the Capacity of Attendees at Events, Change the Operating Season to Year-Round, Replace the Mobile Restroom Facilities with Permanent Restroom Facilities, and Have the Ability to Install Signage in the Future; Property is Zoned A-1 with a Special Use Permit
3. **Petition 24 – 29 – Blake T. and Michaela M. Carrescia (Pages 196-206)**
Request: Variance to Section 36-332 (2) of the Kendall County Code by Reducing Both Side Yard Setbacks from Fifty Feet (50') to Thirty-Five Feet (35')
PIN: 06-02-125-001
Location: 6192 Dover Court, Oswego in Na-Au-Say Township
Purpose: Petitioner Wants to Build One (1) House on the Property; Property is Zoned R-1

NEW BUSINESS/ OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 24-14 Seward Township Future Land Use Map
2. Petition 24-21 Hill Rezoning on Miller Road
3. Petition 24-22 Phillipp Rezoning on Legion Road

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on December 16, 2024

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

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
September 30, 2024 – 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, Jillian Prodehl, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Director and Wanda Rolf, Office Assistant

Others Present: Dan Kramer, Leo Phillip, and Gloria Foxman

MINUTES:

Member Prodehl made a motion, seconded by Member Fox, to approve the minutes of the September 3, 2024, hearing/meeting.

With a voice vote of seven (7) ayes, the motion carried.

PETITIONS:

The Zoning Board of Appeals started their review of Petition 24-13 at 7:01 p.m.

Petition 24 – 13 – James C. Marshall on Behalf of TurningPointEnergy, LLC Through TPE IL KE240 (Tenant) and Frank J. Santoro (Owner)

Request: Special Use Permit for a Commercial Solar Energy Facility and Variance to Section 7:01.D.17.a of the Kendall County Zoning Ordinance to Allow a Commercial Solar Energy Facility on Land within One Point Five (1.5) Miles of Municipality without an Annexation Agreement

PIN: 03-26-300-006

Location: East of 2025 Simons Road, Oswego in Oswego Township

Purpose: Petitioner Would Like to Install a Commercial Solar Energy Facility; Property is Zoned A-1

Mr. Asselmeier read an email from the Petitioner’s Consultant requesting a continuance to January 27, 2025.

Member LeCuyer made a motion, seconded by Member Thompson, to continue the hearing to January 27, 2025.

The votes were as follows:

Ayes (7): Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

The proposal will be on the January 27, 2025, Zoning Board of Appeals agenda.

The Zoning Board of Appeals completed their review of Petition 24-13 at 7:01 p.m.

The Zoning Board of Appeals started their review of Petition 24-22 at 7:01 p.m.

Chairman Mohr swore in Dan Kramer and Leo Phillipp

Petition 24 – 22 – Leo M. Phillipp

Request: Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 05-08-301-002
Location: 10835 Legion Road, Yorkville in Kendall Township
Purpose: Petitioner Wants to Rezone the Property in Order to Build 3 Houses

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately eleven point six more or less (11.6 +/-) acres of the approximately fifteen (15) acres located at the northeast corner of Legion and East Highpoint Roads in order to construct approximately three (3) houses.

The application materials and zoning plat were provided.

The property is located at 10835 Legion Road.

In 1984, through Ordinance 84-06, the southwest corner of the property was rezoned to R-1.

In 1987, through Ordinance 87-27, the southwest corner of the property was rezoned back to A-1 and approximately three point three more or less (3.3 +/-) acres, where the current house, is placed was rezoned to R-1.

The total size of the property is approximately fifteen (15) acres.

The existing land use for the proposed rezoned portion of the property is Wooded.

The County's Land Resource Management Plan calls for the property to be Suburban Residential and Yorkville's Plan calls for the property to be Estate/Conservation Residential.

ZBA Meeting Minutes 9.30.24

Page 2 of 8

East Highpoint Road and Legion Road are Township maintained Minor Collectors.

Yorkville has a trail planned along East Highpoint Road.

There are no floodplains or wetlands on the property.

The current land uses of the adjacent properties are Agricultural and Single-Family Residential.

The adjacent properties are zoned A-1, A-1 SU, and R-1.

The County's Future Land Use Map calls for the area to be Suburban Residential (Max 1.0 DU/Acre) and Rural Residential (Max 0.65 DU/Acre). Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, R-1, R-2, R-3, RPD-2, RPD-3, and B-4.

The A-1 special use permits to the east are for communication towers.

The A-1 special use permit to the west is for boarding horses.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on July 19, 2024. The LESA Score was 133 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Kendall Township on July 30, 2024. The Kendall Township Planning Commission reviewed the proposal at their meeting on September 16, 2024, and the Kendall Township Board reviewed the proposal at their meeting on September 17, 2024. Discussion occurred regarding the number of houses, the number and location of driveway cuts, rights-of-way dedications, and the development of houses without doing a subdivision. The Kendall Township Planning Commission and Kendall Township Board recommended approval of the proposal with the caveats that driveway placements require prior approval by the Kendall Township Highway Commissioner and that right-of-way dedications forty feet (40') in depth from the centerlines of both Legion and East Highpoint Roads occur. An email outlining the Township's position was provided.

Petition information was sent to the United City of Yorkville on July 30, 2024. The Yorkville Planning and Zoning Commission reviewed the proposal at their meeting on September 11, 2024. The Yorkville Planning and Zoning Commission had no objections to the proposal. The Yorkville City Council reviewed the proposal on September 24, 2024, and expressed no objections to the proposal. An email from Yorkville was provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on July 30, 2024. No comments received.

ZPAC reviewed this proposal at their meeting on August 6, 2024. Discussion occurred about rights-of-way dedications since the proposal would not involve a subdivision. The Petitioner's Attorney was agreeable to submitting a letter dedicating rights-of-way forty feet (40') in depth from the centerlines of East Highpoint and Legions Roads. ZPAC recommended approval of the map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

On August 21, 2024, the Petitioner's Attorney submitted an email requesting this proposal be continued to the September 25, 2024, Kendall County Regional Planning Commission meeting. At their meeting on August 28, 2024, the Kendall County Regional Planning Commission voted to continue this proposal as requested by the Petitioner. The minutes of this meeting were provided.

At their meeting on September 25, 2024, the Kendall County Regional Planning Commission discussed the timing of the right-of-way dedication, the locations of future driveways, and the locations of future homes. It was noted that Maple Lane was a private road and there were seven (7) homes on Maple Lane on approximately three (3) acre sized lots. Discussion occurred regarding Plat Act exemptions for division of properties. Discussion occurred regarding increased tax revenues and an increase in the number of available houses if the proposal was approved. It was also noted that the proposal limits the number of new houses on the property. The Kendall County Regional Planning Commission recommended approval of the map amendment by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals initiated a public hearing on this proposal on September 3, 2024. The Petition was continued to September 30, 2024, as requested by the Petitioner. The minutes of this hearing were provided.

The Petitioners would like to rezone the property in order to build a maximum of three (3) houses on the rezoned portion of the property. Since the property already has frontage along East Highpoint and Legion Roads, a Plat Act Exemption may be used instead of doing a subdivision.

The site is currently mostly wooded with one (1) single-family home. Any future buildings would have to meet applicable building codes.

The wooded area is not presently served by utilities.

The property fronts East Highpoint and Legion Roads. Kendall Township has permitting authority over access at the property.

No information was provided regarding parking.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

No non-residential signage is planned.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned agricultural and some form of single-family residential.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property consists of a large wooded area and, due to its size, it is not eligible for residential uses without a map amendment.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single family residential. The subject property would generate more in taxes if additional homes were constructed. The map amendment would increase the number of homes for people in the County. The proposed map amendment limits the number of homes that can be constructed on the subject property, if a traditional subdivision is not pursued.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Suburban Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Chairman Mohr resumed the public hearing at 7:07 p.m.

Dan Kramer, Attorney for the Petitioner stated the reason that Mr. Phillipp would like the maximum of three (3) houses was because he did not know who would purchase the property. With the R-1 classification, the minimum lot size is two point nine-nine (2.99) acres.

Driveways would likely come off of Highpoint Road for each lot or closer to the existing Phillipp house on Legion Road to avoid sight issues with vehicles. Mr. Kramer added that the Petitioner had no right to use Maple Lane; it is a private road. All future access would be off of East Highpoint or Legion Roads. Mr. Kramer said Kendall Township had to approve access permits. The Petitioner had no objections to the requested forty foot (40') rights-of-way dedications on East Highpoint and Legion Roads; Mr. Kramer would prepare a letter of dedication.

Mr. Kramer explained the land use classifications on the County's and Yorkville's Future Land Use Maps. He mentioned that Estate/Conservation District on Yorkville's map were areas that Yorkville had not studied.

Member Fox asked how to obtain a plat exemption of the subdivision. Mr. Kramer explained the procedure a surveyor or engineer uses including the preparation of a Plat Act Affidavit.

Chairman Mohr requested clarification on the meaning of one of the pictures contained in the Staff Report. Mr. Asselmeier stated that the southwest corner of the property had been zoned R-1 and was rezoned back to A-1 in 1987 when the southeast corner was rezoned to R-1; the pictures attempted to show the zoning history of the property.

Chairman Mohr asked if the Petitioner would be giving up additional land for the right-of-way if Yorkville wanted a bike trail on East Highpoint Road. Mr. Asselmeier stated that map amendments are not allowed to have conditions and Yorkville did not highlight a bike trail when they did their review of the proposal. Mr. Kramer stated that the Petitioner will already be giving forty (40') feet for public use and a bike trail or other public utilities might be placed inside the right-of-way.

Chairman Mohr adjourned the public hearing at 7:17 p.m.

Member Fox made a motion, seconded by Member LeCuyer, to approve the findings of fact for the map amendment.

The votes were as follows:

Ayes (7):	Cherry, Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield
Nays (0):	None
Abstain (0):	None
Absent (0):	None

The motion carried.

Member Whitfield made a motion, seconded by Member Prodehl, to recommend approval of the map amendment and to recommend approval to accept with Kendall Township's recommendations related to driveway access approvals by the Kendall Township Highway Commissioner and the forty foot (40') rights-of-way dedications on Highpoint and Legion Roads.

The votes were as follows:

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

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on October 7, 2024.

The Zoning Board of Appeals completed their review of Petition 24-13 at 7:01 p.m.

NEW BUSINESS/OLD BUSINESS

Approval of Fiscal Year 2024-2025 Meeting Calendar

Member Thompson made a motion, seconded by Member Fox, to approve the calendar.

With a voice vote of seven (7) ayes, the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 24-17 was approved by the County Board. Petition 24-21 will go to the County Board in October. Petition 24-23 was approved by the Village of Millbrook.

PUBLIC COMMENTS

Mr. Asselmeier reported a rezoning request on River Road, a major amendment to the special use permit for a banquet facility at 1998 Johnson Road, and a variance at 6192 Dover Court were on the agenda items for the October meeting.

Mr. Asselmeier was appointed by Speaker Welch to the Illinois Task Force on Interjurisdictional Industrial Zoning Impacts.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:25 p.m.

The next regularly scheduled meeting/hearing will be on Monday, October 28, 2024.

Respectfully submitted by,
Wanda A Rolf
Planning, Building and Zoning Part-Time Administrative Assistant

Exhibits

1. September 23, 2024, Email from Gloria Foxman RE: Petition 24-13
2. Memo on Petition 24-22 Dated September 26, 2024
3. Certificate of Publication for Petition 24-22 (Not Included with Report but on file in Planning, Building and Zoning Office)

**KENDALL COUNTY
ZONING BOARD OF APPEALS
SEPTEMBER 30, 2024**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
		



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 24-26

Timothy A. Tremain

Map Amendment Rezoning from R-1 to R-3

INTRODUCTION

The Petitioners would like a map amendment rezoning approximately three point six more or less (3.6 +/-) acres located on north side of River Road between 11327 and 11209 River Road from R-1 One Family Residential District to R-3 One Family Residential District in order to build two (2) houses at the property.

The property was rezoned in 2007 by Ordinance 2007-03 and is Lot 1 of the Glen Nelson Subdivision.

The property is less than ten (10) acres in size as is eligible for rezoning under Section 8:07.H of the Kendall County Zoning Ordinance.

As of the date of this memo, the Petitioner has not indicated if they will be dividing the land through a Plat Act Exemption or if they will be pursuing a re-subdivision of the property.

The application materials are included as Attachment 1. The zoning plat is included as Attachment 2.

SITE INFORMATION

PETITIONERS: Tim A. Tremain

ADDRESS: Between 11327 and 11209 River Road, Plano

LOCATION: North Side of River Road Approximately 0.75 Miles East of Eldamain Road



TOWNSHIP: Bristol

PARCEL #s: 02-30-400-013 and 02-31-201-014

LOT SIZE: 3.6 +/- Acres

EXISTING LAND USE: Vacant

ZONING: R-1 One Family Residential District

LRMP:	Future Land Use	Rural Residential (Max 0.60 DU/Acre) (County) Estate/Conservation Residential (Yorkville)
	Roads	River Road is a Township maintained Minor Collector.
	Trails	The zoning plat (Attachment 2) shows a fifteen foot (15') trail easement along the southern portion of the property.
	Floodplain/ Wetlands	There are no floodplains or wetlands on the property

REQUESTED ACTION: Map Amendment Rezoning Property from R-1 One Family Residential District to R-3 One Family Residential District

APPLICABLE REGULATIONS: Section 36-42 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	R-1	Rural Residential (County) Estate/Conservation Residential (Yorkville)	A-1 (County)
South	Wooded and Single-Family Residential	R-3	Rural Residential (County) Estate/Conservation Residential (Yorkville)	R-3 (County) There are homes on the south side of the Fox River inside Yorkville within a ½ mile
East	Single-Family Residential	A-1	Rural Residential (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, and R-3
West	Single-Family Residential and Private Road	R-1	Rural Residential (County) Estate/Conservation Residential (Yorkville)	A-1 (County)

The A-1 special use permits to the east is for a campground (PNA Camp).

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely (see Attachment 1, Pages 12 and 13).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on August 20, 2024 (see Attachment 1, Page 11). The LESA Score was 141 indicating a low level of protection. The NRI is included as Attachment 3.

ACTION SUMMARY

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on August 23, 2024. Bristol Township had no concerns regarding the proposal. A letter from Bristol Township is included as Attachment 4.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on August 23, 2024. The Yorkville Planning and Zoning Commission reviewed the proposal at their meeting on October 9, 2024, and recommended favorably of the proposal. An email to that effect is included as Attachment 5. The Yorkville City Council issued a positive recommendation at their meeting on October 22, 2024. An email to that effect is included as Attachment 7.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on August 23, 2024.

ZPAC

ZPAC reviewed the proposal at their meeting on September 3, 2024. The Petitioner's Attorney provided a history of the subdivision and the Petitioner's plan to build houses on the subject property. Any new houses would use the existing private road to access River Road; there would be no new cuts on River Road. Discussion occurred regarding the Estate/Conservation Residential classification in Yorkville's plan; this designation was placed on properties where Yorkville had not conducted a large amount of analysis of future land uses. Discussion also occurred regarding the trail easement. The earliest the Petitioner would construct houses would be 2025. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting are included as Attachment 6.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 23, 2024. Discussion occurred regarding driveway locations; they would come off of Glen Nelson Drive and not River Road. Discussion also occurred regarding ownership responsibilities of Glen Nelson Drive. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are included as Attachment 8.

GENERAL INFORMATION

The Petitioner would like to rezone the property in order to build a maximum of two (2) houses on the property.

BUILDING CODES

The site is currently vacant. Any future buildings would have to meet applicable building codes.

UTILITIES

No utility information was provided.

ACCESS

The property fronts Glen Nelson Drive, which is a private road. The zoning plat (Attachment 2) notes that the property cannot access River Road.

PARKING AND INTERNAL TRAFFIC CIRCULATION

Any parking would be for residential purposes.

ODORS

Based on the proposed uses, no new odors are foreseen.

LIGHTING

Lighting would be for residential purposes and would have to follow applicable ordinances.

LANDSCAPING AND SCREENING

Landscaping would be for residential uses.

SIGNAGE

Signage would be for residential purposes and would have to meet applicable regulations.

NOISE CONTROL

The owners of the property would have to follow applicable noise control regulations based on residential uses.

STORMWATER

Stormwater control would be evaluated as part of the building permit.

FINDINGS OF FACT-MAP AMENDMENT

§36-42(f) of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-1, and R-3. In particular, the properties immediate south of the subject property are zoned R-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. One (1) single-family home could be built on the subject property under the present R-1 zoning classification. If a property owner wanted to construct additional homes, a map amendment to a zoning district that allows for small lots, such as the R-3 zoning classification, would be needed.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Rural Residential on the Future Land Use Map and the R-3 Zoning District is consistent with this land classification.

RECOMMENDATION

Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials
2. Zoning Plat
3. NRI Report

4. Bristol Township Letter
5. October 10, 2024, Email from the United City of Yorkville
6. September 3, 2024, ZPAC Minutes (This Petition Only)
7. October 22, 2024, Email from the United City of Yorkville
8. October 23, 2024, 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 Tremain

FILE # _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
Tim A. Tremain		
CURRENT LANDOWNER/NAME(s)		
Tim A. Tremain		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
3.6318	River Road, Yorkville, IL 60560	02-30-400-013 and 02-31-201-014
EXISTING LAND USE		
vacant land	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	R1	Residential
REQUESTED ACTION (Check All That Apply):		
☐ SPECIAL USE	☒ MAP AMENDMENT (Rezone to <u>R-3</u>)	☐ 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	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Daniel J. Kramer	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
NONE		
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT		DATE
[REDACTED]		8/20/2024

FEE PAID:\$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Last Revised:
10.17.22

Date Stamp Here If
Checklist Is Complete

Tremain Map Amendment Findings of Fact

1. Contiguous and nearby properties are used for low density Single-Family Residences and a mixture of Agricultural uses, as well as Forested land which remains in its natural state.
2. There is a combination of R-1 Single Family, R-3 Single Family, and A-1 Zoning Districts.
3. The property primarily consists of vacant land R-1 Zoned Residential Land.
4. The trend of development has been slow growth R-1, R-3, and A-1 Allocation Single Family Residences.
5. The proposed use is consistent with the Kendall County Comprehensive Plan providing for low density Single Family Residential uses when there is a low Agricultural productivity and Low Site rating under the Kendall County LESA Rating Systems; as well as the United City of Yorkville Comprehensive Plan which shows low density Single-Family Residences being developed within a Mile and ½ of the City Limits.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

Lot 1 of Glen Nelson Subdivision, being a Subdivision of Part of the Northeast Quarter of Section 31 and Part of the Southeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian in Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233,

LEGAL DESCRIPTION OF TRACT "A":

That Part of Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of $93^{\circ}58'36''$ with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT "B":

Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, EXCEPT that Part described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of $93^{\circ}58'36''$ with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

WARRANTY DEED

Statutory (Illinois)

**THE GRANTORS,
GLEN A. NELSON and
PAMALA A. NELSON,
Husband and Wife**

of [REDACTED]
in the [REDACTED]
and [REDACTED]

TICOR - 78188

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

TIM TREMAIN

whose address is: [REDACTED]

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

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2006 and
subsequent years real estate taxes.

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

Permanent Real Estate Index Number: Part of 02-31-201-008
Address of Real Estate: Vacant land on River Road, Plano, IL 60545

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
125.00

Dated this 28th Day of November, 2006.

[REDACTED]

GLEN A. NELSON

[REDACTED]

PAMALA A. NELSON



Ticor Title
674 Veterans Pkwy. #C
Yorkville, IL 60550

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Glen A. Nelson & Pamala A. Nelson personally known to me to be the same persons whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28th Day of November, 20 06.


Notary Public

SEND SUBSEQUENT TAX BILLS TO:

Tim Tremain




THIS DOCUMENT PREPARED BY;

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
630-553-9500

AFTER RECORDING RETURN TO:

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560

November 28, 2006

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPOSED LOT 1 AND PART
OF RIVER ROAD**

GLEN NELSON SUBDIVISION, BRISTOL TWP., KENDALL CO., ILLINOIS:

LEGAL DESCRIPTION OF PROPOSED LOT 1 AND PART OF RIVER ROAD:

That part of the Southeast Quarter of Section 30 and that part of the Northeast Quarter of Section 31, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 268.29 feet to the centerline of River Road; thence Southwesterly, along said centerline, 1337.30 feet to the East Line of a Tract conveyed to Lloyd E. Nelson by a Warranty Deed recorded as Document 72-1896, as said Line is monumented and occupied, for the point of beginning; thence Northerly, along said East Line, 494.81 feet; thence Westerly, along a line which forms an angle of $88^{\circ}42'02''$ with the last described course, measured clockwise therefrom, 350.61 feet; thence Southerly, along a line which forms an angle of $87^{\circ}19'22''$ with the last described course, measured clockwise therefrom, 554.09 feet to said centerline; thence Easterly, along said centerline, 318.97 feet to the point of beginning in Bristol Township, Kendall County, Illinois, containing 4.0000 acres.

PLAT ACT AFFIDAVIT
(FILE WITH THE RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS)
COUNTY OF KENDALL)

)ss.

DOCUMENT #

DANIEL J. KRAMER, being duly sworn on oath, states that he resides at

[REDACTED]. That the attached deed represents:

1. The subject property is unsubdivided property.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division or subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. 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 easement of access.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct descriptions in prior conveyances.
10. 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.
11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

[REDACTED]
DANIEL J. KRAMER, Attorney at Law

SUBSCRIBED AND SWORN to before me

this 28 day of November, 2006

[REDACTED]
Notary Public



**WARRANTY DEED**

201000002510

#JA3739650

Mail to:

Tim Tremain

DEBBIE
GILLETTE
KENDALL COUNTY, ILRECORDED: 2/8/2010 1:05 PM
MD: 178.25 RHSPS FEE: 10.00
PAGES: 3

Name and address of taxpayer:

Tim Tremain

THE GRANTORS, Glen A. Nelson and Pamala A. Nelson, husband and wife, of [REDACTED] for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANTY to Tim Tremain, the following described Real Estate situated in the County of Kendall, in the State of Illinois, to wit:

Legal Description Attached

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-90, et seq. SUBJECT TO: (1) general real estate taxes for 2009 and subsequent years; and (2) covenants, conditions and restrictions of record. THIS IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 02-30-400-010, ~~02-30-400-012~~ 02-30-400-013
02-30-400-012, 02-31-201-013

Property Address: Lot 2, Glen Nelson Subdivision, River Rd, Plano, Illinois

DATED this 23rd day of December, 2009.

[REDACTED] (SEAL)
Seller

[REDACTED] (SEAL)
Seller

Glen A. Nelson

Pamala A. Nelson

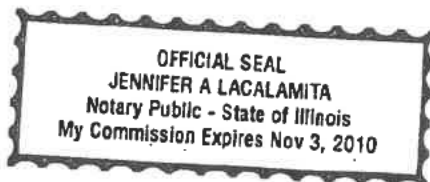
[PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)]



STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that Glen A. Nelson and Pamala A. Nelson, personally known to
me to be the same persons whose names are subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged that they signed 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.

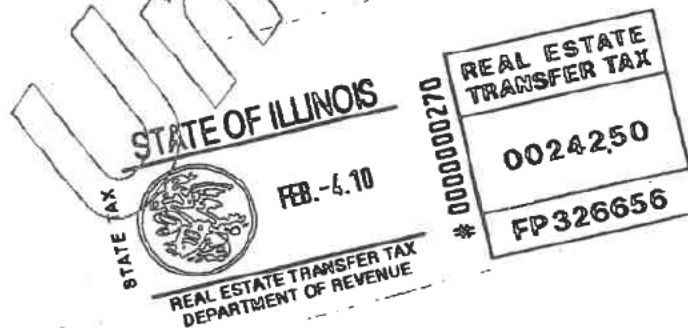
Given under my hand and official seal this 23rd day of December, 2009.



Notary Public

This instrument was prepared by:

Joseph B. Fahey
Attorney At Law
905 Bristol St.
Yorkville, IL 60560



COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
\$ 121.25 *sg*



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 SA3733050 YK

STREET ADDRESS: LOT 2 GLEN NELSON SUBDIVISION,

RIVER ROAD

CITY: PLANO

COUNTY: KENDALL

TAX NUMBER: 02-30-400-010-0000

LEGAL DESCRIPTION:

LOT 2 IN GLEN NELSON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31 AND PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED JUNE 20, 2007 AS DOCUMENT 200700019233.

Unofficial



**Kendall County Soil & Water
Conservation District**

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



NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Tim A. Tremain **Contact Person:** Daniel J. Kramer
 Address: [REDACTED]
 City, State, Zip: [REDACTED]
 Phone Number: [REDACTED]
 Email: [REDACTED]

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

Site Location & Proposed Use

Township Name Bristol Township 37 N, Range 7 E, Section(s) 30
 Parcel Index Number(s) 02-30-400-013 and 02-31-201-014
 Project or Subdivision Name Tremain Number of Acres 3.6318
 Current Use of Site vacant land Proposed Use 2 single family homes
 Proposed Number of Lots 2 Proposed Number of Structures 2
 Proposed Water Supply individual well Proposed type of Wastewater Treatment individual septic
 Proposed type of Storm Water Management none

Type of Request

- ☒ Change in Zoning from R-1 to R-3
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
 Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

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

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

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

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

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

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

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

X [REDACTED]
 Petitioner or Authorized Agent

8/20/2024
 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: Tim A. Tremain
Contact: DANIEL J. KRAMER
Address: [REDACTED]

IDNR Project Number: 2502416
Date: 08/20/2024

Project: Tremain
Address: River Road, Yorkville

Description: Rezone property from R-1 to R-3 to build two single family homes

Natural Resource Review Results

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

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Fox River INAI Site
Butternut (*Juglans cinerea*)
Mottled Sculpin (*Cottus bairdii*)
Mottled Sculpin (*Cottus bairdii*)
Osprey (*Pandion haliaetus*)
River Redhorse (*Moxostoma carinatum*)
Rusty Patched Bumble Bee (*Bombus affinis*)

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

Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 30

37N, 7E, 31



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

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



Illinois Department of Natural Resources

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

JB Pritzker, Governor

Natalie Phelps Finnie, Director

August 20, 2024

DANIEL J. KRAMER
Tim A. Tremain

RE: Tremain
Project Number(s): 2502416
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

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

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

ZONING PLAT OF GLEN NELSON SUBDIVISION BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

SCALE
1"=50'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- 624— Indicates Contour Elevation
- +623.19 Indicates Spot Elevation

BENCHMARKS -- (NAVD88)

BM#1 - Magnail in North Edge of Pavement
at Southwest Corner of Lot 1
Elevation = 624.48

BM#2 - Magnail in North Edge of Pavement
at Southeast Corner of Lot 1
Elevation = 624.35

DEVELOPER:

Mr. Tim Tremain

AREA OF TRACT:

3.6318 Acres
(158202 sq.ft.)

PRESENT ZONING:

R1
(One-Family Estate Residence District)

PROPOSED ZONING:

R3
(One-Family Residence District)

SOILS (From USCS Soils Map)

791A Rush Silt Loam, 0 to 2% slopes

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

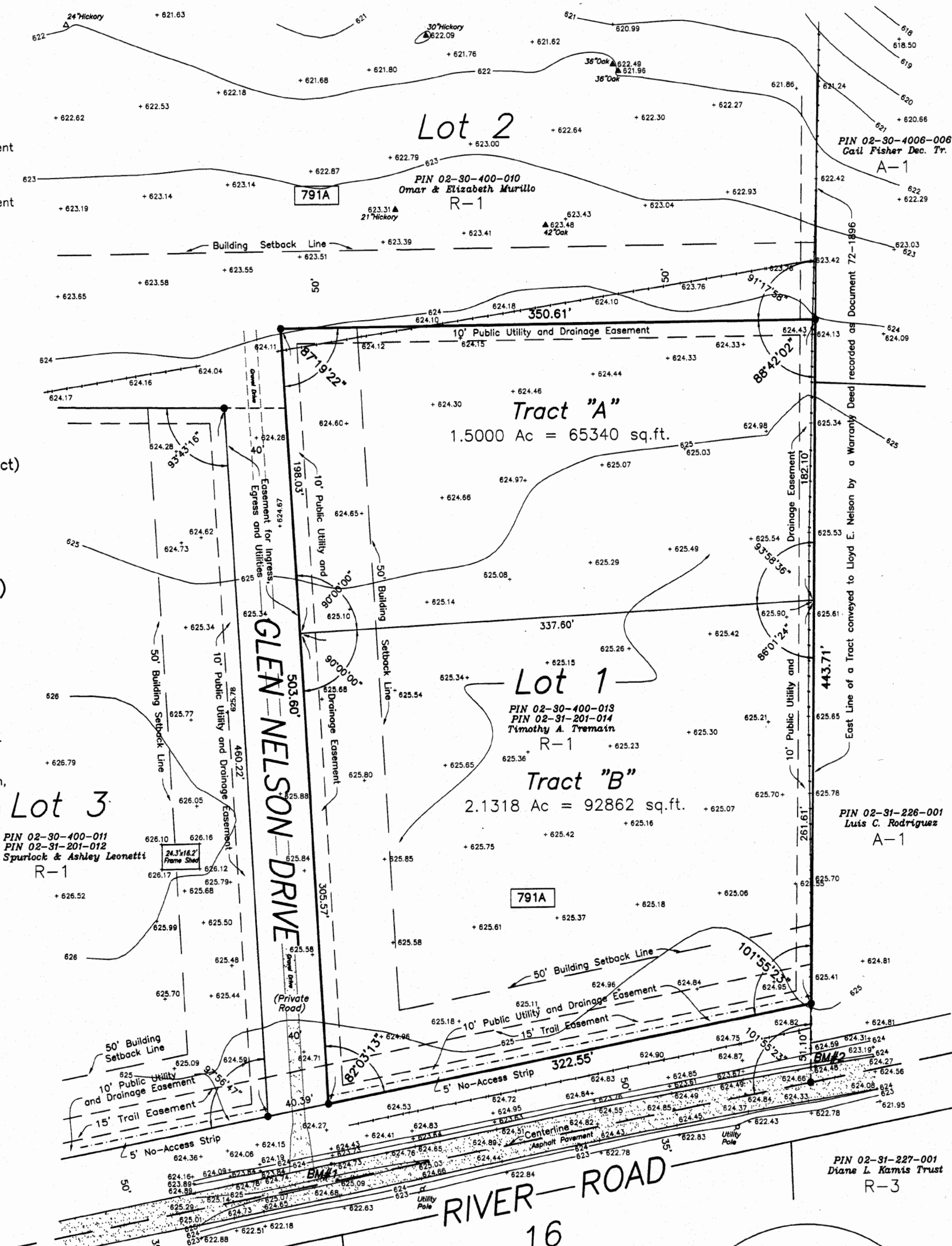
Lot 1 in Glen Nelson Subdivision, being a Subdivision of Part of the Northeast Quarter of Section 31 and Part of the Southeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian, in Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 30, 2007 as Document 200700019233.

LEGAL DESCRIPTION OF TRACT "A":

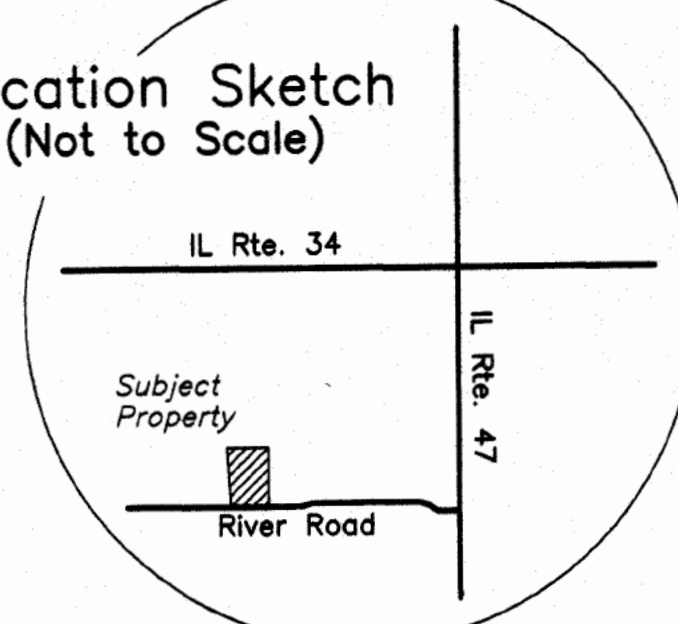
That Part of Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of 93°58'36" with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT "B":

Lot 1 of Glen Nelson Subdivision, Bristol Township, Kendall County, Illinois, according to the Plat thereof recorded June 20, 2007 as Document 200700019233, EXCEPT that Part described as follows: Beginning at the Northwest Corner of said Lot 1; thence Southerly, along the West Line of said Lot 1, a distance of 198.03 feet; thence Easterly, perpendicular to the last described course 337.60 feet to the East Line of said Lot 1; thence Northerly, along said East Line which forms an angle of 93°58'36" with the last described course (measured clockwise therefrom), 182.10 feet to the Northeast Corner of said Lot 1; thence Westerly, along the North Line of said Lot 1, a distance of 350.61 feet to the point of beginning in Bristol Township, Kendall County, Illinois.



Location Sketch
(Not to Scale)



NOTE: Lots 1 and 2 have no direct access to River Road and access is granted to River Road only through the private road known as Glen Nelson Drive. Lot 3 may access River Road through the 40-foot wide opening in the 5-foot No-Access Strip.

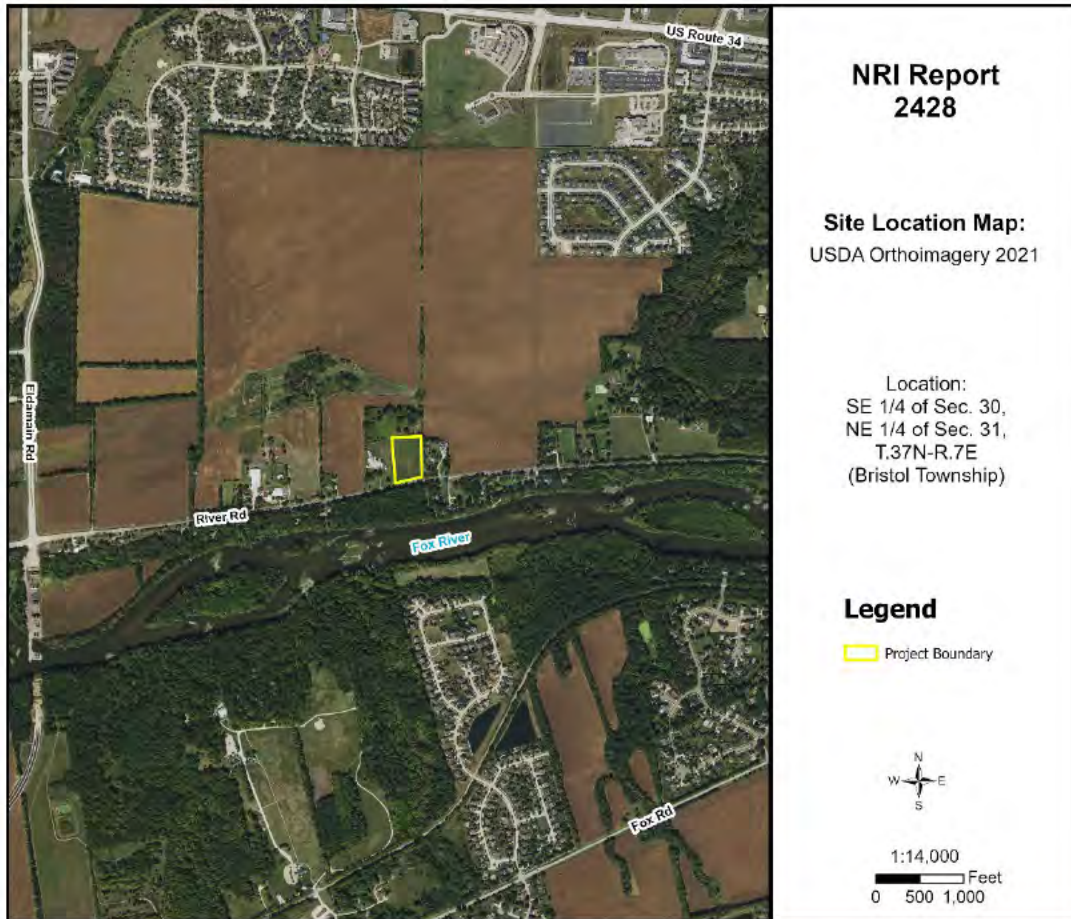
August 20, 2024

JOB NO. 24047
JOB NAME TREMAIN
DWG FILE 24047B

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2428



Sept
2024

Petitioner: Tim A. Tremain
Contact: Attorney Daniel J. Kramer

Prepared By:



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

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

Natural Resources Information Report Number	2428
Date District Board Reviews Application	September 2024
Applicant's Name	Tim A. Tremain
Size of Parcel	(+/-) 3.6 acres
Current Zoning & Use	R-1 One Family Residential District; Vacant
Proposed Zoning & Use	R-3 One Family Residential District; Two Single-Family Homes
Parcel Index Number(s)	02-30-400-013 and 02-31-201-014
Contact Person	Attorney Daniel J. Kramer

Copies of this report or notification of the proposed land-use change was provided to:	Yes	No
The Applicant	X	
The Applicant's Legal Representation	X	
The Local/Township Planning Commission	X	
The Village/City/County Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

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

PURPOSE AND INTENT

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

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

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

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

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

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

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EXECUTIVE SUMMARY

Natural Resources Information Report Number	2428
Petitioner	Tim A. Tremain
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Southeast ¼ of Section 30, Northeast ¼ of Section 31, Township 37 North, Range 7 East (Bristol Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Tremain Rezoning
Existing Zoning & Land Use	R-1 One Family Residential District; Vacant
Proposed Zoning & Land Use	R-3 One Family Residential District; Two Single-Family Homes
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Not indicated
Size of Site	(+/-) 3.6 acres
Land Evaluation Site Assessment (LESA) Score	141 (Land Evaluation: 88; Site Assessment: 53)

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. 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.

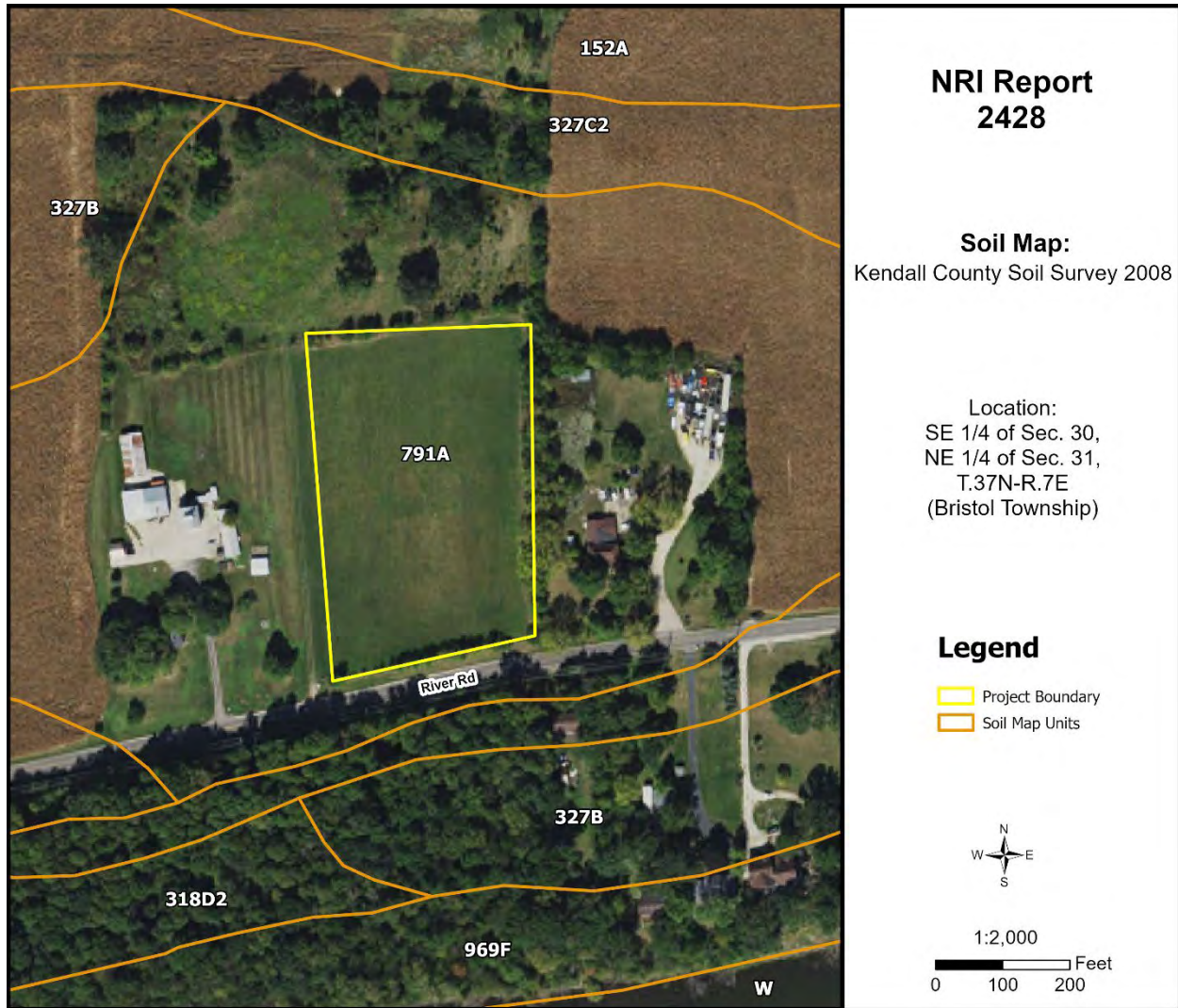


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	%
791A	Rush silt loam, 0-2% slopes	Well Drained	B	Non-Hydric	Prime Farmland	3.6	100%

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. The only soil onsite is classified as non-hydric soil (791A Rush silt loam).

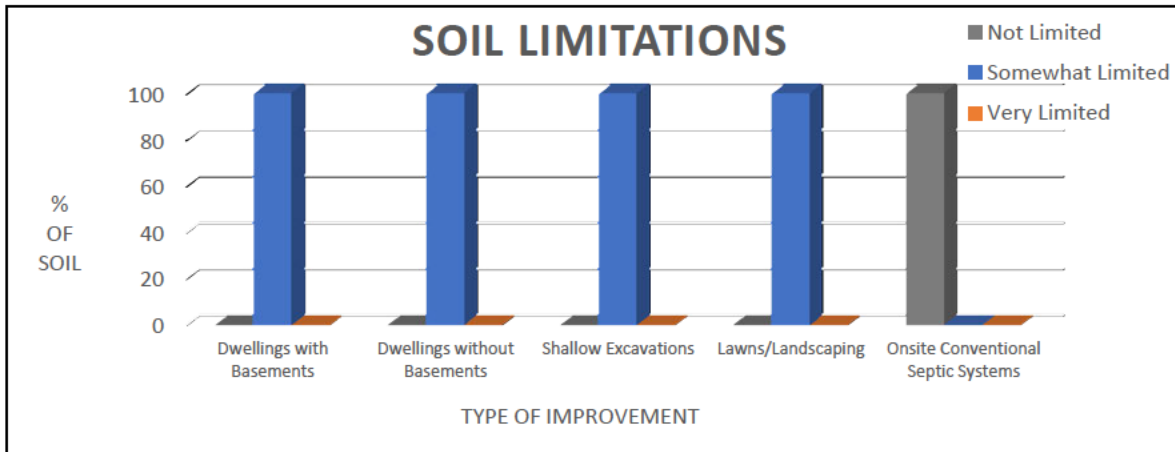
Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. The only soil onsite is designated as prime farmland (791A Rush silt loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings, small commercial buildings, solar arrays, shallow excavations, lawns/landscaping, local roads and streets, etc. 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.

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).

Table 2: Soil Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns/Landscaping	Onsite Conventional Septic Systems
791A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable / Not Limited

**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 **88 out of 100**, indicating that the soils are **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 **53 out of 200**.

The LESA Score for this site is **141 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.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map does not indicate the presence of wetland(s)/waters 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. 17093C0040G (effective date 2/4/2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the site does not appear to be located within the floodway or 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 as 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.

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed project for Tim A. Tremain. The petitioner is requesting a change in zoning from R-1 One Family Residential District to R-3 One Family Residential District on two parcels (Parcel Index Numbers 02-30-400-013 and 02-31-201-014), totaling 3.6 acres, to construct two single-family homes. The parcel is in Sections 30 and 31 of Bristol Township (T.37N-R.7E) of the 3rd Principal Meridian in Kendall County, IL. 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 soils should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 100% are designated as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 88 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 141 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.

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 considered somewhat limited for supporting dwellings (with & without basements), shallow excavations, and lawns/landscaping. Additionally, 100% of the soils are considered suitable or not limited for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Lower Fox River watershed and the Hollenback Creek-Fox River sub watershed (HUC 12 – 071200070602). This sub watershed comprises about 15,842 acres and covers parts of Yorkville, Millhurst, Millbrook, and Newark.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. 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 405/22.027).



SWCD Board Representative

Date

9/16/24

PARCEL LOCATION

Located in the southeast ¼ of Section 30, northeast ¼ of Section 31, Township 37 North, Range 7 East (Bristol Township). This parcel contains approximately 3.6 acres and is located on the north side of River Road, east of Eldamain Road, south of U.S. Route 34, and west of Illinois Route 47 in Plano, IL.

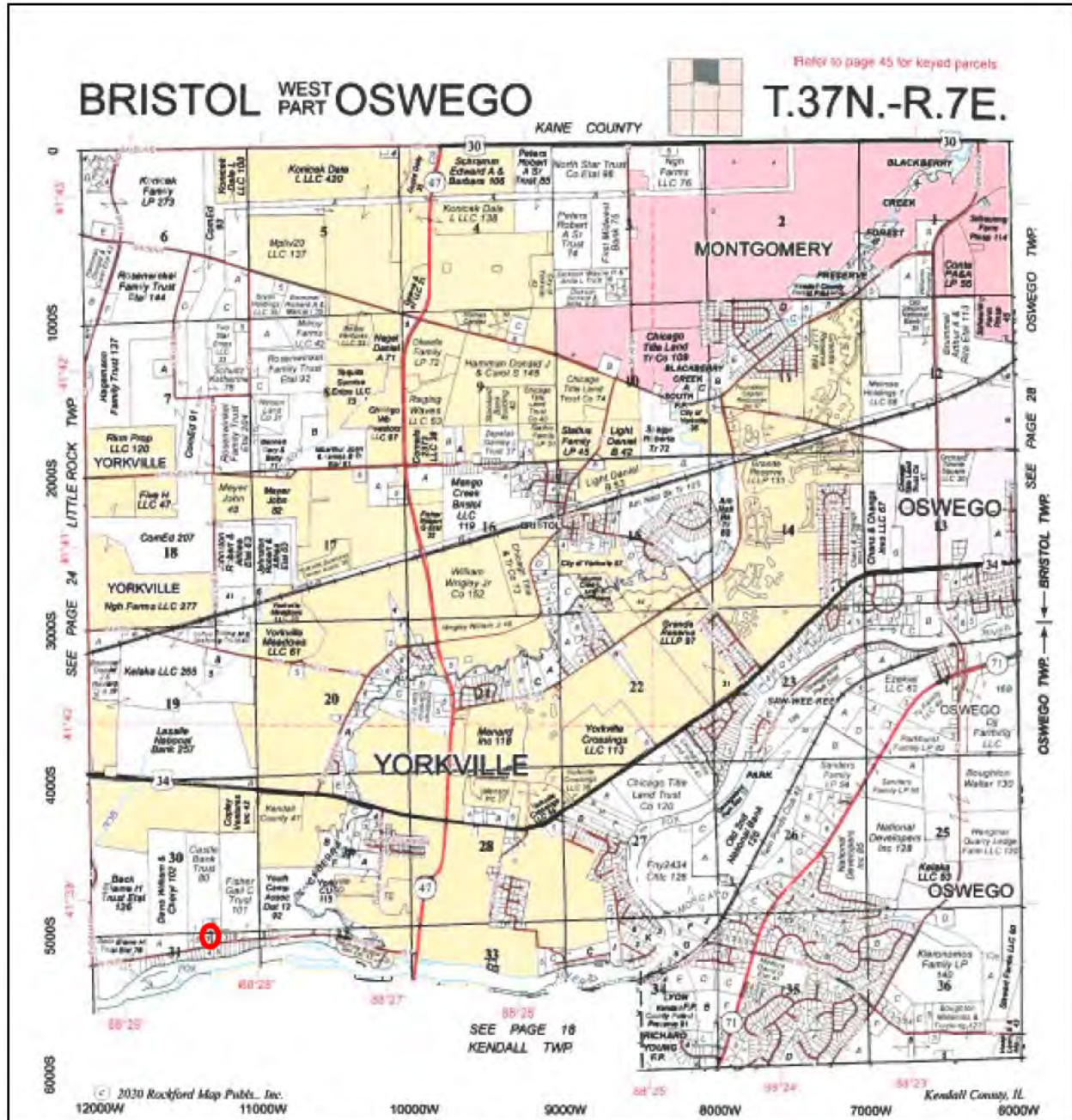


Figure 3: 2021 Plat Map

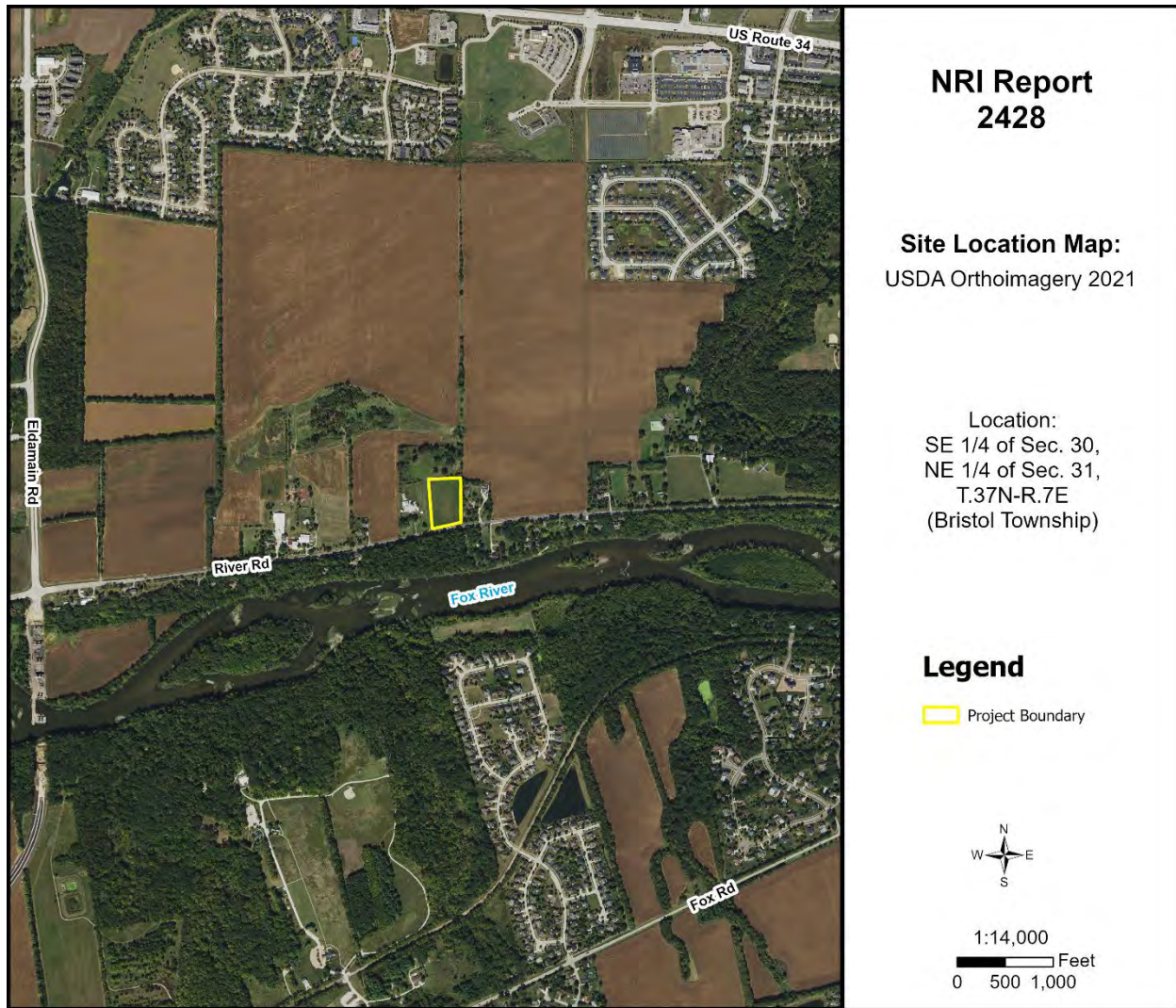


Figure 4: Aerial Map with NRI Project Boundary

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 State Historic Preservation Office has not been notified of the proposed land use change by the Kendall County SWCD. There may be historic features in the area. The applicant may need to contact them 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 there are no nature preserves in the vicinity of the parcel in question (PIQ). However, there are other ecologically sensitive areas. The Fox River is located approximately 530 feet south of the PIQ. The Illinois Department of Natural Resources’ EcoCAT report identified the following protected resources that may be within the vicinity of the PIQ: Fox River Illinois Natural Areas Inventory Site, Butternut (*Juglans cinerea*), Mottled Sculpin (*Cottus bairdii*), Osprey (*Pandion haliaetus*), River Redhorse (*Moxostoma carinatum*), and Rusty Patched Bumble Bee (*Bombus affinis*). According to an August 20, 2024, follow-up letter from IDNR, their evaluation of the project concluded that adverse effects to the identified protected resources were unlikely.

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.

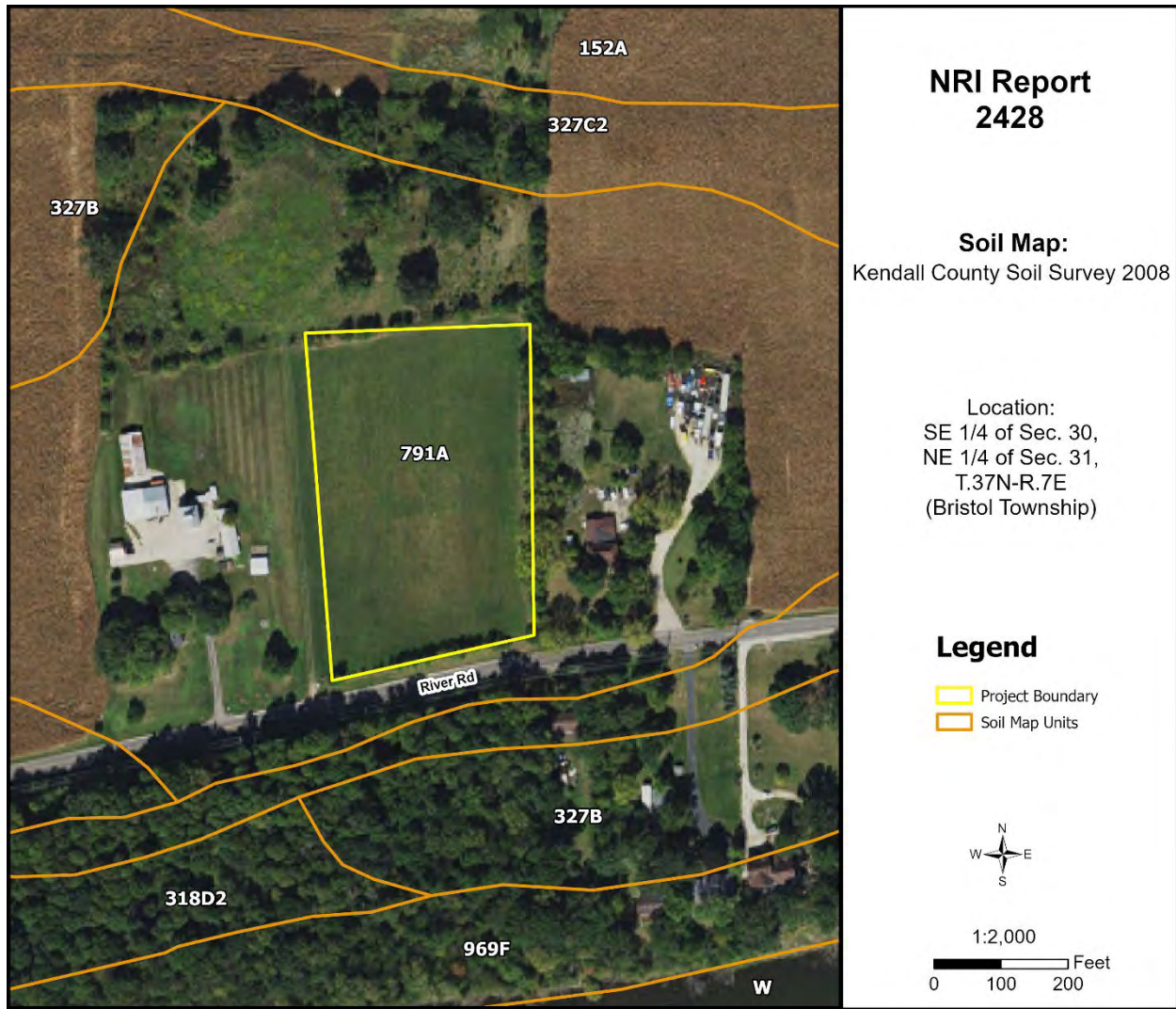
Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

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.

**Table 3:** Soil Map Unit Descriptions

Soil Type	Soil Name	Acreage	Percent
791A	Rush silt loam, 0-2% slopes	3.6	100%

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.

Dwellings with Basements – Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Dwellings without Basements – Ratings are for undisturbed soil for a house of three stories or less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches, or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

Lawns and Landscaping – Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

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

Table 4: Building Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns / Landscaping	Onsite Conventional Septic Systems*	Acres	%
791A	Somewhat Limited: Shrink-swell	Somewhat Limited: Shrink-swell	Somewhat Limited: Dusty Unstable excavation walls	Somewhat Limited: Dusty	Suitable/ Not Limited	3.6	100%
% Very Limited	0%	0%	0%	0%	0%		

*This column indicates soils that are deemed suitable or unsuitable per the Kendall County Subdivision Control Ordinance. Please consult with the Kendall County Health Department to verify the limitations of your site for onsite conventional sewage disposal.



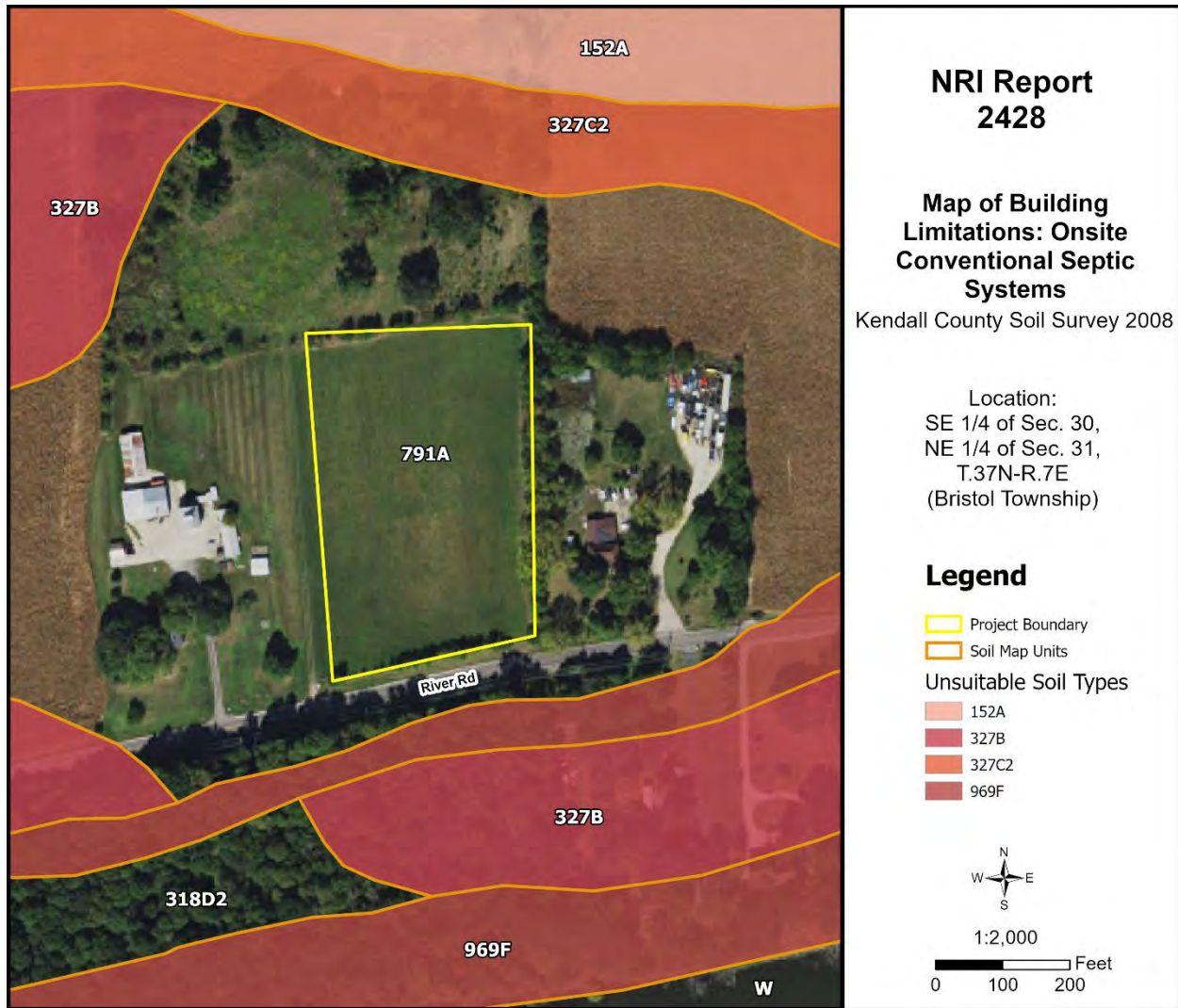


Figure 6B: Map of Building Limitations – Onsite Conventional Septic Systems

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

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
791A	B	Low	<u>January - December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Frequency: None	<u>January – December</u> 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/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. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby. Additionally, a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent
791A	0-2%	Slight	3.6	100%

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 soil 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 Type	Prime Designation	Acreage	Percent
791A	Prime Farmland	3.6	100%
% Prime Farmland	100%		

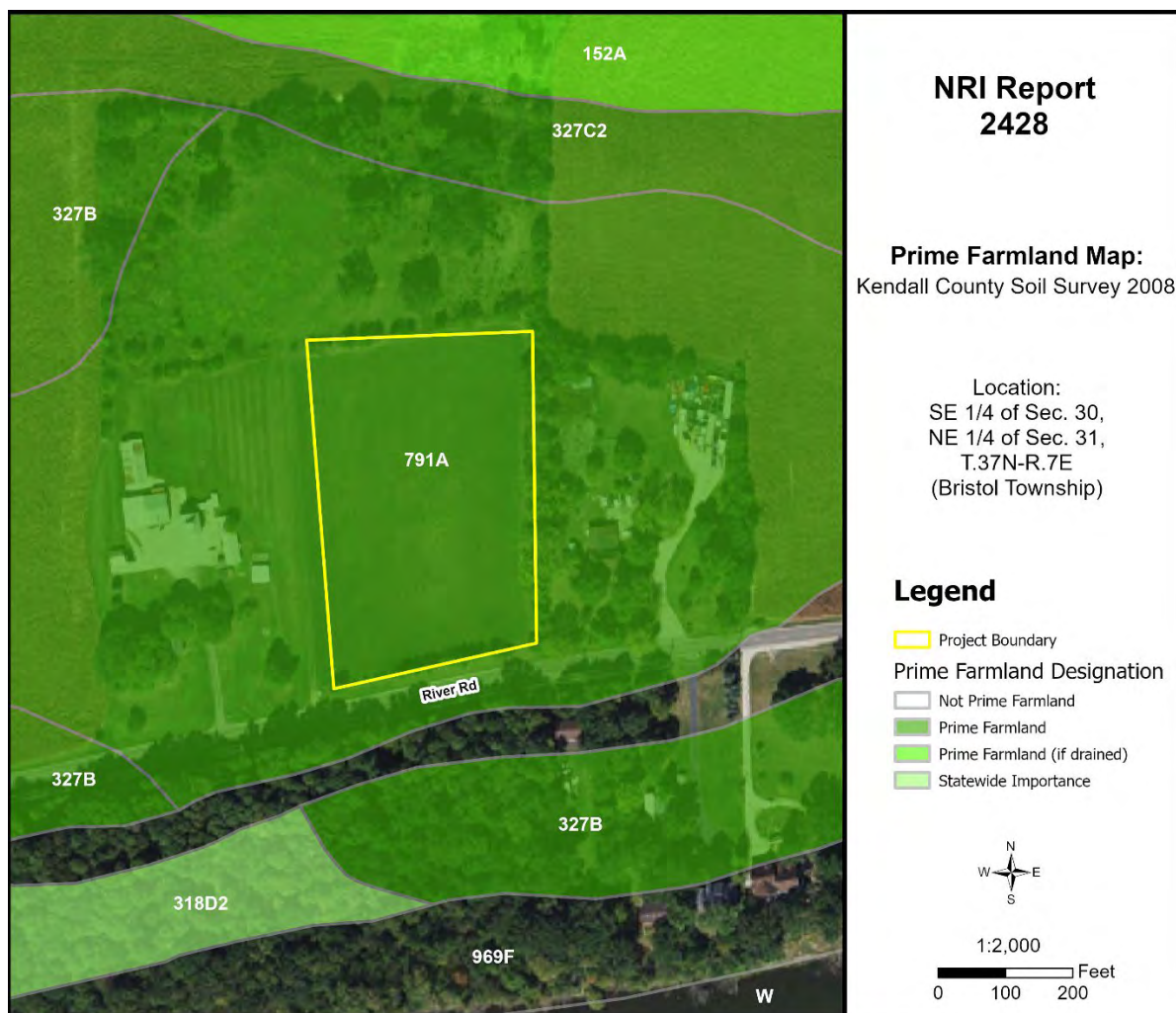


Figure 7: Map of Prime Farmland Soils

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.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
791A	4	79	3.6	316.0
			3.6	316.0
LE Calculation			(Product of relative value / Total Acres) 316.0 / 3.6 = 87.8	
LE Score			LE = 88	

*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation score for this site is 88, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

Table 8B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	5
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	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)	2
	Site Assessment Score:	53

Land Evaluation Value: 88 + Site Assessment Value: 53 = LESA Score: 141

Table 9: LESA Score Summary

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 141 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.

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 Kendall County Planning, Building & Zoning for information regarding their 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.

Flood Insurance Rate Maps (FIRMs), produced by the Federal Emergency Management Agency (FEMA), 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 (1% annual chance flood), Zone B or Zone X (shaded) is the 100 to 500-year flood (between limits of the 1% and the 0.2% annual chance flood), and Zone C or Zone X (unshaded) is outside the floodplain (outside the 0.2% annual chance flood).

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 IDNR-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 drainage ways, 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.

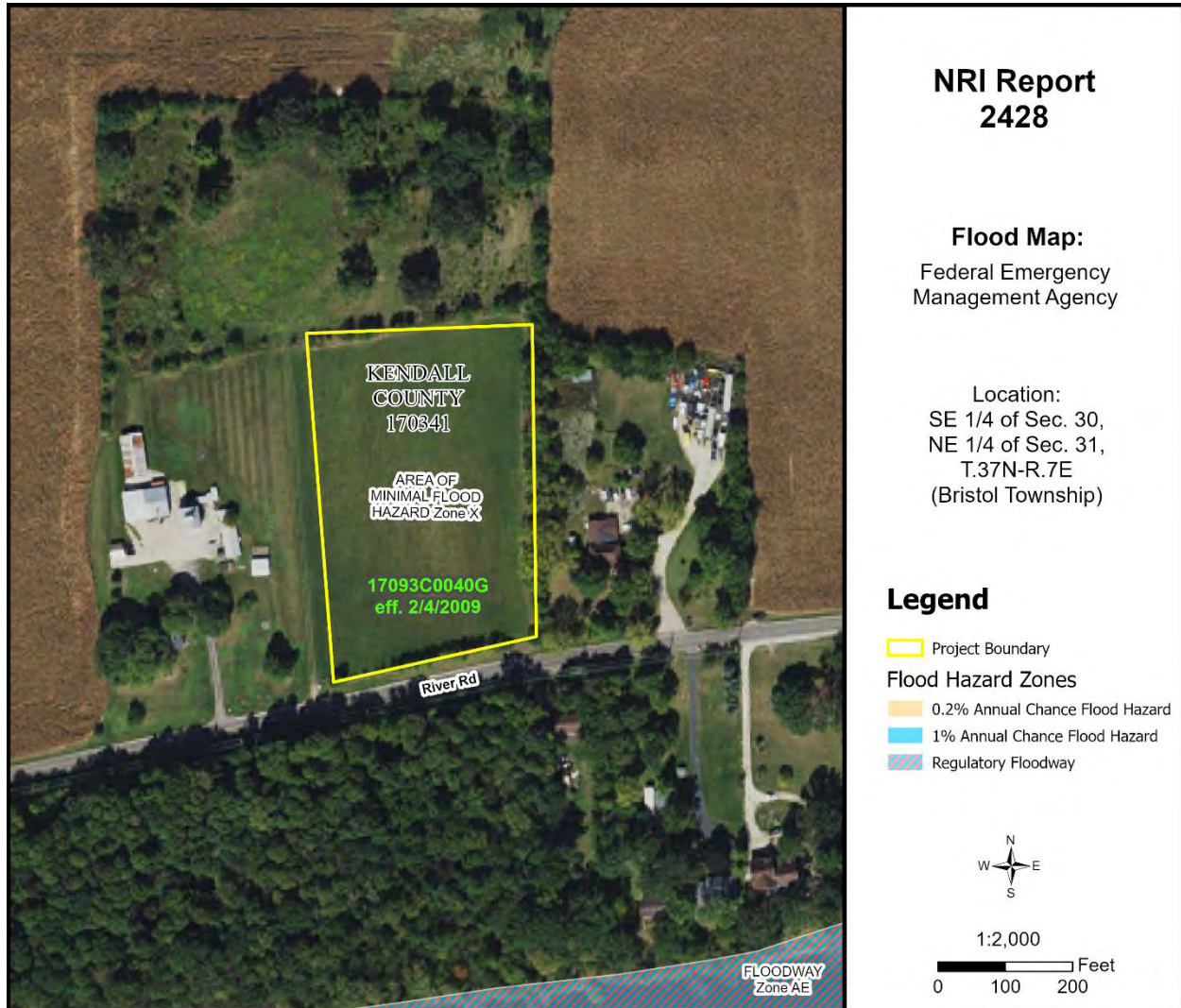


Figure 8: Flood Map

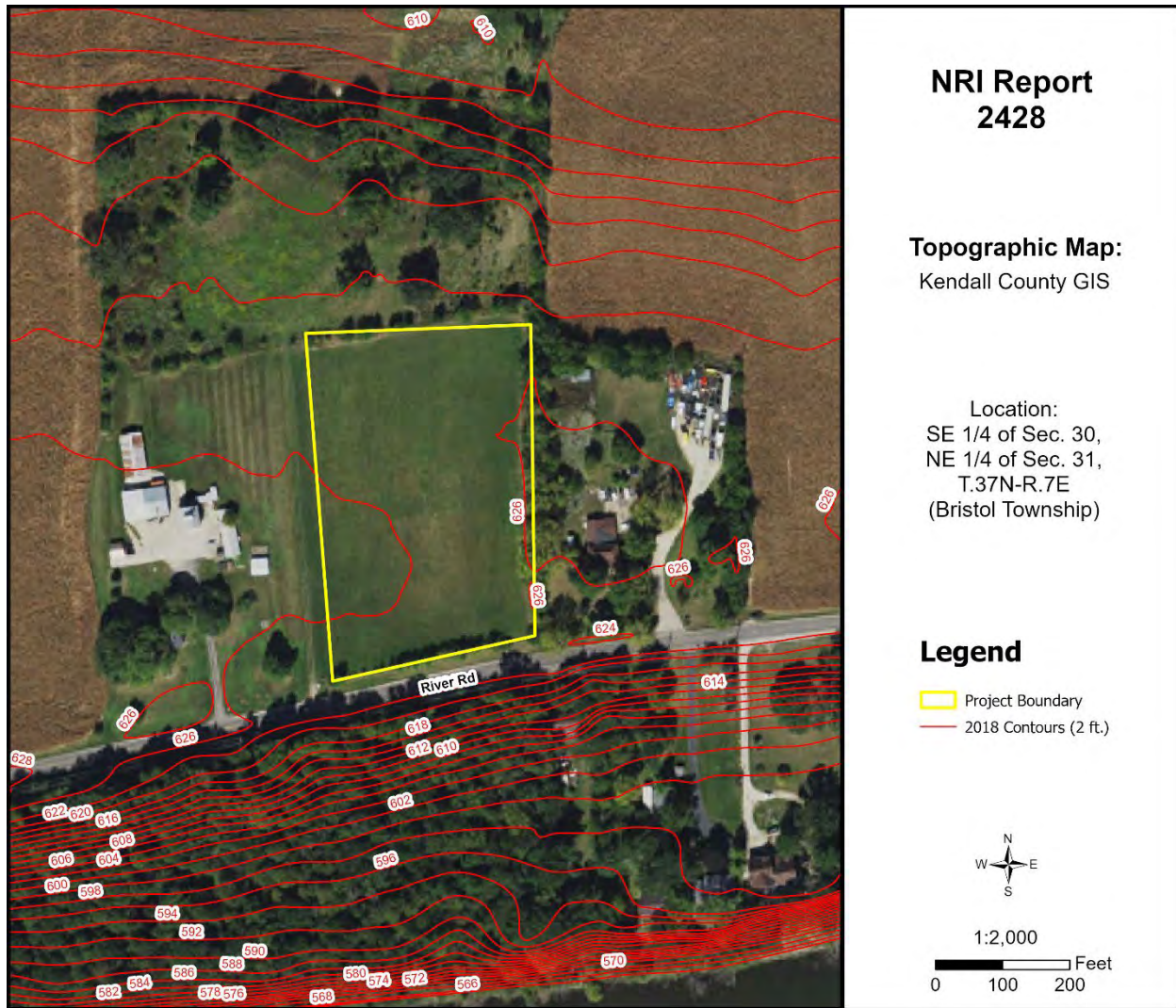


Figure 9: Topographic Map

This parcel contains soils with slopes of 0-2% and an elevation of approximately 626' above sea level. According to the topographic map (Figure 9), the overall area appears to drain south towards the Fox River. According to the Federal Emergency Management Agency (FEMA) Flood Map (Figure 8), the parcel does not appear to contain areas of floodplain or floodway. It is mapped as Zone X, an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain.

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; and establish and link trails.

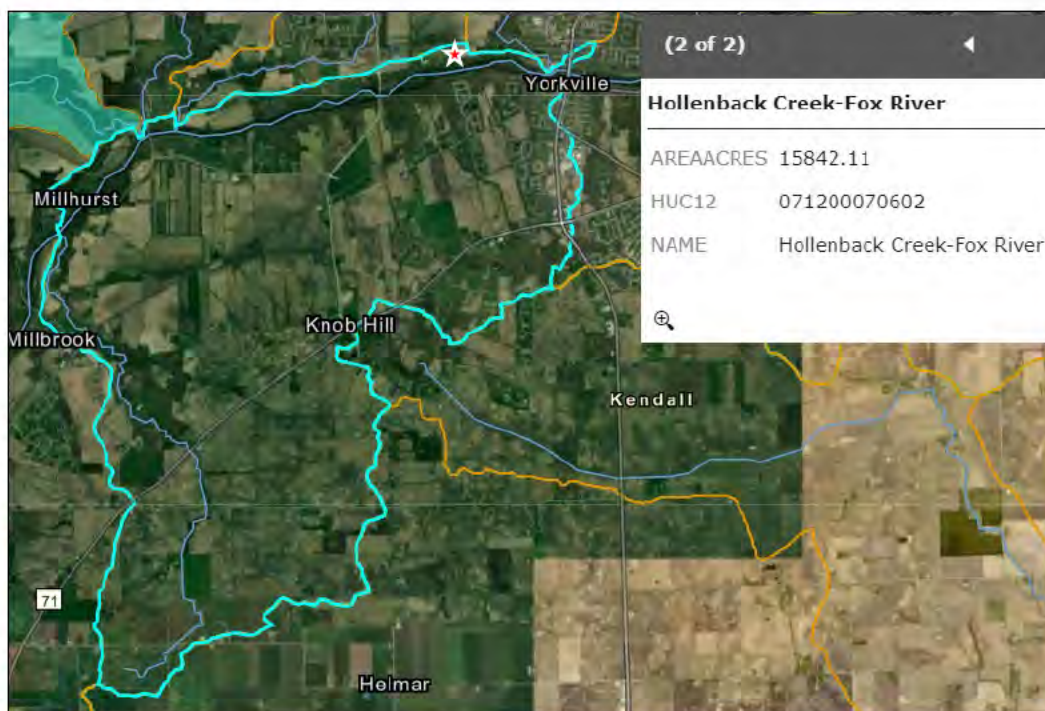


Figure 10: Sub Watershed Map

This site is located within the Lower Fox River watershed and the Hollenback Creek-Fox River sub watershed (HUC 12 – 071200070602). This sub watershed comprises about 15,842 acres and covers parts of Yorkville, Millhurst, Millbrook, and Newark.

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 National Wetlands Inventory, which is the most comprehensive inventory to date. The National 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 National 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."*

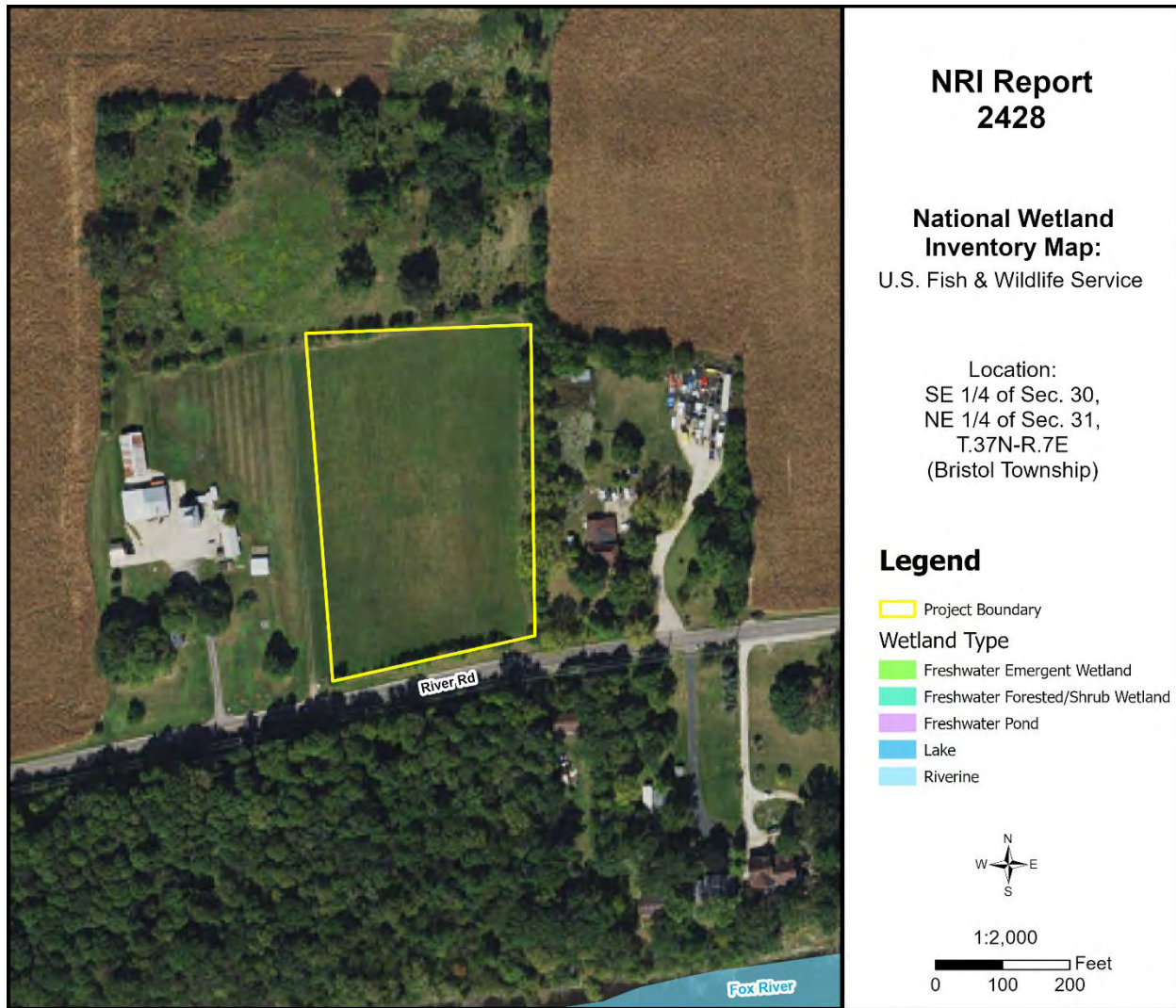


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are not present on the parcel in question (PIQ). The Fox River is located approximately 530 feet south of the PIQ. To determine the presence of wetlands, 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.

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, 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	Hydric Rating %	Acreage	Percent
791A	Well Drained	Non-Hydric	No	0%	3.6	100%

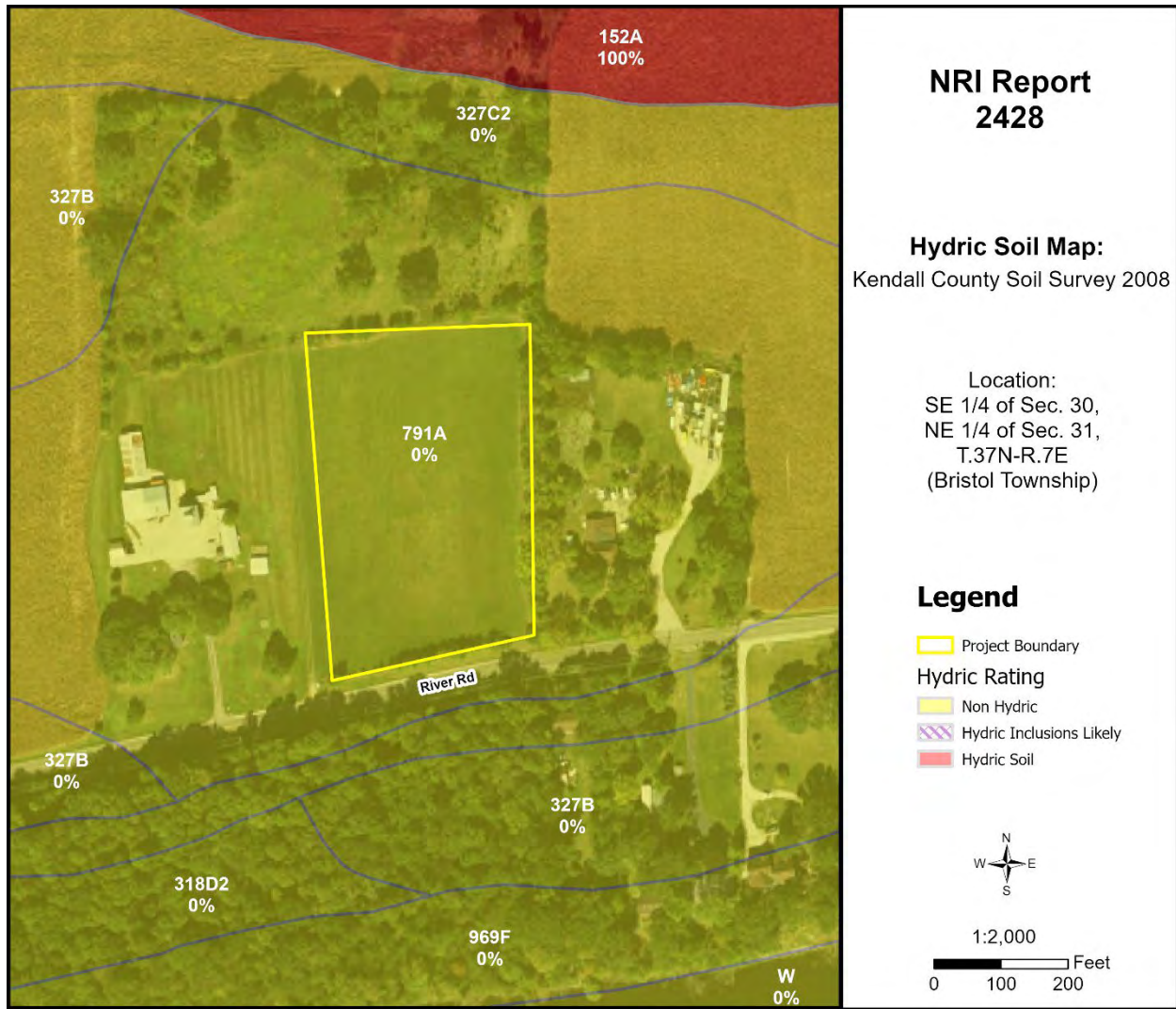


Figure 12: Hydric Soils Map

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 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, Chicago District, 231 South LaSalle Street, Suite 1500, Chicago, IL 60604. Phone: (312) 846-5530
- **Floodplains:** Illinois Department of Natural Resources - Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270. Phone: (217) 782-6302
- **Water Quality/Erosion Control:** Illinois Environmental Protection Agency, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62794-9276. Phone: (217) 782-3397

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 Harbors Appropriation Act of 1899 or Section 404 of the Clean Water Act are subject to fines ranging up to \$16,000 per day of violation, with a maximum cap of \$187,500 in any single enforcement action, as well as criminal enforcement.

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.

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 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 pink or 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.

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).

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.

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

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Bristol Township

Phone: 630-553-0101

9075 Corneils and West Street
P.O. Box 165
Bristol, IL 60512-0165

Fax: 630-553-0118

To whom it may concern:

The Bristol Township Board has received and reviewed the Tremain Petition and sees no concerns with this petition.

Sincerely,

A large black rectangular redaction box covering the signature of Robert Walker.

Robert Walker
Supervisor

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Thursday, October 10, 2024 8:28 AM
To: Matt Asselmeier
Cc: Sara Mendez
Subject: [External]RE: Kendall County Petition 24-27

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.

Matt,

This agenda item and Kendall Co. Petition 24-26 were recommended favorably at last night's PZC meeting. Will advance to City Council on October 22nd.

Best Regards,

Krysti J. Barksdale-Noble, AICP

(she/her)

Community Development Director

United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

☎ (630) 553-8573

📠 (630) 742-7808

🌐 www.yorkville.il.us

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 3, 2024 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department
Greg Chismark – WBK Engineering, LLC
Aaron Rybski – Health Department

Audience:

Tom Carroll, Jim Filotto, Katherine Rousonelos, Ray Jackinowski, and Dan Kramer

PETITIONS

Petition 24-26 Timothy A. Tremain

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately three point six more or less (3.6 +/-) acres located on north side of River Road between 11327 and 11209 River Road from R-1 One Family Residential District to R-3 One Family Residential District in order to build two (2) houses at the property.

The property was rezoned in 2007 by Ordinance 2007-03 and is Lot 1 of the Glen Nelson Subdivision.

The property is less than ten (10) acres in size as is eligible for rezoning under Section 8:07.H of the Kendall County Zoning Ordinance.

As of the date of this memo, the Petitioner has not indicated if they will be dividing the land through a Plat Act Exemption or if they will be pursuing a re-subdivision of the property.

The application materials and zoning plat were provided.

The property is approximately three point six (3.6) acres in size.

The County's Future Land Use Map calls for the property to be Rural Residential. The United City of Yorkville's Future Land Use Map calls for the property to be Estate/Conservation Residential.

River Road is a Township maintained Minor Collector.

The zoning plat shows a fifteen foot (15') trail easement along the southern portion of the property.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Wooded, Single-Family Residential, and a Private Road.

The adjacent properties are zoned A-1, R-1, and R-3.

The County's Future Land Use Map calls for the area to Rural Residential. The United City of Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-3 in the County and Residential inside Yorkville south of the Fox River.

The A-1 special use permits to the east is for a campground (PNA Camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

ZPAC Meeting Minutes 09.03.24

The application for NRI was submitted on August 20, 2024.

Petition information was sent to Bristol Township on August 23, 2024. No comments were received.

Petition information was sent to the United City of Yorkville on August 23, 2024. Yorkville will be reviewing this Petition at their meetings in October.

Petition information was sent to the Bristol-Kendall Fire Protection District on August 23, 2024. No comments were received.

The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property.

The site is currently vacant. Any future buildings would have to meet applicable building codes.

No utility information was provided.

The property fronts Glen Nelson Drive, which is a private road. The zoning plat (Attachment 2) notes that the property cannot access River Road.

Any parking would be for residential purposes.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

Signage would be for residential purposes and would have to meet applicable regulations.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-1, and R-3. In particular, the properties immediate south of the subject property are zoned R-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. One (1) single-family home could be built on the subject property under the present R-1 zoning classification. If a property owner wanted to construct additional homes, a map amendment to a zoning district that allows for small lots, such as the R-3 zoning classification, would be needed.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Rural Residential on the Future Land Use Map and the R-3 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

ZPAC Meeting Minutes 09.03.24

Dan Kramer, Attorney for the Petitioner, stated that the developer of the subdivision lives across from the Petitioner. Mr. Kramer explained the history of the subdivision. The Petitioner plans to build a house on the south lot. There would be no cuts on River Road. Mr. Kramer said that Yorkville was reviewing the proposal at their meetings in October and the proposal would go to the Planning Commission in October. He also said that neighboring property owners were fine with dividing the lot.

Mr. Guritz asked about the Estate/Conservation Residential designation. Mr. Asselmeier said that Yorkville designated the property that way in their Future Land Use Map. Mr. Kramer explained that the designation was assigned to properties where Yorkville had not undertaken large amounts of analysis of future land use.

Mr. Klaas asked when the subdivision was created. It was created around 2007. Mr. Klaas asked when the right-of-way dedication occurred. The dedication probably occurred at that time.

Mr. Guritz asked if the trail easement was held by the County. Mr. Asselmeier was unsure, but he thought it was held by Bristol Township. If it was held by Bristol Township, and the road was annexed, the trail easement would go to Yorkville.

The homes probably would not be constructed until 2025 at the earliest.

Mr. Guritz made a motion, seconded by Commander Langston, to recommend approval of the map amendment.

The votes were follows:

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

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on October 23, 2024.

PUBLIC COMMENT

Dan Kramer commended the Regional Planning Commission for honoring Larry Nelson.

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Klaas, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 9:36 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director

Enc.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
SEPTEMBER 3, 2024**

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)
<i>Pat Jackowski</i>		
<i>Kathy Hansen</i>		
<i>Tim Filott</i>		
<i>Dan Kean</i>		

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Tuesday, October 22, 2024 8:22 PM
To: Matt Asselmeier
Cc: Sara Mendez
Subject: RE: [External]RE: Kendall County Petition 24-27

Matt,

Positive recommendation for both Petitions 24-26 and 24-27 from the City Council.

Best Regards,

Krysti J. Barksdale-Noble, AICP
(she/her)

Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
📞 (630) 553-8573
📠 (630) 742-7808
🌐 www.yorkville.il.us

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, October 10, 2024 8:34 AM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Cc: Sara Mendez <smendez@yorkville.il.us>
Subject: RE: [External]RE: Kendall County Petition 24-27

Thanks,

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

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Thursday, October 10, 2024 8:28 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Sara Mendez <smendez@yorkville.il.us>
Subject: [External]RE: Kendall County Petition 24-27

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.

Attachment 8, 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 October 23, 2024 - 7:00 p.m.

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

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Dan Kramer and Peter Pasteris

PETITIONS

Petition 24-26 Timothy A. Tremain

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately three point six more or less (3.6 +/-) acres located on north side of River Road between 11327 and 11209 River Road from R-1 One Family Residential District to R-3 One Family Residential District in order to build two (2) houses at the property.

The property was rezoned in 2007 by Ordinance 2007-03 and is Lot 1 of the Glen Nelson Subdivision.

The property is less than ten (10) acres in size as is eligible for rezoning under Section 8:07.H of the Kendall County Zoning Ordinance.

As of the date of this meeting, the Petitioner has not indicated if they will be dividing the land through a Plat Act Exemption or if they will be pursuing a re-subdivision of the property.

The application materials and zoning plat were provided.

The property is approximately three point six (3.6) acres in size.

The County's Future Land Use Map calls for the property to be Rural Residential. The United City of Yorkville's Future Land Use Map calls for the property to be Estate/Conservation Residential.

River Road is a Township maintained Minor Collector.

The zoning plat shows a fifteen foot (15') trail easement along the southern portion of the property.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Wooded, Single-Family Residential, and a Private Road.

The adjacent properties are zoned A-1, R-1, and R-3.

The County's Future Land Use Map calls for the area to be Rural Residential. The United City of Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-3 in the County and Residential inside Yorkville south of the Fox River.

The A-1 special use permits to the east is for a campground (PNA Camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

The application for NRI was submitted on August 20, 2024. The LESA Score was 141 indicating a low level of protection. The NRI was provided.

Petition information was sent to Bristol Township on August 23, 2024. Bristol Township had no concerns regarding the proposal. A letter from Bristol Township was provided.

Petition information was sent to the United City of Yorkville on August 23, 2024. The Yorkville Planning and Zoning Commission reviewed the proposal at their meeting on October 9, 2024, and recommended favorably of the proposal. An email to that effect was provided. The proposal went to the Yorkville City Council on October 22, 2024, and the Yorkville City Council issued a positive recommendation.

Petition information was sent to the Bristol-Kendall Fire Protection District on August 23, 2024. No comments received.

ZPAC reviewed the proposal at their meeting on September 3, 2024. The Petitioner's Attorney provided a history of the subdivision and the Petitioner's plan to build houses on the subject property. Any new houses would use the existing private road to access River Road; there would be no new cuts on River Road. Discussion occurred regarding the Estate/Conservation Residential classification in Yorkville's plan; this designation was placed on properties where Yorkville had not conducted a large amount of analysis of future land uses. Discussion also occurred regarding the trail easement. The earliest the Petitioner would construct houses would be 2025. ZPAC recommended approval of the proposal 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 Petitioner would like to rezone the property in order to build a maximum of two (2) houses on the property.

The site is currently vacant. Any future buildings would have to meet applicable building codes.

No utility information was provided.

The property fronts Glen Nelson Drive, which is a private road. The zoning plat noted that the property cannot access River Road.

Any parking would be for residential purposes.

Based on the proposed uses, no new odors were foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

Signage would be for residential purposes and would have to meet applicable regulations.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-1, and R-3. In particular, the properties immediate south of the subject property are zoned R-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. One (1) single-family home could be built on the subject property under the present R-1 zoning classification. If a property owner wanted to construct additional homes, a map amendment to a zoning district that allows for small lots, such as the R-3 zoning classification, would be needed.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Rural Residential on the Future Land Use Map and the R-3 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Member Rodriguez asked about driveway access to the property. Mr. Asselmeier responded that the properties would connect their driveways to Glen Nelson Drive; the properties would not have direct access to River Road for their driveways.

Discussion occurred regarding ownership of Glen Nelson Drive. Dan Kramer, Attorney for the Petitioner, explained that the lot owners share responsibilities related to Glen Nelson Drive.

Mr. Kramer explained that the Petitioner has not yet designed their house.

Mr. Kramer said prospective buyers want smaller lots because of less lawn maintenance.

Member Wilson made a motion, seconded by Member McCarthy-Lange, to recommend approval of the requested map amendment.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Wilson, and Wormley

Nays (0): None

Absent (1): Stewart

Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on October 28, 2024.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the application deadline for the December meeting is in the middle of November. Presently, there is a request for a special use permit for a commercial solar facility on Ament Road, text amendments related to road weight limits, window sign enforcement regulations, add parks to the list of permitted uses in the R-4, R-5, R-6, and R-7 zoning districts, changing the setback of pipelines from house, and the parking setback for A-1 zoned properties.

ADJOURNMENT

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

The Kendall County Regional Planning Commission meeting adjourned at 8:27 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM, Director

Enc.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 23, 2024**

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)
Don Kram		



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 24-28

**Peter J. and Laurie Jo Pasteris on Behalf of the Peter J.
Pasteris, Jr. Revocable Declaration of Living Trust
Major Amendment to A-1 Special Use – For Banquet Facility
Related to the Site Plan, Facility Capacity, and Operating Season**

INTRODUCTION

On April 21, 2015, the County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. The special use permit contained the following conditions and restrictions:

1. The facility was to be operated by a description and site plan attached to the ordinance.
2. The principal use of the property is for residential purposes and/or farming.
3. A maximum of two hundred (200) persons at any one time (with a 10% tolerance).
4. All events must be catered unless approved by the Health Department.
5. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing required permits associated with any proposed remodeling, alteration, construction or expansion of existing and structures on the premises.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operations.
7. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty (60) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

8. Porta Johns (and other temporary bathroom facilities need to be removed within 2 business days after each event.
9. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
10. Entities having jurisdiction may inspect the property annually including, but not limited to the Planning, Building and Zoning Department, Health Department, Sheriff's Office, and Fire Protection District in order to ensure the conditions of the special use permit are still being met and the permit is still

applicable for the operation.

Ordinance 2015-06 is included as Attachment 1.

In 2019, a minor amendment to the special use permit was approved allowing the bathroom trailer and tent to be set up starting April 15th. Minor amendments were also approved in 2020, 2021, and 2022 allowing the bathroom trailer and tent to be set up from April 8th to November 30th for the next operating season.

The Petitioners submitted the following amendments to the special use permit which were revised at the October 9, 2024, ZPAC meeting:

1. Increase the capacity of people to three hundred (300) with a ten percent (10%) tolerance for a maximum capacity of three hundred thirty (330) people. The wait staff would not be included in these numbers (**Amended at ZPAC**).
2. Replace the existing tent with a permanent building that is approximately one hundred twenty-eight feet by sixty-four feet (128' X 64') in substantially the location shown on the site plan.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restroom.
4. Have events year-round.
5. Add the property identified by parcel identification number 06-10-200-001 to the special use permit.
6. Add the ability to add a business sign.

As of the date of this memo, the renderings of the building have not been finalized, but the maximum height of the building at its tallest point will be approximately thirty-five feet (35') with taller spires. No maximum height restriction is proposed for the special use permit.

No other changes to the site or business operations were proposed.

The application materials are included as Attachment 2. The proposed site plan is included as Attachment 3.

SITE INFORMATION

PETITIONER Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust

ADDRESS 1998 Johnson Road, Oswego

LOCATION One Mile East of Schlapp Road on the South Side of Johnson Road

The property at 2010 Johnson Road (northwest corner of picture) is proposed for inclusion in the special use permit.



Aerial of the Tent Area



TOWNSHIP Na-Au-Say

PARCEL #s 06-11-100-004, 06-11-100-008, and 06-10-200-001

LOT SIZE 14.1 Acres (After Expansion); 12.5 Acres (Current Special Use Area)

EXISTING LAND USE Agricultural/Farmstead/Banquet Facility

ZONING A-1 Agricultural District with a Special Use Permit

LRMP	Current Land Use	Agricultural/Residential/Banquet Facility
	Future Land Use	Suburban Residential (Max 1.0 DU/Acre) (County) Countryside Residential (Plainfield)
	Roads	Johnson Road is a Township Road classified as a Minor Collector.
	Trails	Plainfield has a trail planned along Johnson Road.
	Floodplain/Wetlands	None

REQUESTED ACTION Major Amendment to an A-1 Special Use to Operate a Banquet Facility

APPLICABLE REGULATIONS Section 36-282 (12) – A-1 Special Uses – Permits Banquet Facilities on A-1 Zoned Properties with Restrictions

Section 36-124 – Major Amendments to Special Uses

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	R-2	Rural Residential (Max 0.65 DU/Acre) (County) Countryside Residential (Plainfield)	A-1 and R-2
South	Agricultural	A-1	Suburban Residential (County) Countryside Residential (Plainfield)	A-1
East	Agricultural	A-1	Suburban Residential (County) Countryside Residential (Plainfield)	A-1 (County) R-1 PUD and Industrial (Plainfield)
West	Agricultural	A-1	Suburban Residential (County) Countryside Residential (Plainfield)	A-1 and A-1 SU

The A-1 SU to the west is for a seasonal festival.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on September 13, 2024, and consultation was terminated (see Attachment 2, Page 40).

NATURAL RESOURCES INVENTORY

The NRI application was submitted as on September 16, 2024 (see Attachment 2, Page 39). The LESA Score 190 indicating a low level of protection. The NRI is included as Attachment 7.

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed information on September 23, 2024. The Na-Au-Say Township Board reviewed the proposal at their meeting on October 21, 2024. The Township recommended approval of the proposal. An email to that effect is included as Attachment 6.

PLAINFIELD FIRE PROTECTION DISTRICT

The Plainfield Fire Protection District was emailed information on September 23, 2024. Prior to application submittal, the Plainfield Fire Protection District submitted an email outlining the District's sprinkler and alarm requirements. This email is included as Attachment 4.

VILLAGE OF PLAINFIELD

The Village of Plainfield was emailed information on September 23, 2024.

ZPAC

ZPAC reviewed the proposal at their meeting on October 9, 2024. Discussion occurred regarding maximum building height; no restriction would be placed in the special use permit regarding building height. Discussion also occurred regarding the location of the septic system; it would be away from the horse pasture. Discussion occurred regarding a movable sign; the Petitioners agreed to supply information about the sign and that information would be included in the special use permit. The wait staff would not be included in the capacity count. ZPAC recommended approval of the proposal with the conditions proposed by Staff, adding the ten percent (10%) tolerance to the capacity, and excluding wait staff from the capacity county by a vote of seven (7) in favor, zero (0) in opposition, and three (3) members absent. The minutes of the meeting are included as Attachment 5.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on October 23, 2024. Discussion occurred regarding the timing of events; they mostly occur on Friday and Saturday nights with occasional Sunday events. Events start at 4:00 p.m. on Saturdays and 5:00 p.m. on Fridays. No songs start after 11:00 p.m. on Saturdays and 10:00 p.m. on Sundays. All guests are usually gone within thirty (30) minutes of the last song. Disc jockeys have to plug into the Petitioner's sound system and the Petitioner has driven around the area with a decimeter checking noise levels. There have not been any noise complaints in recent years. It was noted that many attendees take buses or carpool to the site. As such, parking is not issue. Discussion occurred regarding sprinkling requirements. Discussion occurred regarding the proposed building; it will be steel with a concrete foundation. The design was inspired by a barn from Lexington, Kentucky. The proposed sign will be placed in the hayfield setback from the road. It was noted that the Health Department's permit for the well and septic system would ultimately dictate the maximum number of people at the property; the building is designed for more than three hundred (300) people. The Petitioner stated that they rarely get requests that reach the three hundred (300) guest mark. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff, by a vote of nine (9) in favor, zero (0) in opposition, and one (1) member absent. The minutes of the meeting are included as Attachment 8.

FINDINGS OF FACT-SPECIAL USE PERMIT AMENDMENT

§ 36-119 of the Kendall County Code 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. The original special use permit was established in 2015. The only complaints that were submitted since the establishment of the special use permit were noise related complaints and those complaints were addressed. The proposal still requires buildings to obtain applicable permits and the site may be subject to periodic inspections to confirm compliance with the special use permit. A Health Department approved septic system to replace temporary restroom facilities is proposed and the septic system would be better for public health than the temporary trailers.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No changes to the already approved ingress/egress or drainage are proposed. Utilities, other than the installation of a septic system approved by the County, shall remain unchanged.

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.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 10-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents."

RECOMMENDATION

Staff recommends approval of the requested amendments to the existing special use permit for a banquet facility subject to the following conditions and restrictions:

1. The Description and Site Plan attached to Ordinance 2015-06 are amended to incorporate the site plan attached hereto as Exhibit A (Attachment 3). Further, if a conflict exists between the Description and Site Plan attached to Ordinance 2015-06 and the site plan attached hereto as Exhibit A, the site plan attached hereto as Exhibit A shall take precedent.
2. Condition 2 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:
"A maximum of three hundred (300) persons with a ten percent (10%) tolerance at any one (1) time. Wait staff shall not be included in the capacity count." **(Amended at ZPAC)**
3. Condition 7 of Ordinance 2015-06 is hereby repealed in its entirety.
4. Condition 8 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:
"Events may be held year-round."
5. No signs are shown on the site plan. The owner of the business allowed by the special use permit may request a sign in the future using the minor amendment process, provided that the proposed sign meets the requirements of the Kendall County Zoning Ordinance.
6. The remaining conditions and restrictions contained in Ordinance 2015-06 shall remain valid and

effective.

7. 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.
8. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

ATTACHMENTS

1. Ordinance 2015-06
2. Application Materials
3. Site Plan
4. September 19, 2024, Email from the Plainfield Fire Protection District
5. October 9, 2024, ZPAC Meeting Minutes
6. October 22, 2024, Email from Na-Au-Say Township
7. NRI Report
8. October 23, 2024, Kendall County Regional Planning Commission Meeting Minutes (This Petition Only)

State of Illinois
County of Kendall

Zoning Petition
15-02

ORDINANCE NUMBER 2015 - 06

GRANTING AN A-1 SPECIAL USE AT
1998 JOHNSON ROAD, OSWEGO
TO OPERATE A BANQUET HALL FOR SPECIAL EVENTS

WHEREAS, Peter & Laurie Pasteris have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 12.5 acre property located on the south side of Johnson Road, 1 mile east of Schlapp Road, 1.45 miles west of Ridge Road, commonly known as 1998 Johnson Road, (PIN #'s 06-11-100-004 & 06-11-100-008), in NaAuSay Township; and

WHEREAS, said property is currently zoned A-1 Agricultural; and

WHEREAS, said petition is to obtain an A-1 Special Use Permit to operate a banquet hall on their property for special events; and

WHEREAS, said property is legally described as:

THE WEST 400.0 FEET OF THE NORTH 435.60 FEET OF A STRIP OF LAND 54 RODS (891.1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES.

THE WEST 561.0 FEET OF THE NORTH 971.0 FEET (EXCEPT THE WEST 400.0 FEET OF THE NORTH 435.60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891.0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8.5052 ACRES.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on April 6, 2015; and

WHEREAS, the findings of fact were approved as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The special use will not be detrimental or endanger the public health, safety, morals, comfort or general welfare.***

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

State of Illinois
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*and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential and agricultural character of the neighborhood.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The special use will not be adding any new utilities at this time and no new roadways or drainage to the property. They will be adding a septic in the future, park on the hayfield and will use the current access point onto Johnson Road.***

*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 Hearing Officer. **The only regulation they do not meet is that it must be located on a major or arterial roadway but they have received permission from the township road commissioner. All other regulations will conform.***

*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. **This special use will not be every weekend so most of the time it will just be residential uses and not events.***

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a banquet hall on their property for special events in accordance to the submitted Description included as "Exhibit A" and the submitted Site Plan included as "Exhibit B" attached hereto and incorporated herein subject to the following conditions:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 200 persons at any one time (with a 10% tolerance).
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
5. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
6. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land

State of Illinois
County of Kendall

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15-02

which exceeds sixty 60 dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

7. Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event.
8. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
9. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff's office and fire protection district in order to ensure that conditions of the special use permit are still being met and that the permit is still applicable for the operation.

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

IN WITNESS OF, this ordinance has been enacted on April 21, 2015.

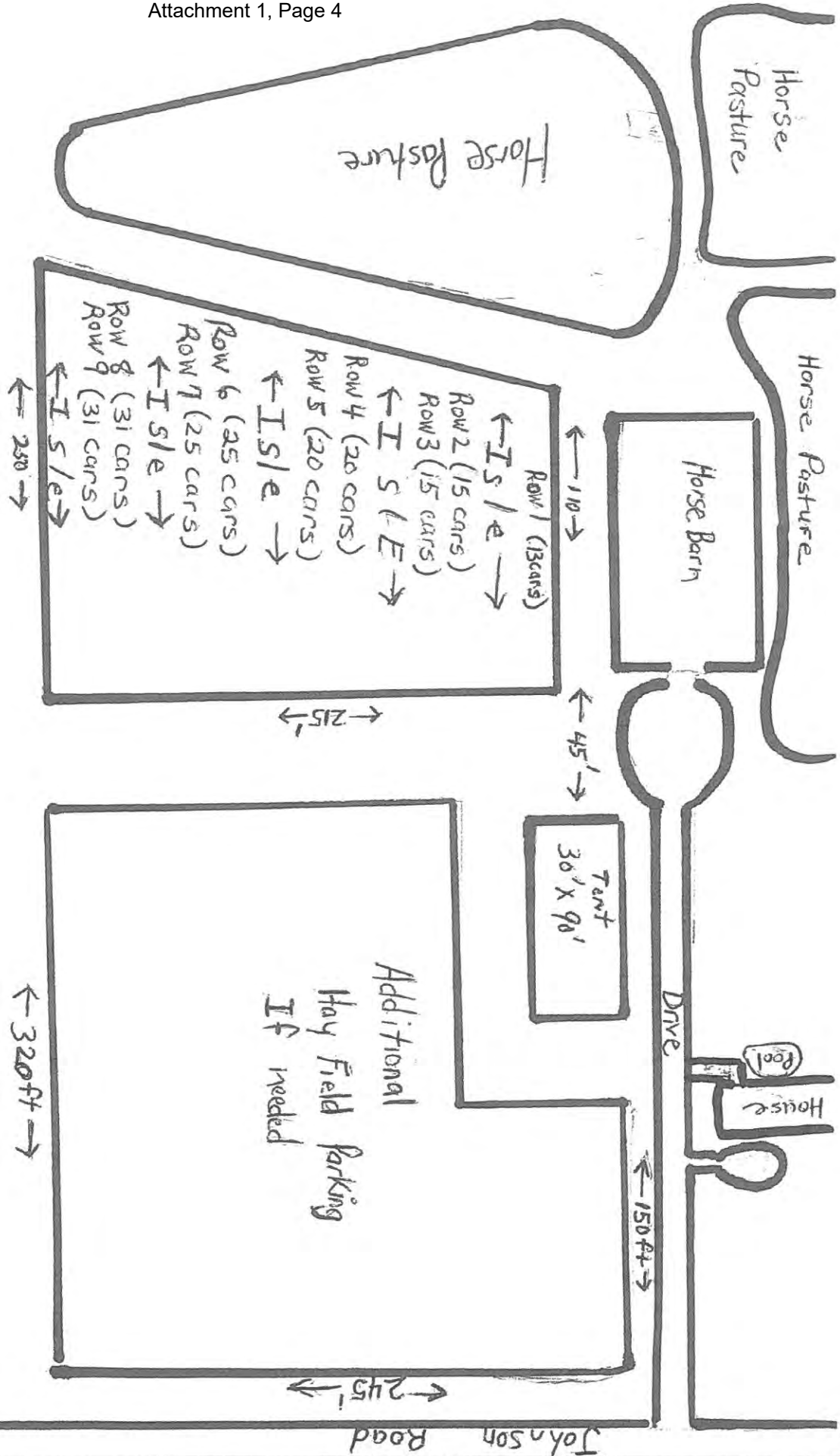
Attest:



Debbie Gillette
Kendall County Clerk



John Shaw
Kendall County Board Chairman



Note:

Allows for 8' width per car
 Allows for 16' depth per car
 Allows for 18' wide isle ways

This area can conservatively
 handle 195 cars if needed.

1998 Johnson Rd, Oswego, IL 60543
Street View - Search nearby



1. The Short range plan is to set up a tent on the open side yard with portable trailer bathroom off to the side between old storage garage and corn crib. Parking will take place on the cut hayfield on the east side of property.
2. The long range plan (assuming things go well) is to pour a concrete pad for a 40x80 ft ~~seasonal~~ tent that will stay up from April - October. This is located on the edge of the hayfield off the main drive. A small barn will be constructed next to the pad that will include very nice women and men bathrooms. It will serve as a minibarn in the winter for farm equipment. A septic system separate from our house will be installed for this facility and will be far from traffic/cars.

Imagery ©2014 DigitalGlobe, U.S. Geological Survey, Map data ©2014 Google 50 ft



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

APPLICATION

PROJECT NAME Pasteris

FILE #: _____

NAME OF APPLICANT (including First, Middle Initial, and Last Name)		
Peter J. Pasteris, Jr. Revocable Dec. of Living Trust and Laurie Jo Pasteris		
CURRENT LANDOWNER/NAME(s)		
Peter J. Pasteris, Jr. Revocable Dec. of Living Trust and Laurie Jo Pasteris		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 12.5 acres	1998 Johnson Road, Oswego, IL 60543	06-11-100-004 & 06-11-100-008 + 06-10-200-001
EXISTING LAND USE Wedding/Special Event	CURRENT ZONING Venue A-1 Special Use	LAND CLASSIFICATION ON LRMP A-1 Special Use
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	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Daniel J. Kramer	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	
2ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
None		
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.		
SIG	DATE	
[REDACTED]	September 16, 2024	

CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Last Revised: 10.17.22
 Major Amendment to a Special Use

1. Change the capacity of people from 200 to 300
2. Replace the existing tent with a permanent building which would not be a substantial increase of amount of square footage with the approximate same square footage of 400 x 100 and a smaller food preparation building of 128 x 64 ft which would be a total of 5,600 sq.ft.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restrooms
4. Extend use to year round

Northfork Farm Weddings

Business Plan

Vision and Mission Statements

Vision Statement:

"To become the premier year-round wedding destination in the region, providing unforgettable experiences through exceptional service, stunning environments, and seamless event execution."

Mission Statement:

"Northfork Farm Weddings" is committed to enriching lives by offering an idyllic setting for life's most cherished celebrations. Our mission is to deliver unparalleled event experiences while maintaining the highest standards of hospitality, inclusivity, and sustainability."

This business plan serves as a foundational document to guide the expansion of Northfork Farm Weddings, detailing the strategic approach to building a new venue and growing the business. It also prepares the organization to address potential challenges and maximize the opportunities presented by an extended operating season and enhanced venue offerings. If you would like me to expand on any of the sections or provide detailed content for a specific part, let me know!

Executive Summary

- Brief overview of the business.
- Summary of the proposal to build a new, permanent wedding venue.
- Key objectives for the new venue include extending operational capacity and enhancing the guest experience.

Company Description

- History of Northfork Farm Weddings.
- Current operations and services provided.
- Achievements and reputation in the wedding industry.

Market Analysis

- Overview of the wedding venue market in the region.
- Target market demographics and psychographics.
- Analysis of competitors and industry trends.

Current Operations

- Detailed description of current operations using a tent setup.
- Operational challenges and limitations due to seasonal changes and weather conditions.
- Financial performance with current operations.

Strategic Opportunities with the New Building

- Description of the proposed new building and its features.
- How the new venue will address current operational challenges.
- Projected increase in availability from 26 weeks to 48 weeks.
- Anticipated enhancements in guest comfort and event execution.

Marketing Plan

- Branding Strategy: Positioning Northfork Farm Weddings as a versatile, all-season venue.
- Advertising: Use of digital marketing, social media, bridal magazines, and wedding expos.
- Promotions: Early booking discounts, off-season specials, and package deals.
- Partnerships: Collaborations with local businesses and wedding planners.
- Customer Engagement: Testimonials, reviews, and enhanced web presence with virtual tours of the venue.

Financial Projections

- Detailed cost analysis for the construction of the new venue.
- Projected revenue increase with operational expansion.
- Break-even analysis and return on investment (ROI).
- Five-year financial forecast including profit and loss, cash flow, and balance sheet.

Operational Plan

- Construction timeline and milestones.
- Supplier and contractor management.
- Staffing and training for expanded operations.
- Event management enhancements with new facilities.

Risk Management and Sustainability

- Identification of potential risks including construction delays, budget overruns, and market changes.
- Strategies for risk mitigation and management.
- Sustainability practices in construction and operations to appeal to eco-conscious clients.

Executive Summary for Northfork Farm Weddings Business Plan

Northfork Farm Weddings has earned a distinguished reputation as a seasonal wedding venue, working successfully under a beautiful tent setup for 26 weeks each year. Situated in a picturesque location, Northfork Farm has consistently shown profitability and exceptional service, even with the inherent limitations imposed by weather and seasonal changes. Recognizing the opportunity to expand and enhance its offerings, Northfork Farm proposes the construction of a permanent wedding venue to replace the existing tent structure.

The proposed new venue is designed to address several key issues currently impacting the venue's operations and guest experience. Chief among these is the vulnerability to adverse weather conditions, which not only affects event execution but also poses inconvenience to guests, particularly with external facilities like portable bathhouses. The new structure will provide a weatherproof environment that ensures events can be held comfortably and seamlessly throughout the year, regardless of weather conditions.

With this development, Northfork Farm aims to extend its operational capability from 26 to 48 weeks per year, significantly increasing its booking capacity. The new venue will allow the business to host events from Thursday to Sunday each week, effectively doubling the potential for bookings and revenue generation. This expansion is expected to cater to a growing market demand for reliable and elegant wedding and event spaces, attracting a broader clientele, including those who may previously have been deterred by the seasonal nature of the venue.

Financially, the transition from a tent to a permanent structure is a substantial investment but is projected to yield considerable returns through increased bookings and revenue. The expansion will primarily increase variable costs, such as supplies and labor, while leveraging existing fixed costs to support profitability.

Northfork Farm Weddings seeks a partnership with Huntington Bank to finance the construction of this new venue. With a solid track record of profitability and an unobstructed vision for future growth, Northfork Farm is poised to transform its business model and continue to thrive as a premier destination for weddings and events in the region.

Company Description for Northfork Farm Weddings Business Plan

Overview

Northfork Farm Weddings is a renowned wedding and event venue located in the heart of a picturesque landscape. Since its start, Northfork Farm has established itself as a preferred destination for couples seeking a romantic and memorable wedding experience. The venue is best known for its scenic views, personalized service, and elegant tent setup that hosts events primarily during the warmer months of the year.

History

Founded by a family with deep roots in hospitality and event management, Northfork Farm began hosting weddings over a decade ago. The founders saw an opportunity to transform their sprawling family farm into a unique venue that blends rustic charm with modern elegance. The initiative quickly gained popularity through word-of-mouth and local advertising, establishing Northfork as a cherished location for wedding celebrations.

Services Offered

Northfork Farm Weddings offers a comprehensive suite of services designed to cater to all aspects of wedding and event planning. These services include:

- **Event Coordination:** Aiding clients from planning to execution, ensuring every detail is managed seamlessly.
- **Catering and Beverage Services:** Offering a range of customizable menu options, from traditional to contemporary cuisines, all prepared by skilled chefs.
- **Décor and Setup:** Providing a variety of décor themes and setups that transform the space to reflect the personal style and vision of each couple.
- **Vendor Coordination:** Working closely with trusted vendors for flowers, music, photography, and more to ensure a cohesive and stress-free event experience.

Current Operations

Currently, Northfork Farm operates a large, beautifully adorned tent that serves as the venue for all events. This setup allows for operations 26 weeks per year, primarily during the milder weather months. While this seasonal model has been profitable, it limits the venue's operational capacity and subjects' events to the unpredictability of weather.

Achievements

Over the years, Northfork Farm has garnered numerous accolades for excellence in service and has been featured in several bridal magazines and online wedding platforms. The venue is especially celebrated for its:

- **Exceptional Client Feedback:** Consistently high ratings in customer satisfaction for its beautiful setting, attentive service, and the ability to deliver a stress-free event experience.
- **Community Engagement:** Active participation in local events and hosting community-driven occasions, enhancing its reputation and embedding itself as a vital part of the local culture.
- **Sustainability Initiatives:** Commitment to sustainability through waste reduction, recycling programs, and use of locally sourced products which resonates well with environmentally conscious clients.

Vision for the Future

With the proposed construction of a new permanent wedding venue, Northfork Farm aims to transition from a seasonal operation to a year-round event destination. This expansion will not only enhance the venue's operational efficiency and guest experience but also significantly broaden its market reach. The new facility is envisioned as a state-of-the-art structure that embodies the farm's rustic charm while incorporating modern amenities that today's clients expect.

The completion of this project will mark a significant milestone in Northfork Farm's history, setting the stage for a new era of growth and continuing excellence in the wedding and event industry.

Market Analysis for Northfork Farm Weddings Business Plan

Geographic Focus

Northfork Farm Weddings is strategically located to serve the Northern Illinois region, including the expansive and diverse market of Chicago. This area is characterized by its large population, broad socioeconomic spectrum, and a high rate of wedding and event planning activities, making it an ideal target market for a premier wedding venue.

Demographics

The demographics of Northern Illinois, particularly Chicago, are varied, with a sizable number of individuals entering the marriageable age each year. According to recent census data, Chicago alone has a population exceeding 2.7 million people with a median age of around 34 years. The area is culturally diverse, which translates into a variety of wedding traditions and customs, thus broadening the potential client base for Northfork Farm.

- **Age Group:** The primary target age group for weddings is between 25 and 40 years old, a demographic that is well-represented in Chicago and surrounding areas.
- **Income Levels:** The region exhibits a wide range of income levels, with a substantial proportion of the population earning above the national median. This economic diversity allows Northfork Farm to target both luxury and mid-tier market segments.
- **Cultural Diversity:** With a rich mix of ethnic backgrounds, including significant Hispanic, African American, and Asian communities, the demand for culturally specific as well as fusion wedding events is high.

Market Need

There is a growing trend in Northern Illinois for unique and memorable wedding experiences. Couples are looking for venues that offer not just a space, but an experience that includes beautiful landscapes, exceptional service, and the flexibility to customize their event to fit their personal vision and style. The limitations posed by weather and the seasonal nature of current venues like tents are significant deterrents for couples planning their special day.

Competitor Analysis

The wedding venue market in Northern Illinois is competitive but fragmented, with venues ranging from urban chic spaces in downtown Chicago to rustic barns in more rural areas. Key competitors include:

- **Urban Event Spaces:** These venues cater primarily to modern, indoor weddings and corporate events but often lack the scenic charm and exclusivity that Northfork Farm can provide.
- **Country Clubs and Hotels:** While they offer year-round availability, their packages can be less flexible, and settings might not be as intimate or customizable.

- **Other Farm and Barn Venues:** Like Northfork Farm, these venues offer a rustic setting but typically operate on a seasonal basis and may not have the infrastructure to host events year-round.

Competitive Advantage

Northfork Farm can leverage several competitive advantages:

- **Extended Season:** By transitioning to a permanent facility, Northfork Farm will operate nearly year-round, distinguishing it from other seasonal rustic venues.
- **All-inclusive Experience:** Northfork Farm offers comprehensive event services including catering, decor, and vendor coordination, which can significantly simplify the planning process for clients.
- **Scenic and Versatile Setting:** The farm's natural beauty and planned state-of-the-art amenities are designed to cater to a variety of styles and preferences, setting it apart from more urban or conventional venues.

Market Trends

- **Increase in Destination Weddings:** More couples are choosing destinations that offer a complete experience for their guests, a trend that favors scenic venues like Northfork Farm.
- **Personalization and Unique Experiences:** There is a move away from cookie-cutter weddings towards more personalized events, highlighting the importance of venues that can offer customization and flexibility.
- **Sustainability:** Eco-conscious planning is on the rise, with couples looking for venues that prioritize sustainability practices.

Conclusion

The market analysis indicates a robust demand and a favorable environment for the expansion of Northfork Farm Weddings into a year-round venue. With its planned enhancements and strategic location, Northfork Farm is well-positioned to capitalize on the growing market trends and to fulfill the evolving needs of couples in Northern Illinois and beyond.

Currently, I don't have the capability to directly access external websites, including Northfork Farm Weddings' website, to pull specific data or content. However, I can certainly help you draft a section about the current operations based on general knowledge and typical practices of wedding venues. If you have specific details or unique aspects from Northfork Farm Weddings that you would like included, you can share them with me, and I'll integrate them into the description. Here's a general overview based on common practices:

Current Operations at Northfork Farm Weddings

Venue Overview

Northfork Farm Weddings operates from a picturesque location ideally suited for outdoor events and celebrations. The primary feature of the venue is its large, elegantly appointed tent, which serves as the centerpiece for weddings and other festivities. The farm's natural beauty, combined with this well-designed temporary structure, provides a unique blend of rustic charm and sophisticated elegance.

Seasonal Operation

Due to the outdoor nature of the venue, operations are seasonally restricted. Currently, Northfork Farm is operational approximately 26 weeks per year, generally from late spring to early autumn. This period is chosen to take advantage of the region's most favorable weather, minimizing the impact of rain, excessive heat, or cold which could otherwise detract from guests' comfort and the overall event experience.

Services Provided

Northfork Farm offers comprehensive event services to ensure a seamless experience for clients and guests:

- **Event Planning and Coordination:** The venue provides expert planning services, helping clients design their event from start to finish, including timeline management, vendor coordination, and day-of execution.
- **Catering and Custom Menus:** Partnerships with local caterers allow Northfork Farm to offer a variety of dining options that can be tailored to meet diverse tastes and dietary requirements.
- **Decor and Setup:** The venue staff aids in the customization of decor, seating arrangements, and setup to align with each event's theme and the client's vision.

Accommodations and Facilities

While the main event space is a large tent, Northfork Farm also offers additional accommodations for weddings and events:

- **Portable Bath Houses:** To enhance guest comfort, high-quality portable bathrooms are provided, elegantly designed to maintain the upscale feel of the venue.
- **Parking and Transportation:** Ample parking is available for guests, and the venue can coordinate transportation services for larger groups or remote parking solutions.

Client Experience

Feedback from clients consistently highlights the venue's exceptional service, picturesque setting, and the ability to create a personalized and memorable event. Northfork Farm prides itself on its ability to maintain high standards of hospitality, even within the limitations of a seasonal, tent-based operation.

Challenges

The primary challenge facing Northfork Farm in its current operation is weather dependency, which not only limits the operational season but also poses potential disruptions during unexpected weather changes. This has prompted the proposal for a new, permanent structure to extend the operating season and provide a more reliable and comfortable setting for events.

Strategic Opportunities with the New Building for Northfork Farm Weddings**Expanded Operational Capacity**

The construction of a new, permanent building at Northfork Farm Weddings presents several strategic opportunities that can transform the business and significantly enhance its market position. One of the most impactful changes will be the expansion of the venue's operational capacity. Currently limited to seasonal use due to its dependence on a tent structure, the new facility will enable the venue to host events nearly year-round, extending the operational period from 26 weeks to 48 weeks annually. This nearly doubles the available booking slots, allowing Northfork Farm to cater to a larger number of weddings and events, thus substantially increasing potential revenue streams.

Enhanced Guest Experience and Service Offerings

The new building will be designed to enhance the comfort and experience of guests and clients, regardless of weather conditions. It will feature integrated heating and cooling systems, which will eliminate the disruptions caused by inclement weather—such as rain, wind, and extreme temperatures—that currently affect the tent setup. The permanent structure will also include built-in, high-quality restrooms, removing the need for portable bath houses and elevating the overall guest experience. Additionally, the venue will have the capability to offer more diverse and sophisticated service offerings, such as enhanced audio-visual equipment for ceremonies and receptions, and more elegant and diverse setup options for decor and seating.

Increased Market Reach and Booking Flexibility

With the ability to operate outside the traditional wedding season, Northfork Farm can tap into a broader market, including off-peak weddings, corporate events, and other private functions. This flexibility also opens the venue to last-minute bookings and events that are not possible with the current tent setup due to the extended setup and takedown times required. Moreover, the permanent structure will allow Northfork Farm to host multiple events in quick succession or even simultaneously if space permits, maximizing the usage of the venue.

Improved Operational Efficiency

The new building will streamline many aspects of the venue's operations. Permanent fixtures and amenities will reduce the labor and time currently required to set up and dismantle temporary structures and facilities for each event. This efficiency can lead to cost savings in labor and logistics and reduce the wear and tear on equipment that must be frequently installed and removed.

Brand Enhancement and Competitive Edge

By investing in a permanent venue, Northfork Farm will solidify its brand as a premier, all-season wedding and event destination. This enhancement will distinguish it from other local venues that may only offer seasonal availability or limited facilities. The new building will serve as a tangible commitment to quality and reliability, appealing to a broader demographic, including high-end clients who seek exclusivity and assurance that their event will proceed smoothly, regardless of external factors.

Sustainability and Innovation

The construction of the new venue offers an opportunity to integrate sustainable building practices and technologies, which can attract a growing segment of environmentally conscious consumers. Features like energy-efficient systems, sustainable materials, and green spaces can be marketed as key selling points, aligning with broader trends towards eco-friendly weddings and events. This focus on sustainability can also yield long-term cost savings and enhance the venue's reputation as a responsible and forward-thinking business.

Conclusion

The strategic opportunities presented by the new building are set to redefine the operational capabilities, market positioning, and competitive edge of Northfork Farm Weddings. By addressing current limitations and expanding its offerings, Northfork Farm is poised to not only meet the evolving demands of the wedding market but to set new standards within the industry.

Marketing Plan for Northfork Farm Weddings

Objective

The primary goal of this marketing plan is to position Northfork Farm Weddings not only as a premier wedding venue but also as a versatile event space suitable for corporate events, social gatherings, and other special occasions. By diversifying the range of events hosted, Northfork Farm aims to maximize its use year-round, increasing revenue and brand visibility across different market segments.

Target Markets

1. Weddings: Continue to target couples looking for a unique, picturesque venue for their special day, emphasizing the new building's all-season capabilities.
2. Corporate Events: Focus on local and regional businesses seeking offsite locations for retreats, conferences, team-building exercises, and holiday parties.
3. Social Events: Target planners of birthdays, anniversaries, reunions, and other special celebrations who desire a distinctive and elegant setting.
4. Community and Charitable Events: Engage local non-profits and community groups looking for a venue for fundraisers, galas, and other community-focused events.

Marketing Strategies

1. Digital Marketing:

- Website Redesign: Update the website to showcase the versatility of the venue with a gallery featuring various event setups. Include virtual tours, client testimonials, and a blog with event planning tips and highlights from past events.
- SEO and Content Marketing: Implement an SEO strategy focused on keywords not just around weddings, but also corporate events and other celebrations to improve search engine rankings. Regularly update the blog and resources with relevant content to drive organic traffic.
- Social Media Campaigns: Utilize platforms like Instagram, Pinterest, and Facebook to post beautiful photos of events, behind-the-scenes looks, and promotions. Run targeted ads to reach specific audience segments, such as corporate event planners and bridal groups.

2. Email Marketing:

- Develop segmented email lists to send tailored messages and offers to distinct groups, such as past clients, potential wedding clients, and corporate event planners.
- Regular newsletters featuring venue updates, special promotions, and event ideas to keep Northfork Farm top-of-mind among subscribers.

3. Partnerships and Networking:

- **Vendor Partnerships:** Collaborate with event planners, local caterers, entertainment providers, and decorators to create package deals and cross-promotional opportunities.
- **Corporate Outreach:** Engage directly with HR departments and event coordinators of local companies to introduce them to the venue's corporate offerings.
- **Community Engagement:** Participate in community events and host charity galas or public gatherings to build local goodwill and visibility.

4. Advertising:

- Invest in both online and traditional advertising, including Google Ads, local radio spots, and print ads in regional magazines and newspapers that cater to both weddings and corporate event planning.
- Use retargeting ads to engage visitors who have checked the venue online but have not made an inquiry.

5. Promotions and Incentives:

- Offer introductory rates for the first few months of the new venue's operation to entice early bookings.
- Create seasonal promotions and packages that appeal to corporate clients and social event planners, such as discounted rates for mid-week events or off-peak seasons.

6. Trade Shows and Expos:

- Participate in wedding expos, corporate event planning conferences, and local business expos to showcase the venue and network with potential clients.
- Offer exclusive deals to attendees who visit the booth and sign up for more information.

Evaluation and Adjustment

- Regularly track the performance of all marketing activities using analytics tools to understand what is working and what isn't.
- Conduct surveys and gather feedback from event attendees and clients to refine offerings and marketing messages.
- Adjust strategies quarterly based on performance metrics and market trends to ensure the marketing plan remains effective and responsive to client needs.

This comprehensive marketing plan is designed to maximize the visibility and appeal of Northfork Farm Weddings across multiple event categories, ensuring the venue reaches its full potential and achieves a broad and sustainable client base.

Financial Projections for Northfork Farm Weddings

Overview

The financial projections for Northfork Farm Weddings are designed to quantify the expected revenue growth, cost implications, and overall financial performance resulting from the expansion with a new permanent venue. These projections will help in making informed decisions, securing financing, and measuring future financial health.

Assumptions

- **Construction and Opening:** The new building will be completed and operational within 9 months.
- **Operational Weeks:** Increase from 26 weeks to 48 weeks per year.
- **Event Capacity:** Ability to host events from Thursday to Sunday, increasing the number of potential event days.
- **Booking Rate:** Gradual increase in bookings due to enhanced capabilities and marketing efforts, reaching near full capacity in year 3.
- **Pricing Strategy:** Slight premium on current rates due to improved facilities.
- **Fixed and Variable Costs:** Initial increase in fixed costs due to new building maintenance and utilities; variable costs scale with the number of events.

Revenue Projections

- **Year 1:** Focus on building awareness and filling the calendar. Projected to host approximately 75 events (weddings, corporate events, other social gatherings) with an average revenue of \$12,000 per event.
- **Year 2:** Increased bookings as market presence solidifies. Expecting to host around 120 events with a 5% increase in average event price due to market positioning and premium service offerings.
- **Year 3:** Near full capacity with 144 events hosted, maximizing the operational days and leveraging the venue's reputation for quality and service.

Cost Projections

- **Initial Construction Costs:** Estimated at \$750,000 for the complete setup of the building, furnishings, and landscaping.
- **Fixed Costs:** Includes utilities, property taxes, maintenance, and salaries for permanent staff; estimated increase of 30% due to extended operational weeks.

- **Variable Costs:** Primarily catering, event-specific staffing, and materials; expected to scale directly with the number of events.

Profit Projections

Calculated as Total Revenue minus Total Costs. Assumes no significant changes in the economic landscape or unforeseen financial burdens.

Break-even Analysis

The break-even point will be calculated based on the initial investment and ongoing operational costs. Assuming stable growth in bookings and controlled expense management, Northfork Farm is projected to reach break-even towards the end of Year 2.

Conclusion

The financial projections indicate robust growth and profitability with the introduction of the new building. This expansion enables Northfork Farm to significantly increase its operational capacity and revenue potential while maintaining a focus on high-quality service delivery. Continuous monitoring of both revenues and expenses will be crucial to achieving these financial goals and ensuring the long-term success of the venture.

Operational Plan for Northfork Farm Weddings

Introduction

The operational plan for Northfork Farm Weddings outlines the strategies and processes to ensure the successful implementation and management of the new permanent venue. This plan will detail the construction phase, day-to-day operations, staffing requirements, and maintenance protocols necessary to operate efficiently and effectively year-round.

Construction Phase

1. Timeline and Milestones:

- **Permitting and Approvals:** Complete within the first 3 months.
- **Groundbreaking:** Scheduled immediately after obtaining necessary permits.
- **Construction:** Expected to last 9 months, with regular milestones set for foundation, framing, exterior, and interior finishes.
- **Furnishing and Landscaping:** Final 2 months before opening, focusing on interior decoration, furnishing, and landscaping to enhance aesthetic appeal.

2. Contractor and Supplier Management:

- **Select experienced contractors** with a proven track record in similar projects.
- **Establish clear contracts** with stipulations for timelines, quality standards, and cost controls.
- **Regular on-site meetings** to monitor progress and address any issues promptly.

3. Regulatory Compliance:

- **Ensure all construction activities** comply with local zoning and building codes.
- **Implement environmentally sustainable practices** throughout the construction process.

Staffing Plan

1. Roles and Responsibilities:

- **Venue Manager*:** Oversee all venue operations, staff, and client relations.
- **Event Coordinators:** Handle client consultations, event planning, and day-of coordination.
- **Maintenance Staff:** Responsible for the upkeep of the venue, including cleaning, landscaping, and minor repairs.
- **Catering Team:** Managed by a head chef, responsible for all food preparation and service.

2. Recruitment and Training:

- Recruit additional staff to support increased operational needs, focusing on experience in hospitality and event management.
- Provide comprehensive training for all staff on customer service, safety protocols, and venue-specific procedures.

3. Scheduling:

- Implement a scheduling system to manage staff shifts, ensuring adequate coverage for all events while optimizing labor costs.

Day-to-Day Operations**1. Event Setup and Management:**

- Standard operating procedures (SOPs) for setting up different event configurations.
- Checklist systems to ensure all event components, from AV setup to décor, are completed to client specifications.

2. Customer Service:

- Implement a customer relationship management (CRM) system to track client interactions and feedback.
- Regular staff training on customer service excellence to enhance guest satisfaction.

3. Maintenance and Upkeep:

- Routine maintenance schedule for all physical assets, including HVAC, lighting, and plumbing systems.
- Regular inspections and quick-response systems for addressing any issues.

Risk Management**1. Insurance:**

- Comprehensive insurance coverage including property, liability, and event cancellation insurance.

2. Emergency Preparedness:

- Develop and train staff on emergency procedures, including evacuation routes, emergency contacts, and first aid.
- Install safety equipment such as fire extinguishers, smoke detectors, and security systems.

Sustainability Initiatives

1. Eco-friendly Practices:

- Implement systems for waste reduction, recycling, and energy efficiency.
- Source locally produced food and materials to minimize environmental impact and support the local economy.

2. Community Engagement:

- Host community events and workshops to maintain positive community relations.
- Engage in charitable activities and sponsorships to build goodwill and enhance brand visibility.

Monitoring and Evaluation

1. Performance Metrics:

- Establish KPIs for event success, customer satisfaction, and operational efficiency.
- Regularly review financial reports to monitor profitability and manage costs.

2. Feedback Loops:

- Implement mechanisms for gathering client and guest feedback post-event.
- Regular staff meetings to discuss feedback and identify areas for improvement.

Conclusion

The operational plan for Northfork Farm Weddings is designed to ensure smooth and efficient management of the new venue, optimizing both client satisfaction and business performance. By adhering to this comprehensive plan, Northfork Farm will be well-positioned to become a premier, year-round destination for weddings and other events.

Risk Management and Sustainability for Northfork Farm Weddings

Risk Management

Managing risks effectively is critical for the long-term success and stability of Northfork Farm Weddings, especially with the introduction of a new, permanent venue. This section outlines the key risk areas, and the strategies implemented to mitigate them.

1. Construction Risks:

- **Delays and Overruns:** Partner with reputable contractors and use fixed-price contracts to minimize the risk of delays and cost overruns. Regular milestone reviews to monitor progress and address issues early.
- **Regulatory Compliance:** Ensure all construction complies with local zoning and building codes to avoid legal complications and fines.

2. Operational Risks:

- **Event Disruptions:** Develop contingency plans for power outages, technology failures, and other disruptions. Maintain backup systems and train staff in emergency procedures.
- **Staffing Fluctuations:** Implement robust hiring processes and retention strategies to ensure a consistent quality of service. Regular training and career development opportunities to enhance staff satisfaction and loyalty.

3. Financial Risks:

- **Market Fluctuations:** Monitor market trends and adjust pricing and offerings to remain competitive. Diversify event offerings to attract a broader customer base.
- **Unexpected Expenses:** Maintain a reserve fund for unexpected expenses to ensure financial stability.

4. Reputation Risks:

- **Client Satisfaction:** Implement a comprehensive feedback system to monitor and respond to client concerns promptly. Focus on exceptional customer service to enhance reputation and encourage word-of-mouth referrals.
- **Safety and Security:** Enforce strict security measures and safety protocols to protect guests and staff at all events.

5. Legal Risks:

- **Liability Insurance:** Maintain comprehensive liability insurance covering various potential claims, from personal injury to property damage.
- **Contractual Agreements:** Use clear, legally vetted contracts with clients, vendors, and partners to minimize disputes and clarify expectations.

Sustainability

Sustainability is a cornerstone of Northfork Farm Weddings' operational philosophy, reflecting its commitment to environmental stewardship and social responsibility.

1. Environmental Sustainability:

- **Energy Efficiency:** Utilize energy-efficient technologies and practices, such as LED lighting, solar panels, and smart HVAC systems to reduce energy consumption.
- **Waste Management:** Implement recycling programs and waste reduction strategies. Compost organic waste and provide clearly marked recycling bins throughout the venue.
- **Water Conservation:** Employ water-saving fixtures and practices, including rainwater harvesting for landscape irrigation.

2. Social Sustainability:

- **Community Engagement:** Actively participate in the community through hosting charity events, supporting local businesses, and engaging in partnerships with local schools and non-profits.
- **Local Sourcing:** Prioritize purchasing from local suppliers to support the local economy and reduce transportation-related carbon emissions.

3. Economic Sustainability:

- **Long-Term Viability:** Focus on creating a financially sustainable business model that balances profitability with investments in community and environmental initiatives.
- **Diversification of Services:** Expand offerings to include corporate events, workshops, and other community-based activities to ensure steady revenue streams throughout the year.

4. Monitoring and Reporting

- **Sustainability Reporting:** Regularly assess and report on sustainability goals and achievements. Use this data to inform stakeholders and guide future initiatives.
- **Risk Assessments:** Conduct annual risk assessments to identify new risks and evaluate the effectiveness of existing mitigation strategies.

Conclusion

The integrated approach to risk management and sustainability at Northfork Farm Weddings ensures that the venue not only meets current operational and environmental standards but also positions itself as a leader in responsible business practices. This proactive stance helps safeguard the venue's reputation, ensures compliance with regulatory requirements, and contributes positively to its community and the environment.

Conclusion: The Strategic Imperative of the New Venue for Northfork Farm Weddings

As Northfork Farm Weddings stands on the threshold of a significant transformation, the introduction of a new permanent venue is not just a growth strategy—it is a crucial step towards securing the long-term sustainability and generational legacy of the business. This expansion is envisioned to adapt to the evolving market demands, enhance operational efficiency, and solidify the farm's position as a premier venue in the competitive wedding and event industry.

Necessity for Continued Growth

The current operational model, reliant on a seasonal tent setup, has served Northfork Farm well, establishing it as a unique destination with a distinct charm. However, this model imposes inherent limitations on the venue's capacity and restricts its operational window each year. The new permanent venue is a strategic response to these challenges, designed to extend the operational season from 26 to 48 weeks and double the potential booking capacity. This expansion is not merely about increasing the volume of events; it is about enhancing the quality of service, and the experience offered to each client, thereby reinforcing the venue's marketability and competitive edge.

Expanding the physical infrastructure will enable Northfork Farm to diversify its event offerings beyond weddings to include corporate events, social gatherings, and community events. This diversification will open new revenue streams and reduce the business's vulnerability to market fluctuations specific to the wedding industry, ensuring more stable and predictable financial performance.

Ensuring Generational Longevity

The establishment of a permanent venue is a tangible commitment to the future. It represents a foundation upon which successive generations can build and innovate. By moving from a temporary, seasonal operation to a year-round facility, Northfork Farm is setting the stage for a lasting family enterprise that can adapt and thrive through changing times. This venue will serve not just as a business asset but as a legacy, offering a physical space where future generations can contribute to the family's vision and growth.

Commitment to Sustainability

The new venue is also a commitment to sustainability, reflecting a responsible stewardship of resources that aligns with broader social and environmental values. By integrating sustainable practices into the design and operation of the new venue—such as energy efficiency, waste reduction, and local sourcing—Northfork Farm is ensuring that its growth is not only economically viable but also environmentally sound and socially responsible. These practices not only reduce the operational costs but also enhance the venue's appeal to a growing demographic of clients who prioritize sustainability in their choice of event location.

Conclusion

In conclusion, the construction of a new permanent venue at Northfork Farm Weddings is an essential strategy for ensuring continued growth, generational longevity, and sustainable business practices. This development will allow Northfork Farm to remain competitive in a changing market, attract a wider array of events and clients, and pass on a robust and thriving business to future generations. With this expansion, Northfork Farm Weddings is poised to continue creating memorable experiences for its clients while building a legacy that respects both family traditions and the need for innovation and sustainability.

LEGAL DESCRIPTION:

The west 400.0 feet of the north 435.60 feet of a strip of land 54 rods (891.0 feet) wide off the west side of the northwest quarter of section 11, township 36 north, range 8 east of the third principal meridian, situated in Na-Au-Say Township, Kendall County, Illinois containing 4 acres.

The west 561.0 feet of the north 971.0 feet (except the west 400.0 feet of the north 435.60 feet, thereof) of a strip of land 54 rods (891.0 feet) wide off the west side of the northwest quarter of section 11, Township 36 north, range 8 east of the third principal meridian, situated in Na-Au-Say Township, Kendall County, Illinois containing 8.5052 acres.

and

That part of the East One-Half of the Northeast Quarter of Section 10, Township 36 North, Range 8, East of the Third Principal Meridian, described as follows: beginning at the Northeast Corner of Section 10, thence South 435.6 feet along the East line of Section 10; thence West 160 feet parallel with the North line of Section 10; thence North 435.6 feet parallel with the East line of Section 10; thence East 160 feet to the point of beginning; all in the Township of Na-Au-Say, Kendall County, Illinois.

Permanent Real Estate Index No.: 06-10-200-001

200300005708
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
02-21-2003 At 08:50 am.
D IN TRUST 20.00

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, PETER J. PASTERIS, JR., married to LAURIE JO PASTERIS, [REDACTED] for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quitclaim unto PETER J. PASTERIS, JR., his successor or successors, as Trustee under the provisions of a trust agreement dated the 13th day of February, 2003, and known as the PETER J. PASTERIS, JR. REVOCABLE LIVING TRUST, all my interest in the following described real estate in the County of Kendall and State of Illinois, to-wit:

The east 8 feet of the north 435.60 feet of the East Half of the Northeast Quarter of Section 10, Township 36 North, Range Eight (8), East of the Third Principal Meridian, situated in the County of Kendall in the State of Illinois.

PIN: part of 06-11-100-001

Common Address: Johnson Road, Oswego, IL 60543

SUBJECT TO REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS. ALSO SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

THE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD OF PETER J. PASTERIS, JR.

THIS DEED IS FOR THE PURPOSE OF CONVEYING THE INTEREST, IF ANY, WHICH GRANTOR HAS ACQUIRED IN THE ABOVE-DESCRIBED PROPERTY BY ADVERSE POSSESSION PURSUANT TO THE STATUTES OF THE STATE OF ILLINOIS.

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

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner or fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, Leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged

to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 13 day of February, 2003.

(SEAL)

PETER J. PASTERIS, JR.

STATE OF ILLINOIS,)
 : ss.
County of Grundy.)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PETER J. PASTERIS, JR., married to LAURIE JO PASTERIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 13 day of February, A.D. 2003.

[Redacted Signature]
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
David J. Bzdill, Attorney at Law
[Redacted]



AFTER RECORDING MAIL THIS INSTRUMENT TO:
Hynds, Rocks, Yohnka & Mattingly
[Redacted]

MAIL TAX BILL TO:
Peter J. Pasteris, Jr.
[Redacted]

Exempt pursuant to 35 ILCS 200/31-45 paragraph (e) Real Estate
[Redacted]

Buyer, Seller, or Representative
Date 2/13/03

RECORDER OF DEEDS

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)

: SS.

COUNTY OF GRUNDY)

David J. Bzdill, being duly sworn on oath, deposes and states that he resides at [REDACTED]

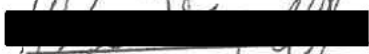
That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. 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.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. 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.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

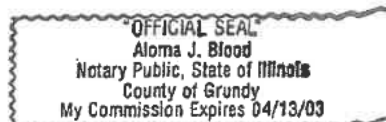
CIRCLE NUMBER ABOVE WHICH APPLICABLE TO ATTACHED DEED.

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


David J. Bzdill

Subscribed and sworn to before me this 13th day of February, 2003.


Notary Public



200300005709
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
02-21-2003 At 08:50 AM.
D IN TRUST 20.00

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, PETER J. PASTERIS, JR., married to LAURIE JO PASTERIS, [REDACTED] for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quitclaim unto PETER J. PASTERIS, JR., his successor or successors, as Trustee under the provisions of a trust agreement dated the 13th day of February, 2003, and known as the PETER J. PASTERIS, JR. REVOCABLE LIVING TRUST, all my interest being an undivided one-half interest in the following described real estate in the County of Kendall and State of Illinois, to-wit:

A strip of land fifty-four (54) rods wide off the West side of the Northwest Quarter of Section Eleven (11), Township 36 North, Range Eight (8), East of the Third Principal Meridian, situated in the County of Kendall in the State of Illinois, excepting therefrom the west 400 feet of the north 435.60 feet.

PIN: 06-11-100-001

Common Address: Johnson Road, Oswego, IL 60543

THE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD OF PETER J. PASTERIS, JR.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options

to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner or fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture

and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 13 day of February, 2003.

(SEAL)


PETER J. PASTERIS, JR.

STATE OF ILLINOIS,)
 : ss.
County of Grundy.)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PETER J. PASTERIS, JR., married to LAURIE JO PASTERIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 13 day of February, A.D. 2003.

[REDACTED]
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
David J. Bzdill, Attorney at Law
[REDACTED]



AFTER RECORDING MAIL THIS INSTRUMENT TO:
Hynds, Rooks, Yohnka & Mattingly
[REDACTED]

MAIL TAX BILL TO:
Peter J. Pasteris, Jr.
[REDACTED]

Exempt pursuant to 35 ILCS 200/31-
45 paragraph (c) Real Estate
Transfer Tax Law
[REDACTED]

Buyer, Seller, or Representative
Date 2/13/03

RECORDER OF DEEDS

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS)

: SS.

COUNTY OF GRUNDY)

David J. Bzdill, being duly sworn on oath, deposes and states that he resides at [REDACTED]

That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. 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.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. 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.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

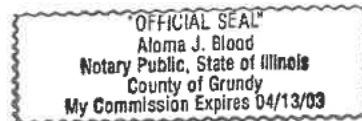
CIRCLE NUMBER ABOVE WHICH APPLICABLE TO ATTACHED DEED.

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


(David J. Bzdill

Subscribed and sworn to before me this 13th day of February, 2003.


Notary Public



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Peter Pasteris Declaration of Living Trust
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Trustee/Landowner
3. Nature of Applicant: (Please check one)
☐ Natural Person (a)
☐ Corporation (b)
☐ Land Trust/Trustee (c)
☒ Trust/Trustee (d)
☐ Partnership (e)
☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
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 |
|----------------|------------|----------|
| Peter Pasteris | [REDACTED] | 100% |
| | | |
| | | |
| | | |
| | | |
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
 Peter Pasteris X [REDACTED]

VERIFICATION

I, _____, 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 16th day of September, A.D. 2024

(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: Peter and Laurie Jo Pasteris

Contact Person: Daniel J. Kramer

Address:

City, State, Zip:

Phone Number:

Email:

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

Site Location & Proposed Use

Township Name Na-Au-Say

Township 36

N, Range 8

E, Section(s) 10

Parcel Index Number(s) 06-11-100-008 and 06-11-100-004 + 06-10-200-001

Project or Subdivision Name Pasteris

Number of Acres 12.5

Current Use of Site Wedding/Special Event Venue

Proposed Use Wedding/Special Event Venue

Proposed Number of Lots 1

Proposed Number of Structures 1

Proposed Water Supply well

Proposed type of Wastewater Treatment septic

Proposed type of Storm Water Management none

Type of Request

☐ Change in Zoning from _____ to _____

☐ Variance (Please describe fully on separate page)

☒ Special Use Permit (Please describe fully on separate page) Amendment

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

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

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

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

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ 375.00
8 Additional Acres at \$18.00 each	\$ 144.00
Total NRI Fee	\$ 519.00

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

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

X

Petitioner or Authorized Agent

9/16/24
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: Peter and Laurie Pasteris
Contact: ATTORNEY DANIEL J. KRAMER
Address: 1998 Johnson Road
 A
 Oswego, IL 60560

IDNR Project Number: 2503791
Date: 09/13/2024

Project: Pasteris
Address: 1998 Johnson Road, Oswego

Description: Special Use Amendment to construction a permanent building instead of an existing tent

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:

36N, 8E, 2

36N, 8E, 11



IL Department of Natural Resources

Contact

Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Planning, Building, and Zoning
 Matt Asselmeier
 111 W. Fox Street
 Yorkville, Illinois 60560

Disclaimer

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

Special Use Findings of Fact

1. There is no negative issue in regard to public health, safety, morals, comfort or general welfare by amending the existing Wedding Venue Special Use. The operation has been run as a first-class venue and has created no imposition on traffic or noise in the area. It has been a very successful operation both in terms of the Owners' operation of the venue as well as providing a number of jobs to local persons, purchases from local vendors, and providing a beautiful setting for farm weddings.
2. Same answer as above.
3. Adequate utilities exist for ingress and egress. The existing project has caused no drainage issues. Adding a permanent building with a septic system will only enhance the Users' use of the facility.
4. Petitioners/Owners will comply in all respects with the Special Use granted for the property by the Kendall County Board and the Kendall County Ordinances that are effect.
5. The proposed Amendment to the Special Use as well as the existing Special Use are in conformity with the Kendall County Land Resource Management Plan.

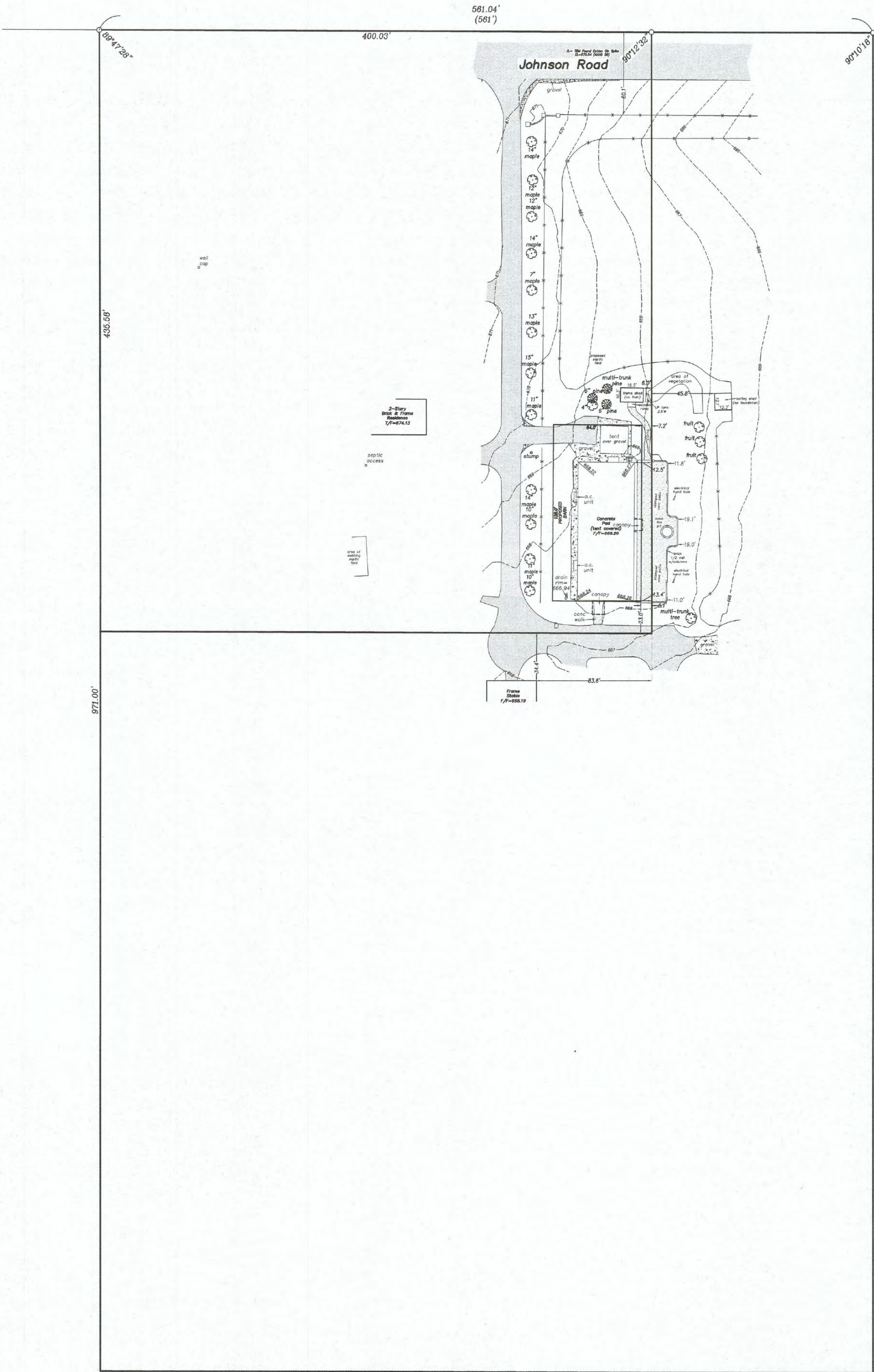
PLAT OF SURVEY & SITE PLAN

8.50 ACRE TRACT LYING WEST 561 FEET; NORTH 971 FEET IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36, RANGE 8 EAST IN THE THIRD PRINCIPAL MERIDIAN, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1998 JOHNSON ROAD, OSWEGO, ILLINOIS.

Vicinity Map
Not to Scale



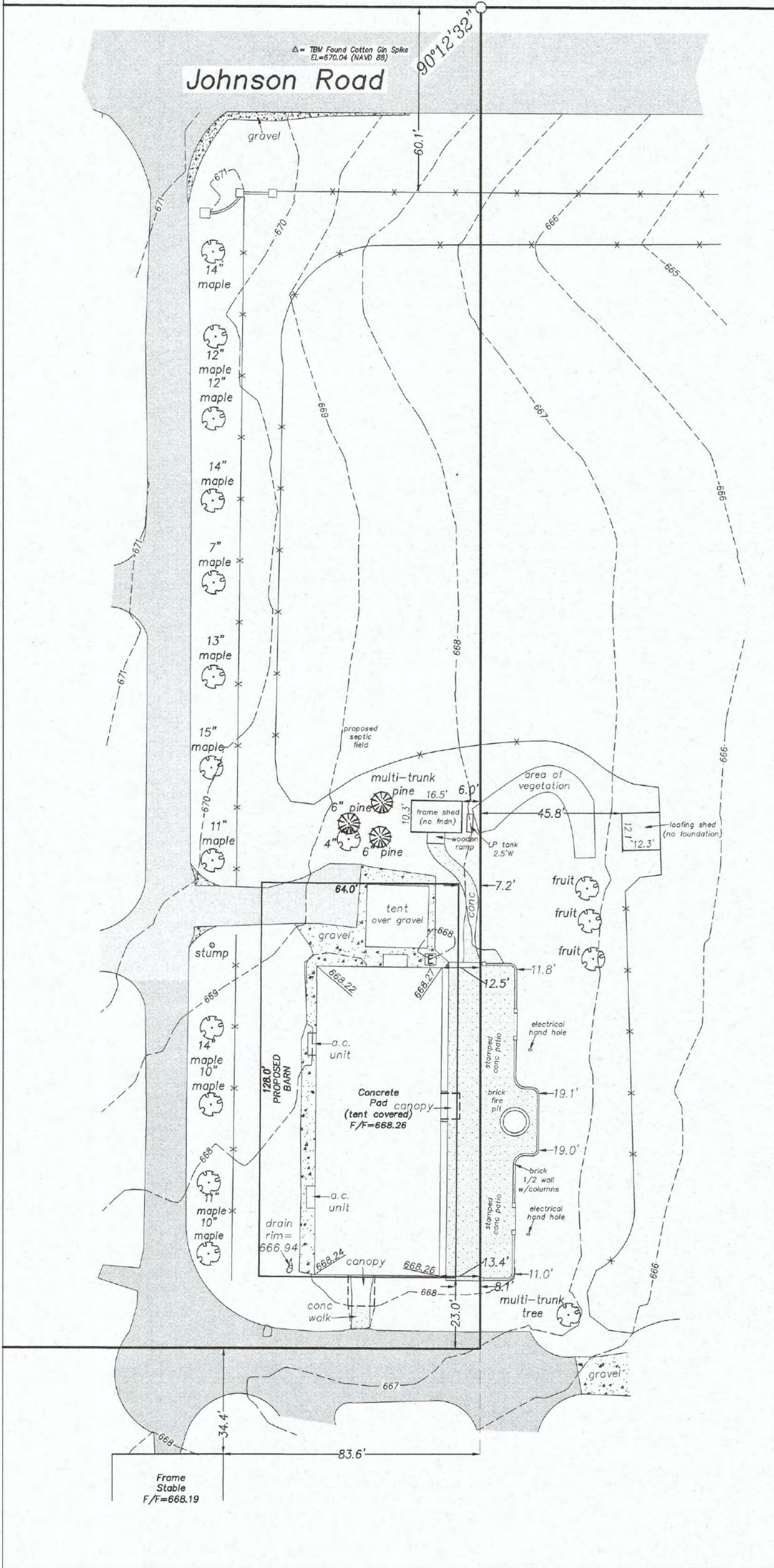
Subject Property



IMPROVEMENT DETAIL

561.04'
(561')

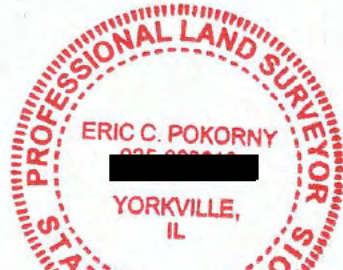
Scale: 1" = 30'



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184-005522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON SEPTEMBER 17, 2024



Michel C. Ensalaco, P.L.S. Exp. 11/30/2024
Eric C. Pokorny, P.L.S. Exp. 11/30/2024

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60550
Phone: 630-892-1309

Client: Peter Pasteris
Book # 2621/sh Drawn By JSEP [Plat # 14800]
Reference:
Field Work Completed: 9/16/2024
Rev. Date | Rev. Description
Project Number: 2024-0894

Scale: 1" = 50'
O=Found 3/4" Dia. Iron Pipe
@=Found 1/2" Dia. Iron Pipe
●=Set Iron Pipe 1/2" Dia. x 24"
(XXXX)= Record Distance
XXXX= Measured Distance
N= North E= East
S= South W= West
R= Radius A= Arc Length
-X-X-X- = Fence
[] = Concrete/Asphalt

Survey is only valid if original seal is shown in red.

Matt Asselmeier

From: Ryan Angelus <rangelus@plainfieldfpd.com>
Sent: Thursday, September 19, 2024 1:01 PM
To: Matt Asselmeier
Cc: Brian Holdiman
Subject: [External]RE: 1998 Johnson Road
Attachments: Ordinance 23-0411.pdf

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.

Good afternoon,

Any building 2,000 square feet and above requires fire sprinklers and fire alarm per our amendments. Included in this email is our ordinance.

Any questions feel free to reach out.

Ryan Angelus
Fire Marshal
Plainfield Fire District
O 815-436-5335
C 815-405-4250

From: V Bonomo <vbonomo@plainfieldfpd.com>
Sent: Thursday, September 19, 2024 12:04 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Brian Holdiman <BHoldiman@kendallcountyil.gov>; Ryan Angelus <rangelus@plainfieldfpd.com>
Subject: RE: 1998 Johnson Road

Hello Matt,

I have included Fire Marshal Ryan Angelus in this email who will be able to give you all of the fire code requirements and process for submitting plans for the structure. He will be in touch with you shortly.

Thank you,

Vito Bonomo III

Fire Chief
Plainfield Fire Protection District
23748 W. 135th St.
Plainfield, IL 60544

Administration Office: (815) 436-5335
Cell (815) 600-4241

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING FIRE PREVENTION CODES FOR
THE PLAINFIELD FIRE PROTECTION DISTRICT**

WHEREAS, the Plainfield Fire Protection District is a fire protection district duly organized under the laws of the State of Illinois; and

WHEREAS, the Board of Trustees of the District has express power pursuant to 70 ILCS 705/11, to adopt and enforce fire prevention codes and standards parallel to national standards to promote fire prevention; and

WHEREAS, the Board of Trustees of the District also has full power pursuant to 70 ILCS 705/6, to pass all necessary ordinances, and rules and regulations for the proper management and conduct of the business of the Board of Trustees of the District for carrying into effect the objects for which the District was formed; and

WHEREAS, the Fire Protection District Act, 70 ILCS 705/11, (the "Act") empowers and makes it the legal duty and obligation of this Board of Trustees to provide as nearly adequate protection from fire for all persons and property within the District as possible and to prescribe necessary regulations for the prevention and control of fire therein; and

WHEREAS, the District is empowered by the Act to provide reasonable safeguards through Fire Prevention Codes to protect the Public Health and Safety against the hazards of fire in buildings and structures; and

WHEREAS, the ICC (International Code Council) is a result of the consolidation of three previously recognized model code organizations: BOCA (Building Officials & Code Administrators), ICBO (International Conference of Building Officials) and SBCCI (Southern Building Code Congress International); and

WHEREAS, the pursuant to its statutory authority, the Board previously determined it to be in the best interest of the District to adopt a fire prevention code for the control of fire protection in buildings and structures as herein

provided; and each and all of the regulations, provisions, penalties, conditions, and terms are provided in Ordinance No. 16-1024B.

WHEREAS, the 2021 Edition of the ICC (International Code Council) International Fire Code is a comprehensive compilation of codes designed to meet the needs of the local fire jurisdictions through model code regulations that prescribe safeguards for the safety and public health of all communities; and

WHEREAS, the Board of Trustees of the District deem it in the best interest of the District to amend and adopt a new Fire Prevention Code using the 2021 Edition of the International Fire Code as the District's model for the control of fire protection in buildings and structures as herein provided; and

WHEREAS, a copy of the 2021 International Fire Code has been on file with the District for thirty (30) days and has, during that time, been available for public use, inspection and examination.

NOW THEREFORE, be it ordained by the Board of Trustees of the Plainfield Fire Protection District, Will and Kendall Counties, Illinois, as follows:

SECTION 1: The facts and statements contained in the preamble to this Ordinance are hereby found by the Board of Trustees to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2: The Fire Prevention Code of the Plainfield Fire Protection District (hereinafter referred to as the "Fire Prevention Code") is hereby amended to delete and repeal the present language in its entirety.

SECTION 3: The Fire Prevention Code of the Plainfield Fire Protection District is hereby amended to be identical with the provisions of the publication marked and designated as the *International Fire Code*, 2021 edition, as published by the International Code Council. Each and all of the regulations, provision, penalties, conditions, and terms of the aforesaid document are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in **Exhibit A** of this Ordinance.

SECTION 4: At least three (3) copies of this Fire Prevention Code shall be placed on file with the District and shall be available for public inspection at all times during regular business hours as provided by law.

SECTION 5: That it shall be unlawful to design, construct, alter, enlarge, repair, demolish, remove, use, or maintain any building or structure within the boundaries of the Plainfield Fire Protection District in violation of any terms or provisions of this Ordinance.

SECTION 6: That Ordinance No. 21-0511 of the Plainfield Fire Protection District entitled An Ordinance Adopting Fire Prevention Codes for the Plainfield Fire Protection District and all other ordinances or parts of ordinances in conflict herewith are hereby repealed. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the District to the extent that there might be any conflict.

SECTION 7: All persons in violation of the Fire Prevention Code shall be subjected to fines as set forth and established in the Codes and all otherwise applicable Ordinances.

SECTION 8: Future versions of the District's Fire Prevention Code shall be revised by Board approval of additional exhibits hereto that amend the current **Exhibit A**. All such revisions shall be dated and shall be effective upon approval by the Board of Trustees.

SECTION 9: The Board of Trustees of the District hereby declares that should any section, paragraph, sentence, or word of this Ordinance or of the Code hereby adopted be declared for any reason to be invalid, it is the intent of said Board of Trustees that it would have passed all other portions of this Ordinance independent of the elimination of such portion as may be declared invalid.

SECTION 10: Neither the enactment of this Ordinance nor the repeal of any ordinance or parts of ordinances as provided for herein shall be construed to affect or abate any action or cause of action for violation of said prior ordinance or ordinances.

SECTION 11: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with the law.

ADOPTED this ____ day of _____, 2023, by the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

President, Board of Trustees
Plainfield Fire Protection District

ATTEST:

Secretary, Board of Trustees
Plainfield Fire Protection District

EXHIBIT A

**PLAINFIELD FIRE PROTECTION DISTRICT
FIRE PREVENTION CODE**

**AMENDMENTS TO THE
2021 EDITION OF THE INTERNATIONAL FIRE CODE**

CHAPTER 1 – ADMINISTRATION

Section 101.1 is amended to insert the following:

Section 101.1:

These regulations shall be known as the *Fire Code* of Plainfield Fire Protection District, hereinafter referred to as “this code.”

Section 104.9.1 Modifications is added to read as follows:

Section 104.9.1 Modifications:

The Board of Trustees of the Plainfield Fire Protection District may grant a variance regarding any of the provisions of this Code upon application in writing by the owner or lessee of the building or structure, or their duly authorized agent, where there are practical difficulties in the way of carrying out the strict letter of this Code, provided that the spirit of the Ordinance codified in this chapter shall be observed, public safety secured, and substantial justice done. If the Board decides to grant a variance, it may place conditions thereon. The decision of the Board in either granting or denying the variance shall be in writing and entered in the records of the Plainfield Fire Protection District. A signed copy of the Board's decision shall be furnished to the applicant.

Section 107.7 Fees is added to read as follows:

Section 107.7 Plan Review and Acceptance Test/Inspection Fees:

Each applicant shall pay the following fee by the Plainfield Fire Protection District. No part of said fees shall be refundable. Plan review comment letters cannot be released and final occupancy cannot be issued until all fees are paid in full. Such costs and expenses shall include fees by consultants or outside contractors or time spent by Plainfield Fire Protection District staff. To the extent that the District needs to utilize the services of an outside agency/consultant, the applicant shall pay all fees charged by the outside agency/consultant.

Site/Utility Plan

\$200.00 for the first four hours than \$50.00 an hour for each additional hour.

Fire Sprinkler Systems

New fire sprinkler system installation - \$200.00 plus \$0.50 for every sprinkler head exceeding 100.

New fire sprinkler system acceptance test - \$150.00 per hydrostatic/acceptance test and inspection.

New underground flush acceptance inspection - \$150.00 per test.

Existing underground flush acceptance inspection - \$75.00 per test.

Existing fire sprinkler system modification or new installation of 20 fire sprinkler heads or less - \$100.00.

Existing fire sprinkler system modification or new installation of 20 fire sprinkler heads or less acceptance test/inspection - \$75.00 per hydrostatic/acceptance test and inspection.

New fire pump acceptance test/inspection - \$250.00 per test.

Existing fire pump test/inspection - \$125.00 per test.

Automatic Fire Extinguishing Systems

All automatic fire extinguishing systems - \$200.00

New automatic fire extinguishing system acceptance test/inspection - \$150.00 per test.

Existing automatic fire extinguishing system acceptance test/inspection - \$75.00 per test.

Fire Alarm Systems

New Construction or remodels greater than 15,000 square feet - \$200.00

New construction fire alarm system acceptance test/inspection - \$150.00 per test.

Tenant finish/build-out or remodel 15,000 square feet or less - \$150.00

Tenant finish/build-out or remodel or existing fire alarm system acceptance test/inspection – \$75.00 per test.

Life Safety Review

New construction or large scale remodels greater than 15,000 square feet - \$250.00 for the first four hours than \$50.00 an hour for each additional hour.
Small scale tenant finish or remodel 15,000 square feet or less - \$100.00

Special event inspection - \$200.00 per event.

Fireworks inspection and monitoring - \$200.00 per event.

Section 111.5 is added to read as follows:

111.5 Board of Appeals:

In order to hear and decide appeals of orders, decisions or determinations made by the *fire code official* relative to the application and interpretation of this code, the person affected may appeal the decision of the *fire code official* to the Fire

Chief of the Plainfield Fire Protection District by written notice filed in the Plainfield Fire Protection District Chief's office within ten (10) days from the date of the decision being appealed with the Board of Appeals. The Chief shall call a hearing on said appeal within sixty (60) days of said notice of appeal filing, and shall render a decision within ten (10) days after completing such hearings.

Section 112.4 Violation Penalties is amended to insert the following:

Section 112.4 Violation Penalties:

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a violation of this article, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding 7 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 112.4.2 Violation Penalties is added to read as follows:

Section 112.4.2 Reinspection Fees:

Reinspections will be conducted by a fire code official upon notification that the corrections have been completed or at the time specified for a reinspection. The fire code official will reinspect violations for corrections twice. If more reinspections are required, the reinspection fees will be as follows:

3 rd reinspection	\$100.00
4 th reinspection	\$150.00
5 th reinspection	\$200.00
6 or more reinspections	\$250.00 each

Section 113.4 Failure to Comply is amended to insert the following:

Section 113.4 Failure to Comply:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

CHAPTER 5 – FIRE SERVICE FEATURES

CHAPTER 5 – Section 505 PREMISES IDENTIFICATION

Section 505.1 is amended to read as follows:

Section 505.1: Address Identification

Exterior doors, exits, and overhead doors shall be labeled on the exterior of the door in accordance with the Plainfield Fire District Exterior Door Marking Policy present in **Exhibit B**.

CHAPTER 5 – Section 506 KEY BOXES

Section 506.1 Location is amended to read as follows:

Section 506.1: Where Required

The placement of Key boxes shall be coordinated with the local fire official. When the building's footprint (size of building at grade level) exceeds 100,000 square feet or when required by the local fire official, a key box shall be provided in all of the following locations:

1. Fire Sprinkler and/or Fire Pump Rooms with exterior access
2. Rooms containing the Fire Alarm Control Panel with exterior access
3. Primary Entrance
4. Adjacent to door most remote to the Primary Entrance and other key boxes

CHAPTER 5 – Section 507 FIRE PROTECTION WATER SUPPLIES

Section 507.5.1 is amended to read as follows:

Section 507.5.1 Where Required:

Hydrants in areas zoned for one- or two-family dwellings shall be spaced no more than 350 feet apart. Hydrants in areas zoned multi-family, commercial, industrial, or mixed occupancy shall be spaced no farther than 300 feet apart. Spacing shall be measured as normal roadway travel between hydrants on an adjacent, all weather, public road. All hydrants shall be located within sixteen (16) feet of the paved portion of an all-weather public roadway with a minimum setback from curbs or edges of pavement. Variances may be required at the discretion of the Board of Trustees. No hydrant should be located closer than fifty (50) feet from any existing or anticipated exposing structure in commercial and manufacturing areas. Exceptions 1 and 2 are deleted.

Section 507.5.1.2 is added to read as follows:

Section 507.5.1.2:

Additional fire hydrants shall be located within 75 to 100 feet of any Fire Department Connection (FDC).

Section 507.5.1.3 is added to read as follows:

Section 507.5.1.3:

Hydrants shall be of the type adopted by the municipality as standard or an equal acceptable to the Plainfield Fire Protection District and the municipality.

Hydrants shall have two 2-½ inch hose connections and one 4-½ inch steamer connection. Hydrants shall be installed with the top of the hydrant no more than 4 feet above finished grade. The center of the lowest outlet shall be not less than 18 inches above finished grade.

CHAPTER 5 – Section 510 EMERGENCY RESPONDER COMMUNICATION COVERAGE

Section 510.1.4 is added to read as follows:

Section 510.1.4. Preliminary Survey:

For buildings over 100,000 square feet a preliminary survey of Emergency Responder Communication signal levels shall be conducted prior to enclosure of the structure. The report and a design intent shall be submitted for review to the local fire official.

Section 510.5.4.9 is added to read as follows

Section 510.5.4.9 Witnessing of Testing:

Emergency Responder Communication System initial acceptance testing shall be witnessed by the local fire official unless otherwise approved.

Section 510.5.4.9 is added to read as follows

Section 510.5.4.9 Witnessing of Testing:

Emergency Responder Communication System testing shall be conducted annually or whenever there has been a significant change to the building. All testing shall be witnessed by the local fire official unless otherwise approved.

Section 510.5.4.9 is added to read as follows

Section 510.4.2.2 is added to read as follows:

Testing criteria will include a quantitative coverage test based on bit error rate of less than 3% and an RSSI signal strength testing of -95db or better. This includes the passing of a DAQ test as well. All quantitative, signal strength, and DAQ testing will be witnessed by the local fire official unless otherwise approved.

CHAPTER 6 – BUILDING SERVICES AND SYSTEMS

Section 604.8 is added to read as follows:

Section 604.8 Elevator car requirements:

Elevator cars are to accommodate the ambulance stretcher. In buildings two stories in height or more, at least one elevator shall be of such a size and arrangement to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position and shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoist way doorframe. The inside hand rail shall be set at the maximum thirty-six (36) inch height allowed under ADA standards to better accommodate the stretcher. The cab size is to be a minimum 5' x 7' platform and minimum 2500 lb capacity with a 42" side slide door.

CHAPTER 9 – FIRE PROTECTION SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

Section 903.2.1.1 Group A-1 Item Number 1 is amended to state:

903.2.1.1 Group A-1 Item Number 1:

The fire area exceeds 2,000 square feet.

Section 903.2.1.2 Group A-2 Item Number 1 is amended to state:

903.2.1.2 Group A-2 Item Number 1:

The fire area exceeds 2,000 square feet.

Section 903.2.1.3 Group A-3 Item Number 1 is amended to state:

903.2.1.3 Group A-3 Item Number 1:

The fire area exceeds 2,000 square feet.

Section 903.2.1.4 Group A-4 Item Number 1 is amended to state:

903.2.1.4 Group A-4 Item Number 1:

The fire area exceeds 2,000 square feet.

Section 903.2.13 is added to read as follows

903.2.13 Vanilla Box Warehouse.

Buildings that contain Storage Occupancies with an unknown use (a shell building being built with an unknown tenant) and equipped with a fire sprinkler system shall be designed to accommodate the storage of high piled Group A plastics.

Section 903.2.3 Group E Item Number 1 is amended to state:

903.2.3 Group E Item Number 1:

The fire area exceeds 2,000 square feet.

Section 903.2.4 Group F-1 Item Number 1 is amended to state:

903.2.4 Group F-1 Item Number 1:

The fire area exceeds 2,000 square feet.

Section 903.2.4 Group F-1 Item Number 3 is amended to state:

903.2.4 Group F-1 Item Number 3:

Where the combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 2,000 square feet.

Section 903.2.4.1 is amended to state:

Section 903.2.4.1 Woodworking Operations:

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,000 square feet in area that generate finely divided combustible waste or use finely divided combustible materials.

Section 903.2.4.3 is amended to state:

Section 903.2.4.3 Upholstered Furniture or Mattresses:

An automatic sprinkler system shall be provided throughout a Group F-1 fire area that exceeds 2,000 square feet used for the manufacture of upholstered furniture or mattresses.

Section 903.2.4.4 Group F-2 is added to read as follows:

903.2.4.4 Group F-2:

An automatic sprinkler system shall be provided in all Group F-2 occupancies where the fire area exceeds 2,000 square feet or the fire area is located more than three stories above grade.

Section 903.2.7 Group M Item Number 1 is amended to state:

903.2.7 Group M Item Number 1:

The fire area exceeds 2,000 square feet.

Section 903.2.6 Group M Item Number 3 is amended to state:

903.2.7 Group M Item Number 3:

The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 2,000 square feet.

Section 903.2.7.2 Group M Upholstered Furniture or Mattresses is amended to state:

An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 2,000 square feet.

Section 903.2.9 Group S-1 Item Number 1 is amended to state:

903.2.9 Group S-1 Item Number 1:

The Group S-1 fire area exceeds 2,000 square feet.

Section 903.2.9 Group S-1 Item Number 3 is amended to state:

903.2.9 Group S-1 Item Number 3:

The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 2,000 square feet.

Section 903.2.9 Group S-1 Item Number 4 is amended to state:

903.2.9 Group S-1 Item Number 4:

A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 2,000 square feet.

Section 903.2.9.1 Item Number 1 is amended to state:

903.2.9.1 Repair Garages Item Number 1:

Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 2,000 square feet.

Section 903.2.9.1 Item Number 2 is amended to state:

903.2.9.1 Repair Garages Item Number 2:

Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 2,000 square feet.

Section 903.2.9.1 Item Number 4 is amended to state:

903.2.9.1 Repair Garages Item Number 4:

A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 2,000 square feet.

903.2.9.4 Group S-1 Upholstered Furniture and Mattresses is amended to state:

An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,000 square feet.

Section 903.2.10 Group S-2 Parking Garages Item Number 1 is amended to read as follows:

903.2.10 Group S-2 Parking Garages Item Number 1:

Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, exceeds 2,000 square feet.

Section 903.2.10 Group S-2 Parking Garages Item Number 3 is amended to read as follows:

Section 903.2.10 Group S-2 Parking Garages Item Number 3:

Where the *fire area* of the open parking garage, in accordance with Section 406.5 of the *International Building Code*, exceeds 2,000 square feet.

Section 903.2.10.1 Commercial Parking Garages is amended to read as follows:

Section 903.2.10.1 Commercial Parking Garages:

An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 2,000 square feet.

Section 903.2.11.7 Group B is added to read as follows:

Section 903.2.11.7 Group B:

An automatic sprinkler system shall be provided throughout buildings used for Group B where the fire area exceeds 2,000 square feet.

Section 903.3.1.2.3 is amended to read as follows:

Section 903.3.1.2.3 Item Number 3 is amended as follows:

Where located in a building of Type III or Type IV construction designed in accordance with Section 510.2 or 510.4 of the *International Building Code*, attics not required by Item 1 to have sprinklers shall comply with one of the following if the roof assembly is located more than three stories in height from the lowest level of fire department vehicle access needed to meet the provisions in Section 503:

- 3.1. Provide *automatic sprinkler system* protection.
- 3.2. Construct the attic using noncombustible materials.
- 3.3. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the *International Building Code*.
- 3.4. Fill the attic with noncombustible insulation.

The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance. For the purpose of this measurement, required fire vehicle access roads shall include only those roads that are necessary for compliance with Section 503.

Section 903.3.1.2.3 Item Number 3.5 is added to read as follows:

Sprinkler protection shall be provided for attics where the building is of Type V construction.

Section 903.3.1.2.3 Item Number 4.6 is added to read as follows:

Sprinkler protection shall be provided for attics where the building is of Type V construction.

Section 903.3.1.2 Item Number 4 is added to read as follows:

Section 903.3.1.2 Item Number 4:

In the downtown Plainfield area zoned as the "Business Transition District," (BTD) residential structures that are required to install fire sprinkler protection due to a change to commercial use or a commercial use renovation in accordance with Section 903.6.1 shall be allowed to install an NFPA 13R sprinkler system to meet the fire sprinkler requirement.

SECTION 905- STANDPIPE SYSTEMS

Section 905.3.1 is to read as follows:

Class I standpipe systems shall be installed throughout new constructed buildings two (2) stories in height or more above or below the level of the fire district vehicle access.

Section 905.3.9 is to read as follows:

Storage and Factory Occupancies. In Storage and Factory occupancies whose total area exceed 50,000 square feet, shall be provided with a Class I standpipe system.

Section 905.12 is to read as follows:

Standpipe Identification. Standpipe hose valves shall be marked and identified except hose valves located on the exterior wall in accordance with the Plainfield Fire District Standpipe Marking and Identification Policy present in **Exhibit B**.

SECTION 906- PORTABLE FIRE EXTINGUISHERS

Section 906.11 is added to read as follows:

Fire Extinguisher Identification. Fire extinguishers shall be marked and identified in accordance with the Plainfield Fire District Fire Extinguisher Marking and Identification Policy present in **Exhibit B**.

SECTION 907- FIRE ALARM AND DETECTION SYSTEMS

Section 907.2.1 Group A is amended to read as follows:

Section 907.2.1 Group A:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group A occupancies.

Section 907.2.2 Group B is amended to read as follows:

907.2.2 Group B:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group B occupancies.

Section 907.2.4 Group F is amended to read as follows:

907.2.4 Group F:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group F occupancies.

Section 907.2.5 Group H is amended to read as follows:

907.2.5 Group H:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group H occupancies and in occupancies used for the manufacture of organic coatings. An automatic smoke detection system shall be installed for highly toxic gases, organic peroxides and oxidizers in accordance with Chapters 60, 62 and 63 respectively.

Section 907.2.7 Group M is amended to read as follows:

907.2.7 Group M:

An automatic and manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in accordance with NFPA 72 and NFPA 70 in all Group M occupancies.

Section 907.2.8 Group R-1 is amended to read as follows:

907.2.8 Group R-1:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group R-1 occupancies.

Section 907.2.9 Group R-2 is amended to read as follows:

907.2.9 Group R-2:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group R-2 occupancies.

Section 907.2.10 Group S is amended to read as follows:

907.2.10 Group S:

An automatic and manual fire alarm system shall be installed in accordance with NFPA 72 and NFPA 70 in all Group S occupancies.

Section 907.2.24 is amended to read as follows:

Attic Heat Detection. Multi-story buildings (two stories or less) with combustibile construction attics that do not require a fire sprinkler system in the attic space shall be provided with automatic heat detection via linear heat detection, spot detection, or other commercially listed fire detection equipment as approved by the local fire official.

Section 912 FIRE DEPARTMENT CONNECTIONS

Section 912.8 Fire Department Connections is added to read as follows:

Section 912.8 Fire Department Connections:

The fire department connection shall be a five-inch storz with a 30-degree elbow. A fire hydrant shall be located within 75 to 100 feet of the fire department connection.

Section 1103.5.3 Group I-2, Condition 2 is amended to read as follows:

Section 1103.5.3 Group I-2, Condition 2:

In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. The *automatic sprinkler system* shall be installed as established by the adopting ordinance of December 31, 2022.

Section 1103.5.6 Sprinkler Systems is added to read as follows:

Section 1103.5.6 Sprinkler Systems:

Existing buildings or structures that have more than 50% of the fire area remodeled/rehabbed, or have a change in use, shall provide fire sprinkler protection as required by other Sections of this Ordinance and the Fire Code. Remodeling conducted in stages or phases will be considered one overall project for the determination of 50%.

Section 1103.7.8 Fire Alarm Systems is added to read as follows:

Section 1103.5.6 Fire Alarm Systems:

Existing buildings or structures that have more than 50% of the fire area remodeled/rehabbed, or have a change in use, shall provide a fire alarm system as required by other Sections of this Ordinance and the Fire Code. Remodeling conducted in stages or phases will be considered one overall project for the determination of 50%.

315.8 Storage of lithium metal or lithium-ion Batteries.

Areas associated with the collection or storage of lithium metal or lithium-ion batteries shall comply with this chapter.

Exceptions: The following areas shall be exempt from the requirements of this chapter:

1. Areas within a facility that are operated in accordance with procedures that provide for the state of charge of the lithium metal or lithium-ion batteries to be 30 (40) percent or less. Procedures and test reports documenting how the 30 (40) percent or less state of charge is established and how fire protection levels are determined shall be provided to the fire code official for review and approval
2. Areas where fire and fault condition testing conducted or witnessed and reported by an approved testing laboratory is provided showing that a fire involving the batteries in storage will be limited to the design area of an automatic sprinkler system installed in accordance with NFPA 13 and will not adversely impact occupant egress from the building or adversely impact adjacent stored materials or the building structure.
3. Batteries in original retail packaging that are rated at 300 watt-hours or less for lithium-ion batteries or contain 25 grams or less of lithium metal for lithium metal batteries.

315.8.1 Collection. All areas located indoors in any occupancy where used lithium metal or lithium-ion batteries are collected from employees or the public shall be provided with open-top noncombustible containers or containers designed to preclude the release of contents resulting from battery thermal runaway or containers approved for battery collection activities.

1. Containers shall not exceed 1 ft³ (0.03 m³) in size. (Or 55 gallons (113.6 L))
2. Containers shall have a minimum of 3 ft (0.9 m) of open space from other battery collection containers and combustible materials and shall be located a minimum of 5 ft (1.5 m) from exits from the room, space, or building.
3. Where combustible materials are located within the space between collection containers, the containers shall be spaced a minimum 10 ft (3 m) apart.

315.8.2 Collection and Storage Locations.

Batteries collected or stored other than those in collection containers complying with Section 315.8.1 shall be stored in accordance with one or more of the following methods provided for in accordance with one or more of the following

methods. Battery terminals shall be protected either through battery design methods or a protective packaging method to prevent short circuit of the battery.

1. In rooms or spaces separated from the remainder of the building areas by fire barriers with a 3-hour fire resistance rating and with horizontal assemblies with a 3-hour fire resistance rating constructed in accordance with the local building code. The room or space shall be protected by a radiant energy detection system installed in accordance with NFPA 72 and shall be protected by an automatic sprinkler system designed and installed in accordance with NFPA 13.

2. Batteries shall be permitted to be stored in approved prefabricated portable buildings or containers that are constructed with 3-hour fire resistance ratings and provided with radiant-energy detection system installed in accordance with NFPA 72 and an approved automatic fire suppression system installed in accordance with NFPA 13.

3. In metal drums storage containers with batteries separated from each other by vermiculite or other approved material packaged to prevent damage that could lead to a thermal event or in containers approved for battery collection and storage activities.

3.1. Each area containing such metal drums or approved containers shall not exceed 900 ft² (83.61 m²) in area and shall be separated from other battery storage areas by a minimum of 10 ft (3 m).

3.2. The collection and storage area shall be protected by a radiant-energy detection system installed in accordance with NFPA 72 and an approved automatic fire suppression system installed in accordance with NFPA 13.

4. In containers approved for use in transportation or approved by the *fire code official* that will prevent an event from propagating beyond the container.

4.1. Each area containing the approved transportation containers shall not exceed 900 ft² (83.61 m²) in area and shall be separated from other battery storage areas by a minimum of 10 ft (3 m).

4.2. The storage area shall be protected by a radiant energy detection system installed in accordance with NFPA 72 and an approved automatic fire suppression system installed in accordance with NFPA 13.

315.8.3 Prevention and Mitigation A plan that provides for the prevention of fire incidents and includes early detection mitigation measures shall be provided to the *fire code official* for review and approval. The owner is required to file the plan annually.

315.8.4 Explosion Control.

The potential for a deflagration involving the off gassing of flammable gases during a thermal runaway shall be analyzed and explosion protection shall be installed in accordance with Section 911 if the potential exists. A written hazard analysis prepared by a fire protection engineer shall be submitted to the *fire code official* for review and approval.

315.8.5 Outdoor Storage Location.

Outdoor storage locations for lithium metal or lithium-ion batteries shall comply with the following:

1. Individual pile sizes shall be limited to 900 ft² (83.61 m²) in area separated from other piles by 10 ft (3 m).
2. Batteries shall be stored in non-combustible containers or approved containers designed for storage of the batteries.
3. Piles located outdoors shall be separated by a minimum 20 ft (6.1 m) from the following exposures:
 - 3.1. Lot lines
 - 3.2. Public ways
 - 3.3. Buildings
 - 3.4. Other storage
 - 3.5. Hazardous materials
 - 3.6. Other exposure hazards

Exception: Clearances shall be permitted to be reduced to 3 ft (0.9 m) when a 3-hour freestanding fire barrier, suitable for exterior use, and extending 15 ft (4.57 m) 5 ft (1.5m) above and extending 15 ft (4.57 m) 5 ft (1.5m) beyond the physical boundary of the pile is provided to protect the exposure.

315.8.5.1 Weather Protection.

Where weather protection is provided for sheltering outdoor battery storage areas, such areas shall be considered outdoor storage where the weather protection structure complies with 1 through 3.

1. Walls shall not obstruct more than one side of the structure.

Exception: Walls shall be permitted to obstruct portions of multiple sides of the structure, provided that the obstructed area is not greater than 25 percent of the structure's perimeter.

2. The distance from the structure to buildings, lot lines, public ways or means of egress to a public way shall be not less than the distance required for an outside hazardous material storage or use area without weather protection.
3. The overhead structure shall be of approved noncombustible construction with a maximum area of 1,600 square feet (148.6 m²).

1207.6.6 Thermal Runaway Detection System.

1207.6.6.1 When required. A thermal runaway detection system shall be provided for lithium-ion battery storage systems with an energy capacity greater than 20 kWh.

1207.6.6.2 Approvals. Devices designed to detect the thermal runaway of a lithium-ion cell containing a flammable or combustible liquid shall be listed in accordance with UL 2075, Gas and Vapor Detectors and Sensors.

1207.6.6.3 Performance. The thermal runaway detector shall activate upon detection of gas vapors produced by flammable or combustible liquid in a lithium-ion cell at the start of a thermal runaway event. Upon detection of a thermal runaway event the detection system shall shutdown the ESS rack releasing flammable or combustible gas vapors and transmit a fire alarm signal. Detection of a thermal runaway event shall activate the mechanical ventilation when it is provided as method of explosion control.

Thermal runaway detectors shall operate independently of the ESS Energy Storage Management System.

1207.6.6.4 Annunciation. The thermal runaway detector shall be capable of identifying the ESS rack where thermal runaway occurred.

Chapter 80:

Notwithstanding anything in Chapter 80 to the contrary, this Code hereby references the latest edition of all NFPA standards available on the adoption date of this Fire Code Ordinance

EXHIBIT B

**PLAINFIELD FIRE PROTECTION DISTRICT
FIRE PREVENTION CODE**

STANDPIPE, FIRE EXTINGUISHER, AND DOOR MARKING POLICIES

PLAINFIELD FIRE PROTECTION DISTRICT STANDPIPE MARKING SYSTEM

Standpipe hose valves in warehouses and factories exceeding 50,000 square feet shall be marked as follows.

- Freestanding vertical columns where a fire department standpipe connection runs shall bear a 8-10' red strip, visible from all sides of the column. The stripe's height shall not be less than 10' from the base of the column and floor but not obscure any column or aisle identifiers. The stripe shall be of a contrasting color to the vertical column for easy identification.
- In aisles where fire department connections are installed on columns within racking, the aisle endcaps shall have a sign installed indicating "Standpipe" or "Fire Department Connection". Signage is subject to Fire District approval.
- Connections shall not be obstructed by product or racking. Discharges shall be positioned no more than 90 degrees but not less than 45 degrees to the floor. Valves shall be positioned with a minimum of 4 inches of clearance to accommodate a firefighter's gloved hand.

PLAINFIELD FIRE PROTECTION DISTRICT FIRE EXTINGUISHER MARKING SYSTEM

Fire Extinguishers in warehouses and factories exceeding 50,000 square feet shall be marked as follows.

- Free-standing vertical columns where a fire extinguisher is hung shall bear a 24" red stripe, visible from all sides of the column. The stripe's height shall not be less than 10' from the base of the column and floor. The stripe shall be of a contrasting color to the vertical column for easy identification.

PLAINFIELD FIRE PROTECTION DISTRICT DOOR MARKING SYSTEM

Exterior man doors, exits, and overhead doors shall be labeled on the interior and exterior of the door with reflective material and a minimum of 6 inches in height. The door marking shall be on both sides of the doors and shall be positioned no less than 12" below the top of the door; centered. The main entrance door can use a 4-inch number.

- Mandoor/exitdoor labeling – Will begin with #1 starting at the front door and going clockwise around the building.
- Overhead door labeling – Will begin with #001 starting with the overhead door closest to the front door and going clockwise around the building.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 9, 2024 – Unapproved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:02 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
David Guritz – Forest Preserve (Arrived at 9:13 a.m.)
Brian Holdiman – PBZ Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department

Audience:

Peter Pasteris and Dan Kramer

AGENDA

Mr. Rybski made a motion, seconded by Ms. Briganti, to approve the agenda as presented.

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

MINUTES

Mr. Rybski made a motion, seconded by Ms. Briganti, to approve the September 3, 2024, meeting minutes and the October 1, 2024, gathering minutes.

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

PETITIONS

Petition 24-28 Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust

Mr. Asselmeier summarized the request.

On April 21, 2015, the County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. The special use permit contained the following conditions and restrictions:

1. The facility was to be operated by a description and site plan attached to the ordinance.
2. The principal use of the property is for residential purposes and/or farming.
3. A maximum of two hundred (200) persons at any one time (with a 10% tolerance).
4. All events must be catered unless approved by the Health Department.
5. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing required permits associated with any proposed remodeling, alteration, construction or expansion of existing and structures on the premises.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operations.
7. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty (60) dBA when measured at any point

within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

8. Porta Johns (and other temporary bathroom facilities need to be removed within 2 business days after each event.
9. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
10. Entities having jurisdiction may inspect the property annually including, but not limited to the Planning, Building and Zoning Department, Health Department, Sheriff's Office, and Fire Protection District in order to ensure the conditions of the special use permit are still being met and the permit is still applicable for the operation.

Ordinance 2015-06 was provided.

In 2019, a minor amendment to the special use permit was approved allowing the bathroom trailer and tent to be set up starting April 15th. Minor amendments were also approved in 2020, 2021, and 2022 allowing the bathroom trailer and tent to be set up from April 8th to November 30th for the next operating season.

The Petitioners submitted the following amendments to the special use permit:

1. Increase the capacity of people to three hundred (300) (with a ten percent (10%) tolerance for a maximum three hundred thirty (330) people).
2. Replace the existing tent with a permanent building that is approximately one hundred twenty-eight feet by sixty-four feet (128' X 64') in substantially the location shown on the site plan.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restroom.
4. Have event year-round.
5. Add the property identified by parcel identification number 06-10-200-001 to the special use permit.
6. Add the ability to add a business sign.

The renderings of the building have not been finalized, but the maximum height of the building at its tallest point will be approximately thirty-five feet (35').

No other changes to the site or business operations were proposed.

The application materials and the proposed site plan were provided.

The lot size will be approximately fourteen (14) acres following the addition of the parcel to the west of the original special use permit.

The Future Land Use Map calls for this property to be Suburban Residential. Plainfield's Future Land Use Map calls for this property to be Countryside Residential.

Johnson Road is a Township Road classified as a Minor Collector.

Plainfield has a trail planned along Johnson Road.

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There were no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential and Agricultural.

The adjacent properties are zoned A-1 and R-2.

The County's Future Land Use Map calls for the area to be Suburban Residential and Rural Residential. Plainfield Future Land Use Map calls for the area to be Countryside Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-2 in the County and R-1 PUD and Industrial inside Plainfield.

The A-1 SU to the west is for a seasonal festival.

EcoCat submitted on September 13, 2024, and consultation was terminated.

The NRI application was submitted as on September 16, 2024.

Na-Au-Say Township was emailed information on September 23, 2024.

The Plainfield Fire Protection District was emailed information on September 23, 2024.

The Village of Plainfield was emailed information on September 23, 2024.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The original special use permit was established in 2015. The only complaints that were submitted since the establishment of the special use permit were noise related complaints and those complaints were addressed. The proposal still requires buildings to obtain applicable permits and the site may be subject to periodic inspections to confirm compliance with the special use permit. A Health Department approved septic system to replace temporary restroom facilities is proposed and the septic system would be better for public health than the temporary trailers.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No changes to the already approved ingress/egress or drainage are proposed. Utilities, other than the installation of a septic system approved by the County, shall remain unchanged.

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.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 10-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents."

Staff recommended approval of the requested amendments to the existing special use permit for a banquet facility subject to the following conditions and restrictions:

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1. The Description and Site Plan attached to Ordinance 2015-06 are amended to incorporate the site plan attached hereto as Exhibit A. Further, if a conflict exists between the Description and Site Plan attached to Ordinance 2015-06 and the site plan attached hereto as Exhibit A, the site plan attached hereto as Exhibit A shall take precedent.
2. Condition 2 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:
“A maximum of three hundred (300) persons with a ten percent (10%) tolerance at any one (1) time.”
3. Condition 7 of Ordinance 2015-06 is hereby repealed in its entirety.
4. Condition 8 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:
“Event may be held year-round.”
5. No signs are shown on the site plan. The owner of the business allowed by the special use permit may request a sign in the future using the minor amendment process, provided that the proposed sign meets the requirements of the Kendall County Zoning Ordinance.
6. The remaining conditions and restrictions contained in Ordinance 2015-06 shall remain valid and effective.
7. 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.
8. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Mr. Holdiman asked where the thirty-five foot (35') maximum building height originate. Mr. Asselmeier said that figure was included on one (1) of the draft renderings of the building. Dan Kramer, Attorney for the Petitioner, said the main building would be thirty-five feet (35'), but the Petitioner planned to add spires which would be taller. The consensus of the ZPAC was not to include a maximum building height restriction in the special use permit.

Peter Pasteris, Petitioner, stated that they received one (1) or two (2) requests per year for weddings with three hundred guests (300) and rarely that many people show up for the event. However, the facility is large enough to accommodate events with that many attendees without anyone feeling cramped.

Mr. Kramer discussed the location of the septic system; it would be located away from the horse pasture.

Mr. Kramer will send Mr. Asselmeier the date of the Na-Au-Say Township Board meeting.

Mr. Kramer discussed the movable sign in a hay field; no sign would be by the road. Mr. Pasteris will send Mr. Asselmeier a picture of the sign and the dimensions of the sign. Information about the sign will be included in the special use permit in addition to the condition allowing them to ask for a permanent sign in the future.

Chairman Wormley requested that the wait staff be excluded in the count of person allowed on the premises. Discussion occurred about the Plainfield Fire Protection District determining maximum occupancy based on the design of the building. Discussion also occurred about knowing a maximum number of people for the purposes of designing the septic system and assigning well classification.

Mr. Guritz arrived at this time (9:13 a.m.).

Mr. Holdiman made a motion, seconded by Mr. Guritz, to recommend approval of the major amendment to the special use permit with the conditions proposed by Staff, incorporating the ten percent (10%) tolerance into the capacity count, and excluding the wait staff from the occupancy count.

The votes were follows:

Ayes (7): Asselmeier, Briganti, Guritz, Holdiman, Olson, Rybski, and Wormley

Nays (0): None

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Abstain (0): None
Absent (3): Chismark, Klaas, and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on October 23, 2024.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 24-17 and 24-27 were approved by the County Board.

Mr. Asselmeier reported that Petition 24-23 was approved by the Millbrook Village Board.

OLD BUSINESS/NEW BUSINESS

Recommendation on Fiscal Year 2024-2025 Meeting Calendar

Mr. Guritz made a motion, seconded by Mr. Rybski, to recommend approval of the meeting calendar.

It was noted that most of the meetings in 2025 will be at the Historic Courthouse.

With a voice vote of seven (7) ayes, the motion carried.

The motion passed.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Rybski made a motion, seconded by Mr. Guritz, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 9:20 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Director



**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
OCTOBER 9, 2024**

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)
Don Krause		
Peter Posters		

From: Na-Au-Say Township <naausaysupervisor@gmail.com>

Sent: Tuesday, October 22, 2024 10:11 AM

Attachment 6

To: Brad Blocker <bblocker@currancontracting.com>

Cc: Real estate <[REDACTED]>; r_wheeler03@hotmail.com; naausayroad@hughes.net; Daniel J.

Kramer <[REDACTED]>

Subject: Re: Pasteris Special Use Amendment

Matt,

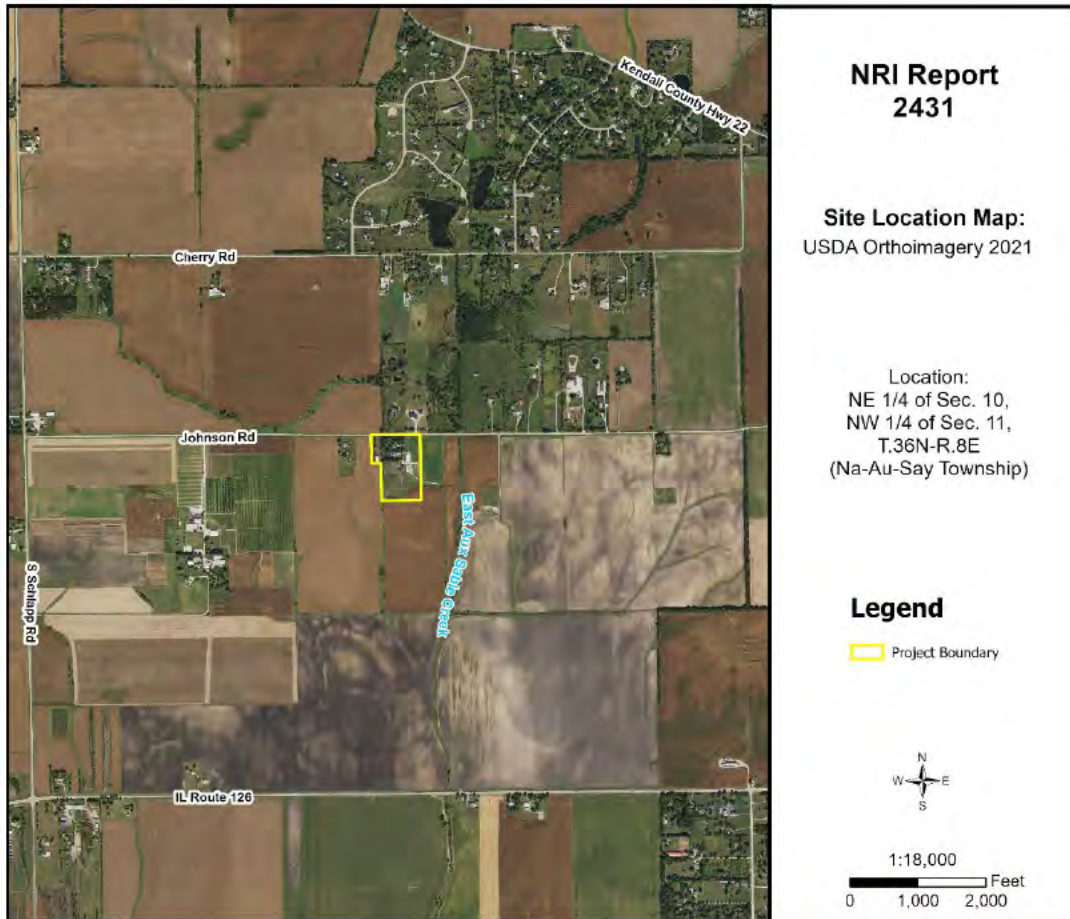
The Township met on this Petition at our meeting last night. There was some questions and after discussions there was a motion to give a favorable recommendation for amendment to the special use.

Vote was taken and motion passed.

Please feel free to contact me if any questions.

On Mon, Oct 7, 2024 at 3:21 PM Brad Blocker <bblocker@currancontracting.com> wrote:

NATURAL RESOURCES INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2431



Oct.
2024

Petitioner: Peter & Laurie Jo Pasteris
Contact: Attorney Daniel J. Kramer

Prepared By:



7775A Route 47
Yorkville, Illinois 60560
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www.kendallswcd.org

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EXECUTIVE SUMMARY

Natural Resources Information Report Number	#2431
Petitioner	Peter & Laurie Jo Pasteris
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	Northeast ¼ of Section 10, Northwest ¼ of Section 11, Township 36 North, Range 8 East (Na-Au-Say Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Northfork Farm Weddings Banquet Facility
Existing Zoning & Land Use	A-1 Agricultural District with a Special Use Permit; Wedding / Banquet Facility
Proposed Zoning & Land Use	Major Amendment to the A-1 Special Use; Same land use with the addition of a permanent banquet building & food preparation building
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	None indicated
Size of Site	(+/-) 14.1 acres
Land Evaluation Site Assessment Score	190 (Land Evaluation: 91; Site Assessment: 99)

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. 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.

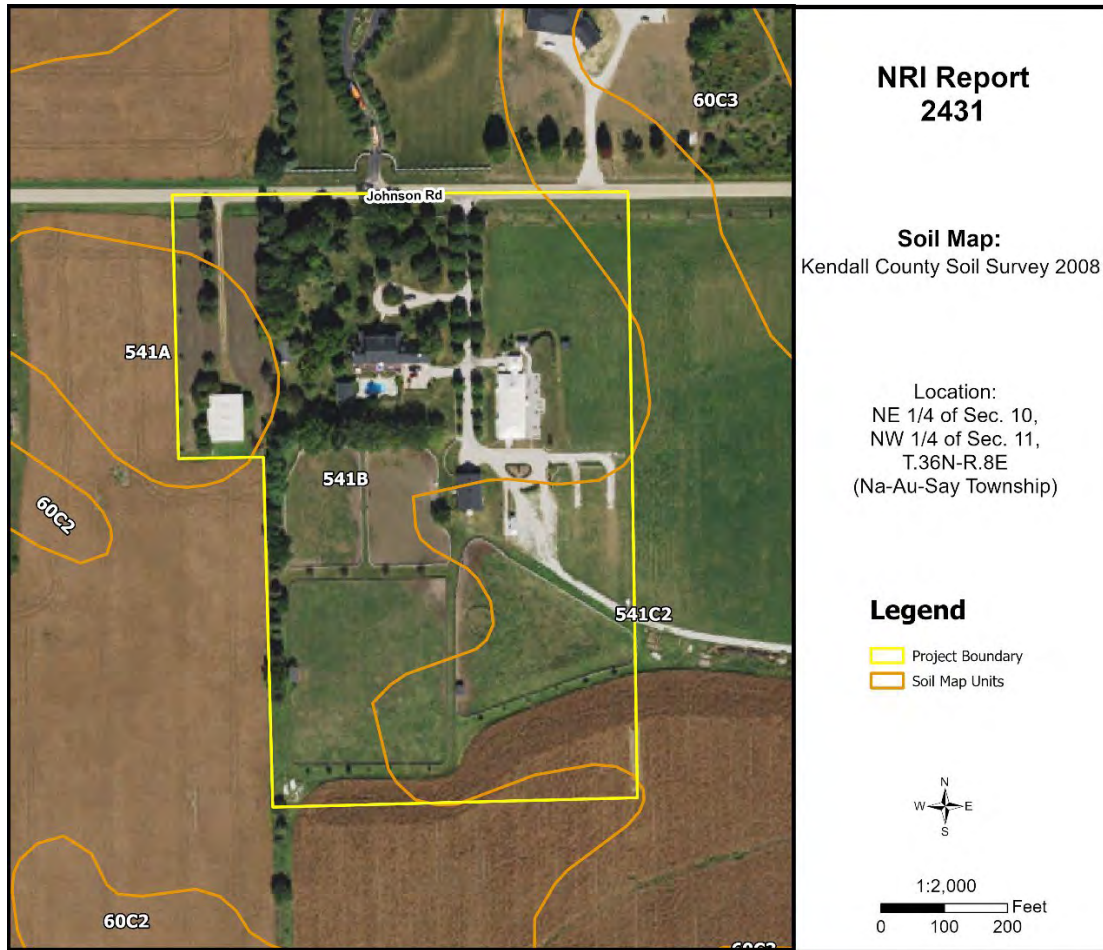


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
541A	Graymont silt loam, 0-2% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	1.0	7.0%
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Prime Farmland	9.2	65.6%
541C2	Graymont silt loam, 5-10% slopes, eroded	Moderately Well Drained	C	Non-Hydric w/ Hydric Inclusions	Farmland of Statewide Importance	3.9	27.4%

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, all three are classified as non-hydric soil with hydric inclusions likely (541A Graymont silt loam, 541B Graymont silt loam, 541C2 Graymont silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (541A Graymont silt loam and 541B Graymont silt loam), and one is designated as farmland of statewide importance (541C2 Graymont silt loam).

Soil Water Features – Table 2, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Table 2: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
541A	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	January – December Frequency: None	January – December Frequency: None
541B	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	January – December Frequency: None	January – December Frequency: None
541C2	C	Medium	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	January – December Frequency: None	January – December Frequency: None

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

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

Flooding – Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration is expressed as brief (2 to 7 days) and frequent meaning that it is likely to occur often under normal weather conditions.

SOIL LIMITATIONS

According to the USDA-NRCS, soil properties influence the development of sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

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

Limitations are listed below for small commercial buildings, shallow excavations, lawns/landscaping, and septic systems. For septic systems, the soil factors considered for determining limitations include 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).

Please note this information is based on soils in an undisturbed state as compiled in the USDA-NRCS 2008 Soil Survey of Kendall County, IL. This does not replace the need for site specific soil testing or results of onsite soil testing.

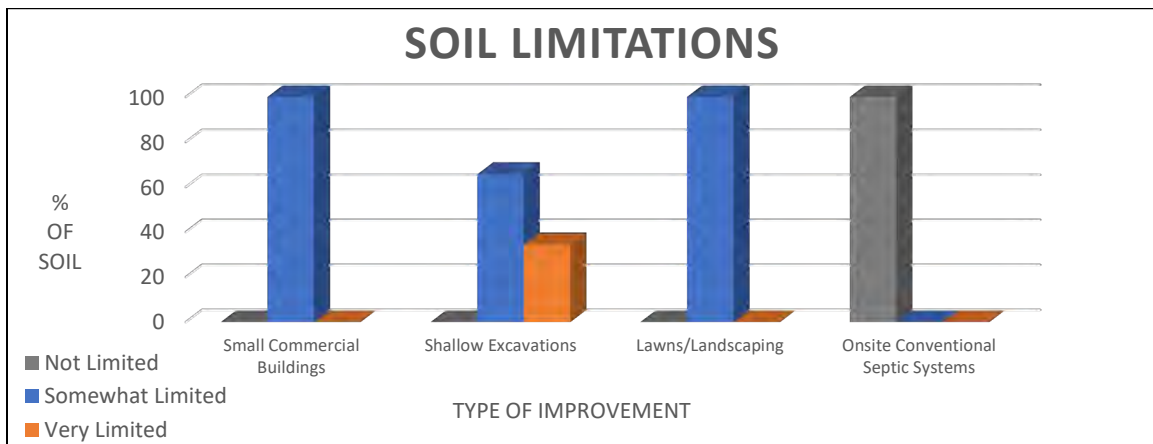


Figure 2: Soil Limitations

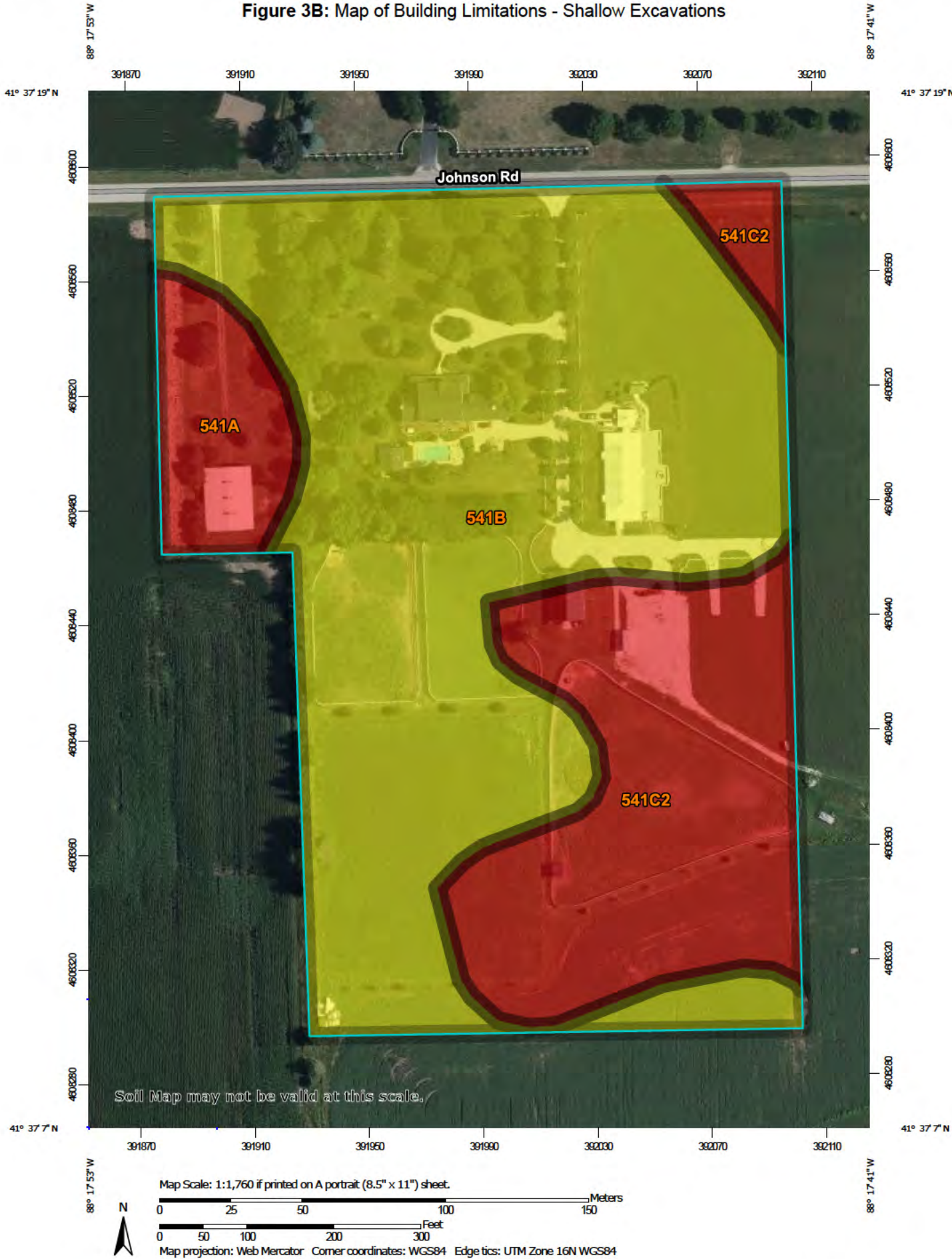
Table 3: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Septic Systems	Acres	%
541A	Somewhat Limited: Shrink-swell Depth to saturated zone	Very Limited: Depth to saturated zone Dusty Unstable excavation walls Ponding Too clayey	Somewhat Limited: Dusty Depth to saturated zone	Not Limited	1.0	7.0%
541B	Somewhat Limited: Shrink-swell	Somewhat Limited: Depth to saturated zone Dusty Unstable excavation walls	Somewhat Limited: Dusty	Not Limited	9.2	65.6%
541C2	Somewhat Limited: Slope Shrink-swell	Very Limited: Depth to saturated zone Dusty Unstable excavation walls Ponding	Somewhat Limited: Dusty	Not Limited	3.9	27.4%
% Very Limited	0%	34.4%	0%	0%		

Attachment 7, Page 9
**Figure 3A: Map of Building Limitations -
Small Commercial Buildings & Lawns / Landscaping**



Figure 3B: Map of Building Limitations - Shallow Excavations



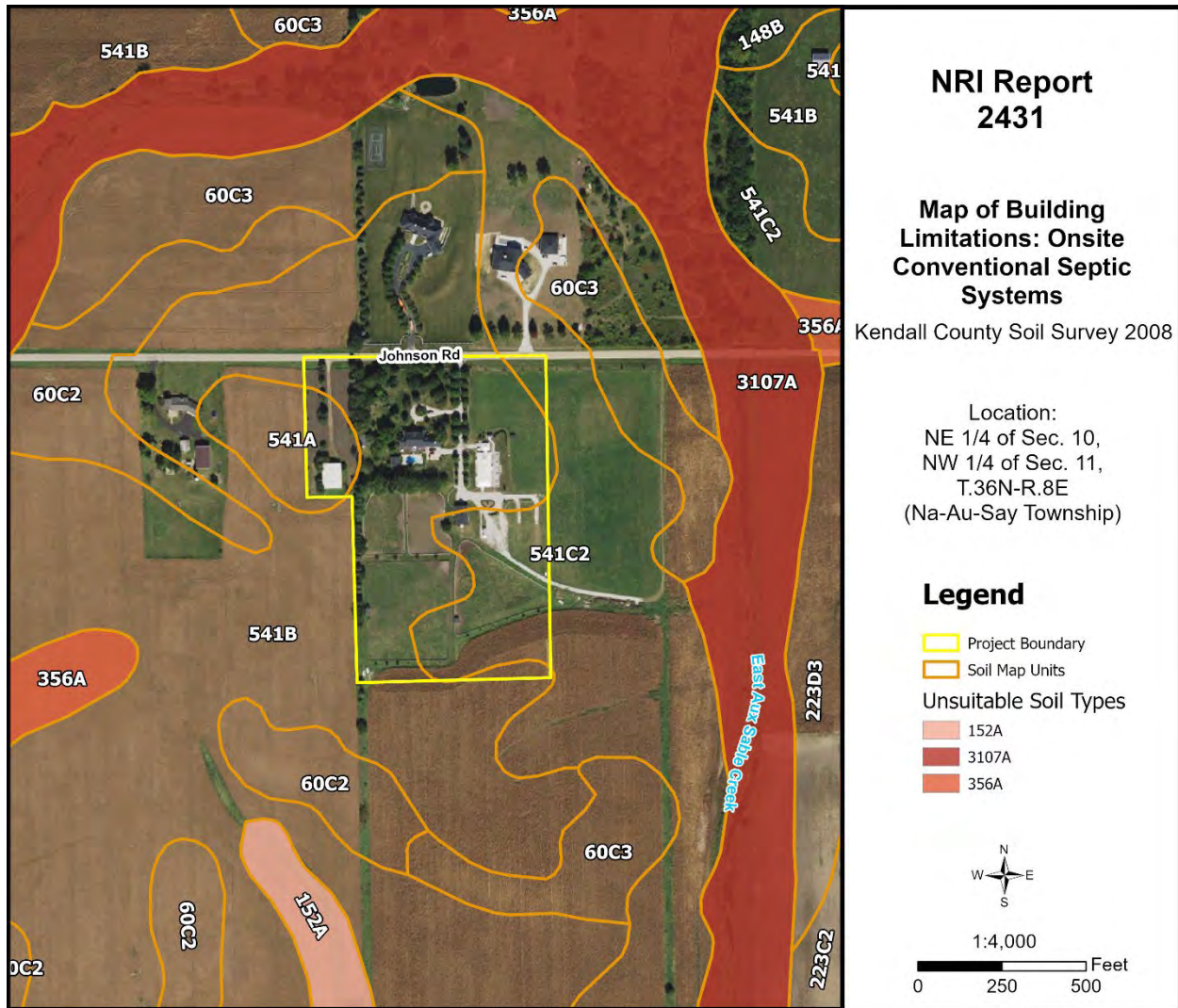


Figure 3C: Map of Building Limitations – Onsite Conventional Septic Systems

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 value accounts for 1/3 of the total score and is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
541A	2	94	1.0	94.0
541B	2	94	9.2	864.8
541C2	5	82	3.9	319.8
Totals			14.1	1,278.6
LE Calculation			(Product of relative value / Total Acres) 1,278.6 / 14.1 = 90.7	
LE Score			LE = 91	

*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation score for this site is 91, indicating that the soils on this site are designated as land that is well suited for agricultural uses considering the Land Evaluation score is at or above 80.

Table 4B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	15
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	99

Land Evaluation Value: 91 + Site Assessment Value: 99 = LESA Score: 190

The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 5: LESA Score Summary

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

The LESA Score for this site is 190 out of 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.

WATERSHEDS & SUBWATERSHEDS

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; and establish and link trails.

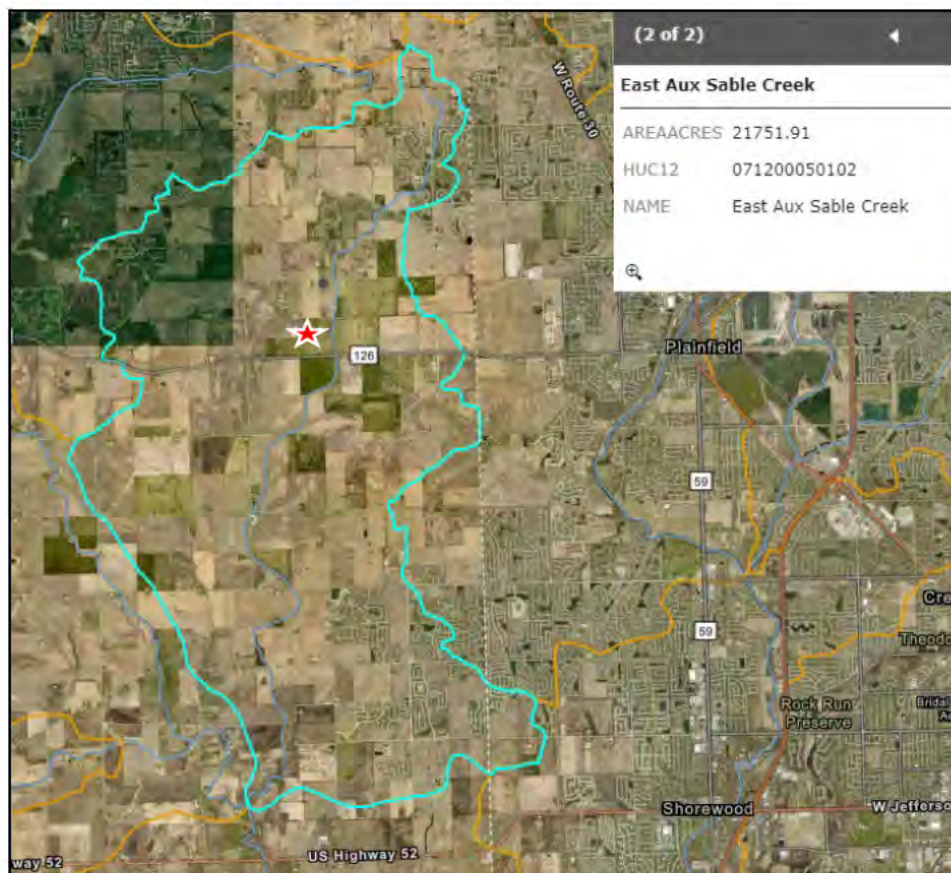
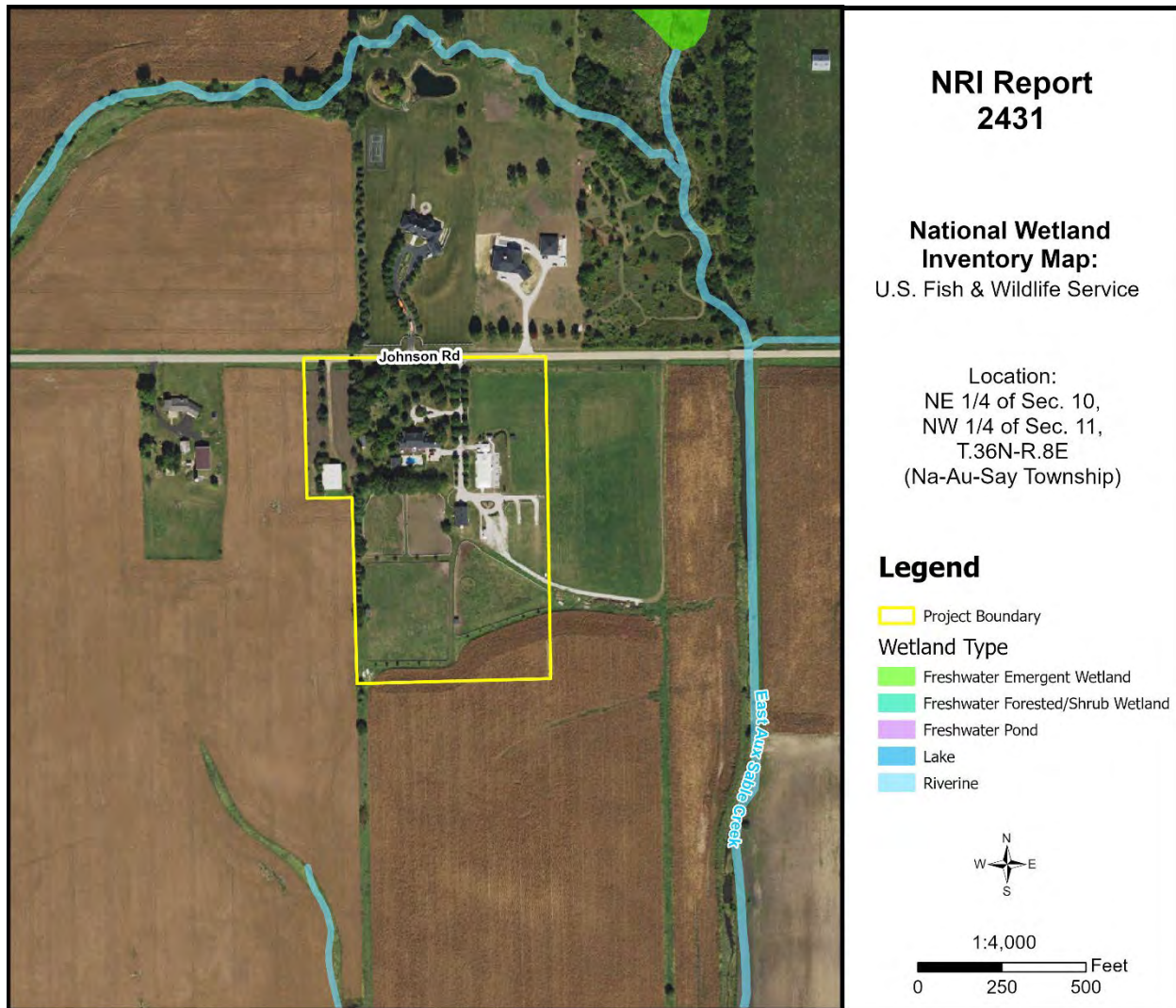


Figure 4: Sub Watershed Map

This site is located within the Upper Illinois River watershed and the East Aux Sable Creek sub watershed (HUC 12 – 071200050102). The sub watershed comprises approximately 21,752 acres covering parts of Plainfield, Oswego, Yorkville, and Minooka.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map indicates that mapped wetlands/waters are not present on the proposed project site. The East Aux Sable Creek, a tributary to the Illinois River, is a riverine waterway that is mapped approximately 875 feet to the north and 575 feet to the east of the 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. 17093C0135H (effective date 1/8/2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel does not appear to contain areas of floodplain or floodway. It is mapped as Zone X, an area of minimal flood hazard determined to be outside of the 0.2% annual chance flood.

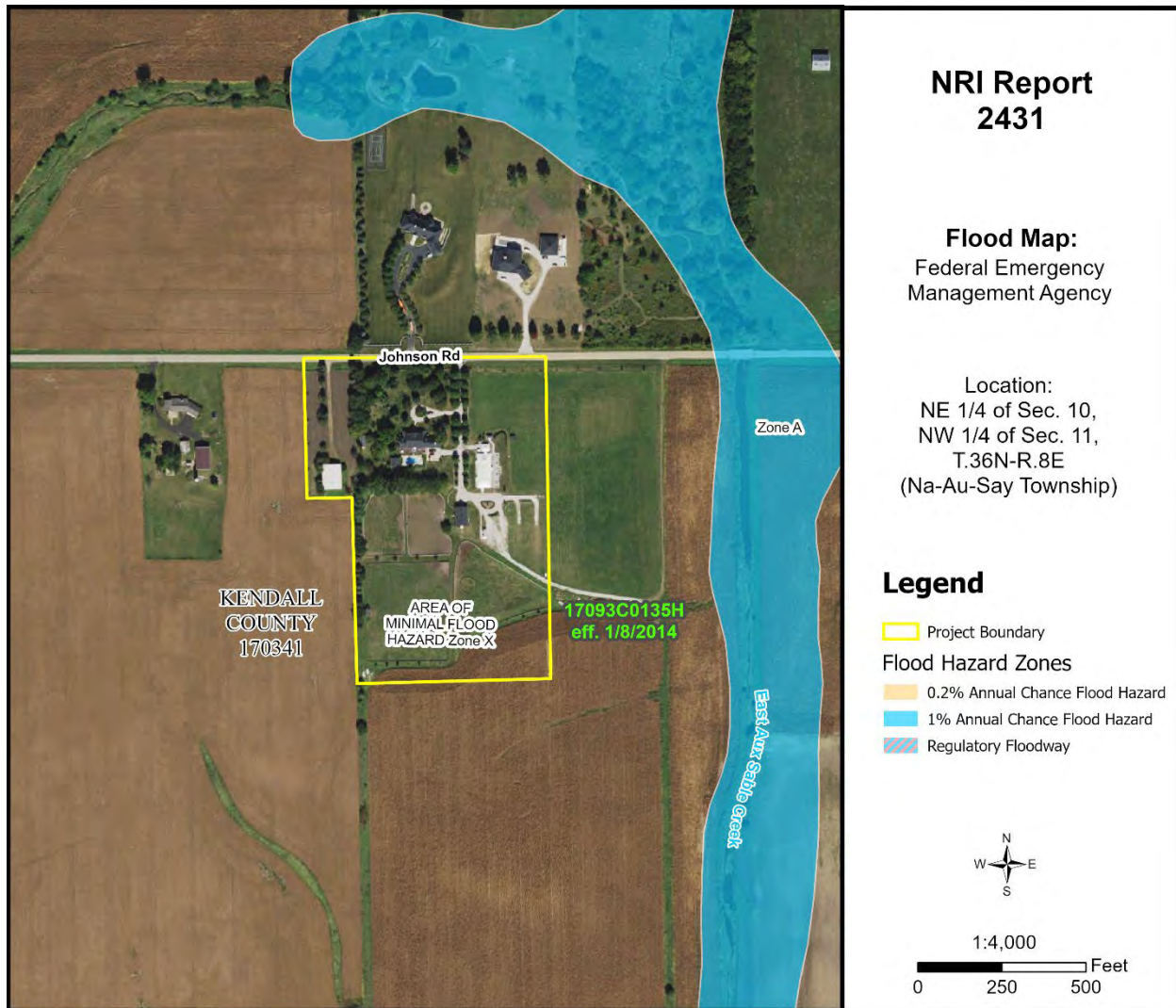


Figure 6: Flood Map

TOPOGRAPHY

The parcel contains soils with slopes of 0-10% and is at an elevation of approximately 656'-676' above sea level. The highest point is near the northwest corner and the lowest point is near the southeast corner of the parcel.

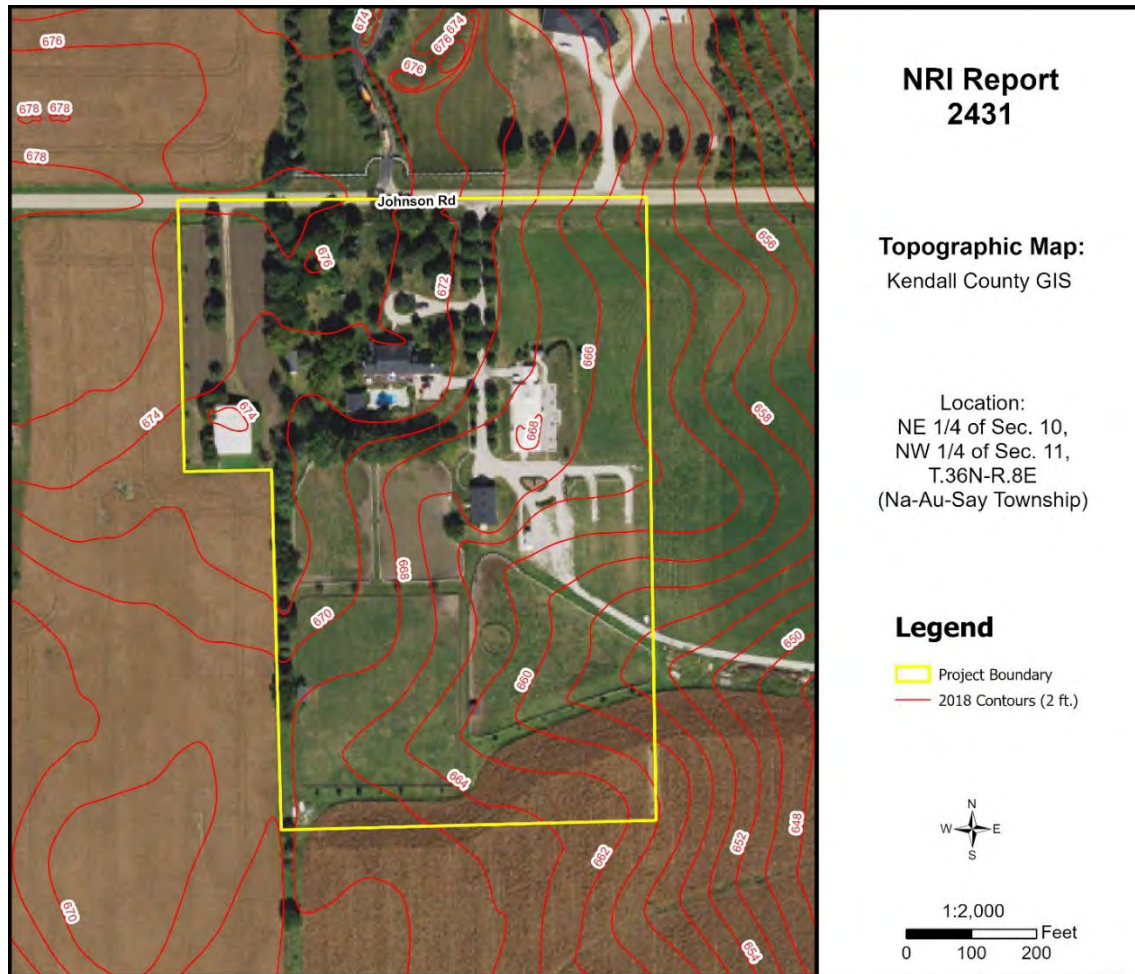


Figure 7: Topographic Map

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

LAND USE FINDINGS

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioners Peter & Laurie Jo Pasteris. The petitioners are requesting a major amendment to an A-1 Agricultural Special Use Permit from Kendall County for the addition of a permanent banquet building & food preparation building on the Northfork Farm Weddings property on three parcels (Parcel Index Numbers 06-11-100-008, 06-11-100-004, and 06-10-200-001). The permanent banquet building will replace an existing seasonal tent with a concrete pad. The site is in Section 10 of Na-Au-Say Township (T.36N – R.8E), Kendall County in 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 due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 72.6% are designated as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored a 91 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA score for this site is 190 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Soils found on the project site are rated for specific uses and can have potential limitations. 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, 34.4% are classified as very limited for supporting shallow excavations and 0% are classified as very limited for supporting small commercial buildings, lawns/landscaping, and onsite conventional septic systems. The soils are classified as somewhat limited or not limited for these uses. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River watershed and the East Aux Sable Creek sub watershed (HUC 12 – 071200050102). The sub watershed comprises approximately 21,752 acres covering parts of Plainfield, Oswego, Yorkville, and Minooka.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that a drainage tile survey be completed on the parcel to locate subsurface drainage tile. That survey should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the landowners take into full consideration the limitations of the site. 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

10-24-24

Date

Attachment 8, 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 October 23, 2024 - 7:00 p.m.

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

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman, Keith Landovitz, Karin McCarthy-Lange, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Director, and Wanda A. Rolf, Office Assistant

Others Present: Dan Kramer and Peter Pasteris

PETITIONS

Petition 24-28 Peter J. and Laurie Jo Pasteris on Behalf of the Peter J. Pasteris, Jr. Revocable Declaration of Living Trust

Mr. Asselmeier summarized the request.

On April 21, 2015, the County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. The special use permit contained the following conditions and restrictions:

1. The facility was to be operated by a description and site plan attached to the ordinance.
2. The principal use of the property is for residential purposes and/or farming.
3. A maximum of two hundred (200) persons at any one time (with a 10% tolerance).
4. All events must be catered unless approved by the Health Department.
5. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing required permits associated with any proposed remodeling, alteration, construction or expansion of existing and structures on the premises.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operations.
7. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty (60) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA

when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

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

8. Porta Johns (and other temporary bathroom facilities need to be removed within 2 business days after each event.
9. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
10. Entities having jurisdiction may inspect the property annually including, but not limited to the Planning, Building and Zoning Department, Health Department, Sheriff's Office, and Fire Protection District in order to ensure the conditions of the special use permit are still being met and the permit is still applicable for the operation.

A copy of Ordinance 2015-06 was provided.

In 2019, a minor amendment to the special use permit was approved allowing the bathroom trailer and tent to be set up starting April 15th. Minor amendments were also approved in 2020, 2021, and 2022 allowing the bathroom trailer and tent to be set up from April 8th to November 30th for the next operating season.

The Petitioners submitted the following amendments to the special use permit which were revised at the October 9, 2024, ZPAC meeting:

1. Increase the capacity of people to three hundred (300) with a ten percent (10%) tolerance for a maximum capacity of three hundred thirty (330) people. The wait staff would not be included in these numbers (Amended at ZPAC).
2. Replace the existing tent with a permanent building that is approximately one hundred twenty-eight feet by sixty-four feet (128' X 64') in substantially the location shown on the site plan.
3. Install permanent restrooms in the facility with a septic permit from the Kendall County Health Department replacing the mobile trailer restroom.
4. Have events year-round.
5. Add the property identified by parcel identification number 06-10-200-001 to the special use permit.
6. Add the ability to add a business sign.

To date, the renderings of the building have not been finalized, but the maximum height of the building at its tallest point will be approximately thirty-five feet (35') with taller spires. No maximum height restriction is proposed for the special use permit.

No other changes to the site or business operations were proposed.

The application materials and proposed site plan were provided.

The lot size will be approximately fourteen (14) acres following the addition of the parcel to the west of the original special use permit.

The Future Land Use Map calls for this property to be Suburban Residential. Plainfield's Future Land Use Map calls for this property to be Countryside Residential.

Johnson Road is a Township Road classified as a Minor Collector.

Plainfield has a trail planned along Johnson Road.

There were no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential and Agricultural.

The adjacent properties are zoned A-1 and R-2.

The County's Future Land Use Map calls for the area to be Suburban Residential and Rural Residential. Plainfield Future Land Use Map calls for the area to be Countryside Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-2 in the County and R-1 PUD and Industrial inside Plainfield.

The A-1 SU to the west is for a seasonal festival.

EcoCat submitted on September 13, 2024, and consultation was terminated.

The NRI application was submitted as on September 16, 2024. To date, the NRI was not completed, but the preliminary LESA Score was 190 indicating a low level of protection.

Na-Au-Say Township was emailed information on September 23, 2024. The Na-Au-Say Township Board reviewed this proposal at their meeting on October 21, 2024, and Mr. Asselmeier read an email from Na-Au-Say Township Supervisor Brad Blocker stating that the Township had some questions about the proposal, but the Township Board approved a favorable recommendation.

The Plainfield Fire Protection District was emailed information on September 23, 2024. Prior to application submittal, the Plainfield Fire Protection District submitted an email outlining the District's sprinkler and alarm requirements. This email was provided.

The Village of Plainfield was emailed information on September 23, 2024. No comments received.

ZPAC reviewed the proposal at their meeting on October 9, 2024. Discussion occurred regarding maximum building height; no restriction would be placed in the special use permit regarding building height. Discussion also occurred regarding the location of the septic system; it would be away from the horse pasture. Discussion occurred regarding a movable sign; the Petitioners agreed to supply information about the sign and that information would be included in the special use permit. To date, no information has been submitted regarding the sign. The wait staff would not be included in the capacity count. ZPAC recommended approval of the proposal with the conditions proposed by Staff, adding the ten percent (10%) tolerance to the capacity, and

excluding wait staff from the capacity count by a vote of seven (7) in favor, zero (0) in opposition, and three (3) members absent. The minutes of the meeting were provided.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The original special use permit was established in 2015. The only complaints that were submitted since the establishment of the special use permit were noise related complaints and those complaints were addressed. The proposal still requires buildings to obtain applicable permits and the site may be subject to periodic inspections to confirm compliance with the special use permit. A Health Department approved septic system to replace temporary restroom facilities is proposed and the septic system would be better for public health than the temporary trailers.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No changes to the already approved ingress/egress or drainage are proposed. Utilities, other than the installation of a septic system approved by the County, shall remain unchanged.

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.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 10-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.”

Staff recommended approval of the requested amendments to the existing special use permit for a banquet facility subject to the following conditions and restrictions:

1. The Description and Site Plan attached to Ordinance 2015-06 are amended to incorporate the site plan attached hereto as Exhibit A. Further, if a conflict exists between the Description and Site Plan attached to Ordinance 2015-06 and the site plan attached hereto as Exhibit A, the site plan attached hereto as Exhibit A shall take precedent.
2. Condition 2 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:

“A maximum of three hundred (300) persons with a ten percent (10%) tolerance at any one (1) time. Wait staff shall not be included in the capacity count.” **(Amended at ZPAC)**

3. Condition 7 of Ordinance 2015-06 is hereby repealed in its entirety.
4. Condition 8 of Ordinance 2015-06 is hereby repealed in its entirety and is replaced with the following:
“Events may be held year-round.”
5. No signs are shown on the site plan. The owner of the business allowed by the special use permit may request a sign in the future using the minor amendment process, provided that the proposed sign meets the requirements of the Kendall County Zoning Ordinance.
6. The remaining conditions and restrictions contained in Ordinance 2015-06 shall remain valid and effective.
7. 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.
8. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Dan Kramer, Attorney for the Petitioner, explained the history of the farm and business. The Petitioner rarely has requests for events with over three hundred (300) attendees. The Petitioner also wants to be able to have events year-round. The majority of events are Friday and Saturday nights, with occasional Sunday events. Disc jockeys have to plug into the Petitioner’s sound system; this procedure is done to control noise. Many customers will get buses or carpool to the subject property for events which reduces the amount of traffic on nearby roads. Mr. Kramer also discussed Na-Au-Say Township being a dry township.

Member Wilson said the proposed building would curtail noise.

Member Wilson asked about the sprinkling requirements. Mr. Kramer said yes and explained the process related to fire suppression.

Member Wilson also favored having real bathrooms at the property. Discussion occurred regarding the bathroom trailers.

Member Hamman said that he attended an event at the property. He felt the venue was well run.

Mr. Kramer explained the steeples proposed for the building. Mr. Pasteris explained the design of the proposed barn, based on a barn from Lexington, Kentucky. The building will be steel with a concrete foundation with shiplap wood inside to absorb sound.

Mr. Kramer and Mr. Pasteris explained the proposed sign and the location of the proposed sign. The sign will be in the hay field setback from the road.

Member Landovitz requested clarification regarding noise complaints. Mr. Kramer said that one (1) individual was opposed to the special use permit and called in a couple noise complaints that were unfounded. This individual has moved. Mr. Pasteris said that disc jockeys have to plug into his sound system and drives around in golf cart with a decimeter to check for noise levels.

Member Landovitz asked about hours of operation. Mr. Pasteris said access to the property starts at 8:00 a.m. Events start at 4:00 p.m., except on Fridays when they start at 5:00 p.m. No song starts after 11:00 p.m. and guests are typically gone by 11:30 p.m. On Sundays, events are finished by 10:00 p.m.

Member Landovitz asked about parking given the request for an increase in capacity. Mr. Pasteris explained the parking situation and expressed no concerns regarding the existing parking area to handle the increase in numbers of attendees at events.

Member Landovitz asked about the septic system. Mr. Kramer explained the septic permit process and the location of the septic field. Mr. Pasteris explained the location of the septic tank and the firm that will do the work.

Member Wilson asked what the backup plan was if the Health Department does not grant a capacity of three hundred (300) with the septic system. Mr. Pasteris said the building was designed for more than three hundred (300) people. He did not foresee any problems related to the well, septic system, and water tank for fire suppression. The property does not have a full kitchen. Member Wormley noted that a commercial sized well would be necessary if events reached a certain threshold of attendees. The proposed special use permit amendment allows the Petitioner to have larger events, but the well and septic system will ultimately dictate how many people can be on the property.

Mr. Kramer explained the qualifications of local caterers.

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

The votes were as follows:

Ayes (9): Ashton, Bernacki, Casey, Hamman, Landovitz, McCarthy-Lange, Rodriguez, Wilson, and Wormley
Nays (0): None
Absent (1): Stewart
Abstain (0): None

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on October 28, 2024.

Discussion occurred regarding making townships wet. Chairman Ashton explained how Lisbon and Seward Townships became wet. Discussion occurred regarding cannabis regulations.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the application deadline for the December meeting is in the middle of November. Presently, there is a request for a special use permit for a commercial solar facility on Ament Road, text amendments related to road weight limits, window sign enforcement regulations, add parks to the list of permitted uses in the R-4, R-5, R-6, and R-7 zoning districts, changing the setback of pipelines from house, and the parking setback for A-1 zoned properties.

ADJOURNMENT

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

The Kendall County Regional Planning Commission meeting adjourned at 8:27 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP, CFM, Director

Enc.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 23, 2024**

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)
Don Kram		



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 24-29**Blake and Michaela Carrescia
Side Yard Setback Variances****INTRODUCTION**

The Petitioners would like to construct one (1) house at the subject property. In order to have the house at approximately the same distance from the street as neighboring houses and in order to avoid hauling in additional fill to maintain property foundation height because of the topography of the site, the Petitioners would like to build the house approximately seventy feet (70') from the right-of-way line. Based on the size of house proposed and the shape of the lot, this would cause an encroachment of approximately fifteen feet (15') in both side yard setbacks. Accordingly, the Petitioners are requesting a variance reducing the side yard setback from fifty feet (50') to thirty-five feet (35') for both side yards.

The application materials are included as Attachment 1. The site plan is included as Attachment 2.

While the site plan shows the house at thirty-five point six feet (35.6') from the western property line and thirty-five point one foot (35.1') from the eastern property line, the Petitioners would like the setback set at thirty-five feet (35') from both property lines in order to avoid a margin of error situation that might arise during construction.

SITE INFORMATION

PETITIONERS Blake T. and Michaela M. Carrescia

ADDRESS 6192 Dover Court, Oswego

LOCATION South End of Dover Court in Southfield Estates Subdivision

TOWNSHIP Na-Au-Say

PARCEL # 06-02-125-001

LOT SIZE 3 +/- Acres

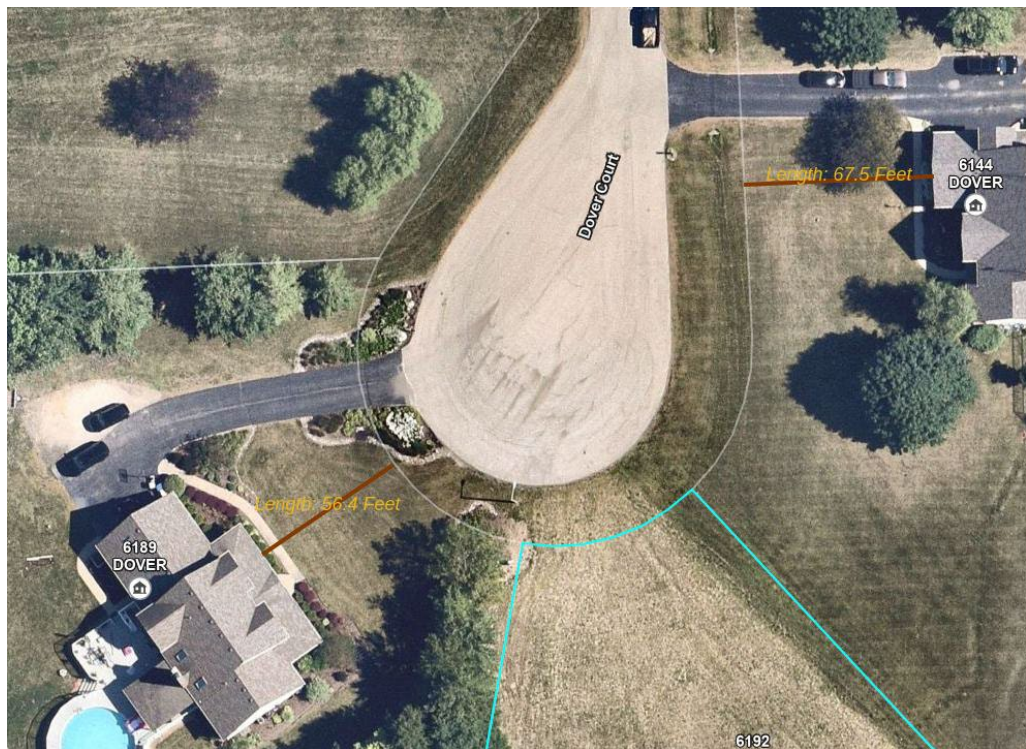
EXITING LAND USE Vacant Single-Family Residential

ZONING R-1 One Family Residential District

LRMP	Current Land Use	Vacant Single Family Residential
	Future Land Use	Rural Estate Residential (0.45 DU/Acre Max) (County) Countryside Residential (Plainfield)
	Roads	Dover Court is a Local Road maintained by Na-Au-Say Township.
	Trails	None
	Floodplain/ Wetlands	None



Distance of Neighboring Houses to Right-Of-Way Line



REQUESTED

ACTION Variance to reduce both side yard setbacks from fifty feet (50') to thirty-five feet (35')

APPLICABLE REGULATIONS § 36-332 – Side Yard Setbacks on R-1 Zoned Property

§36-39 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single-Family Residential	R-1	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A
South	Vacant Single-Family Residential	R-1 and R-2	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A
East	Single-Family Residential	R-1 and R-2	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A
West	Single-Family Residential	R-1	Rural Estate Residential (County) Countryside Residential (Plainfield)	N/A

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed this proposal on September 30, 2024.

PLAINFIELD FIRE PROTECTION DISTRICT

The Plainfield Fire Protection District was emailed this proposal on September 30, 2024.

VILLAGE OF PLAINFIELD

The Village of Plainfield was emailed this proposal on September 30, 2024.

GENERAL INFORMATION

The site plan (Attachment 2) shows one (1) ten foot (10') drainage easement along the eastern property line and the southeast corner of the property is inside a drainage easement.

FINDINGS OF FACT

§ 36-39 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject parcel is more pie shaped than traditional square or rectangle. The property drops approximately ten feet (10') from the right-of-way line to the southeast corner of the property. A drainage easement is located at the southeast corner of the property. The house at 6189

Dover Court is setback approximately fifty-six point four feet (56.4') from the Dover Court right-of-way and the house at 6144 Dover Court is setback approximately sixty-seven point five feet (67.5') from the Dover Court right-of-way. The proposed house on the subject property would be setback approximately seventy feet (70') from the Dover Court right-of-way. The house could be constructed further south on the subject property, but that would necessitate hauling in more fill to maintain proper foundation height and the house would be placed much further back from the right-of-way than the neighboring houses.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The number of properties zoned R-1, platted in the same configuration as the subject property, and possessing similar topography is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner did not plat the lot. The current owner does wish to construct one (1) house on the property.

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

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The requested variance will not impair light reaching other properties, cause congestion on any public street, or diminish or impair property values. Provided the home is constructed following applicable building codes, the variance will not increase the danger of fire or negatively impact public safety.

RECOMMENDATION

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

1. The east and west side yard setbacks at the subject property shall be reduced from fifty feet (50') to thirty-five feet (35') for primary structures.
2. The owner of the property shall comply with all applicable federal, state, and local laws with regards to constructing and/or renovating structures on the subject property.
3. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact)
2. Site Plan



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)

Blake T & Michaela M Carrescia

CURRENT LANDOWNER/NAME(s)

Blake & Michaela Carrescia

SITE INFORMATION

ACRES

3.01

SITE ADDRESS OR LOCATION

6192 Dover Ct

ASSESSOR'S ID NUMBER (PIN)

06-02-125-001

EXISTING LAND USE

Vacant Lot

CURRENT ZONING

R-1

LAND CLASSIFICATION ON LRMP

Rural Residential

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)

¹ PRIMARY CONTACT

Blake Carrescia

PRIMARY CONTACT MAILING ADDRESS

[REDACTED]

PRIMARY CONTACT EMAIL

[REDACTED]

PRIMARY CONTACT PHONE #

[REDACTED]

PRIMARY CONTACT FAX #
PRIMARY CONTACT OTHER #(Cell, etc.)
² ENGINEER CONTACT

Geotech / Tom Carroll

ENGINEER MAILING ADDRESS

[REDACTED]

ENGINEER EMAIL

[REDACTED]

ENGINEER PHONE #

[REDACTED]

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

Cell [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. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.

SIGNATURE OF APPLICANT _____

DATE _____

FEE PAID:\$ _____

CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Exhibit A-Legal Description

LOT 32 OF SOUTHFIELD ESTATES SUBDIVISION, NA-AU-SAY TOWNSHIP, KENDALL COUNTY,
ILLINOIS.



First American Title Insurance Company

**TRUSTEE'S DEED
ILLINOIS STATUTORY**

THE GRANTOR(S) BRIAN J. BRONGIEL AND KELLY C. BRONGIEL, TRUSTEES OF THE BRIAN J. BRONGIEL AND KELLY C. BRONGIEL TRUST DATED APRIL 18, 2023, and any amendments thereto, of [REDACTED] 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 BLAKE CARRESCIA AND MICHAELA CARRESCIA, as husband and wife, of [REDACTED] as tenants by the entirety, all interest in the following described Real Estate situated in the County of KENDALL in the State of Illinois, to wit:

LOT 32 OF SOUTHFIELD ESTATES SUBDIVISION NA-AU-SAY AND OSWEGO TOWNSHIPS OSWEGO, KENDALL COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023, building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Number(s): 06-02-125-001-0000

Address of Real Estate: 6192 DOVER COURT, OSWEGO, ILLINOIS 60543

Dated this 19TH day of MARCH, 2024

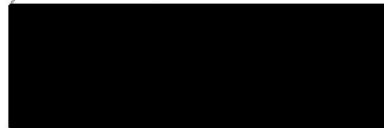
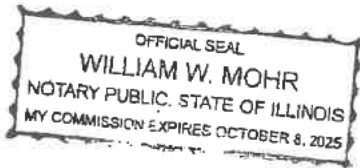
[REDACTED]
BRIAN J. BRONGIEL, TRUSTEE

[REDACTED]
KELLY C. BRONGIEL, TRUSTEE

STATE OF ILLINOIS COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BRIAN J. BRONGIEL AND KELLY C. BRONGIEL, TRUSTEES** is 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 19TH day of MARCH, 2024.



(Notary Public)

Prepared by:
WILLIAM W. MOHR, P.C.

Mail to:
BLAKE CARRESCIA
MICHAELA CARRESCIA

Name and Address of Taxpayer:
BLAKE CARRESCIA
MICHAELA CARRESCIA

Please fill out the following findings of fact to the best of your capabilities. § 13:04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

In accordance with § 13:04 of the Zoning Ordinance, the following findings of fact are presented to demonstrate that the requested variance meets the necessary conditions. Each item has been addressed with specific reference to the physical conditions of our lot and the unique challenges it presents.

- 1. 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.**

Our property is a unique pie-shaped lot, with a road frontage of only 65', which tapers out towards the back. Because of this, adhering to the standard 50' side setback on the west and east property lines would push our house much further back into the lot than would be necessary on a more typical rectangular lot with wider road frontage, as is the case for most properties in the neighborhood. We are requesting a reduction of the side property line setbacks to 35.0' on both the west and east property lines to accommodate the build. Additionally, the property slopes significantly—dropping 3' from the asphalt to the property line and 7' from the property line to the rear buildable line. Building further back as required by the 50' setback would significantly increase the amount of fill needed to maintain proper foundation height, as well as the amount of fill required for the driveway.

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

The conditions on which this requested variance is based are unique to our lot. Most properties in the neighborhood are rectangular or square in shape with wider road frontage, which do not present the same challenges. While there is one other pie-shaped lot in the neighborhood, it widens much quicker towards the front, unlike ours, which tapers out gradually towards the back. This gradual taper makes it more difficult to place our house within the standard setbacks without pushing it significantly further back. Other lots in the neighborhood do not face these specific physical constraints, making our situation distinct.

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

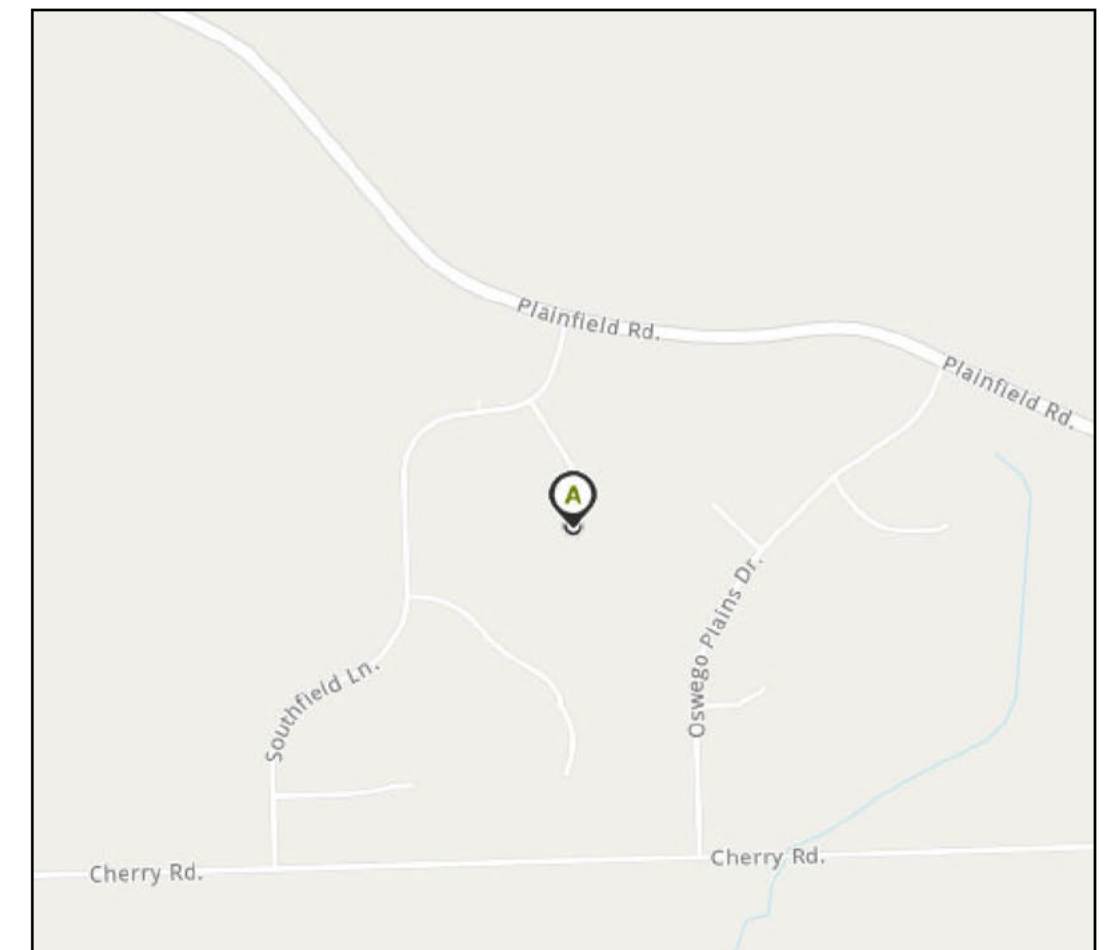
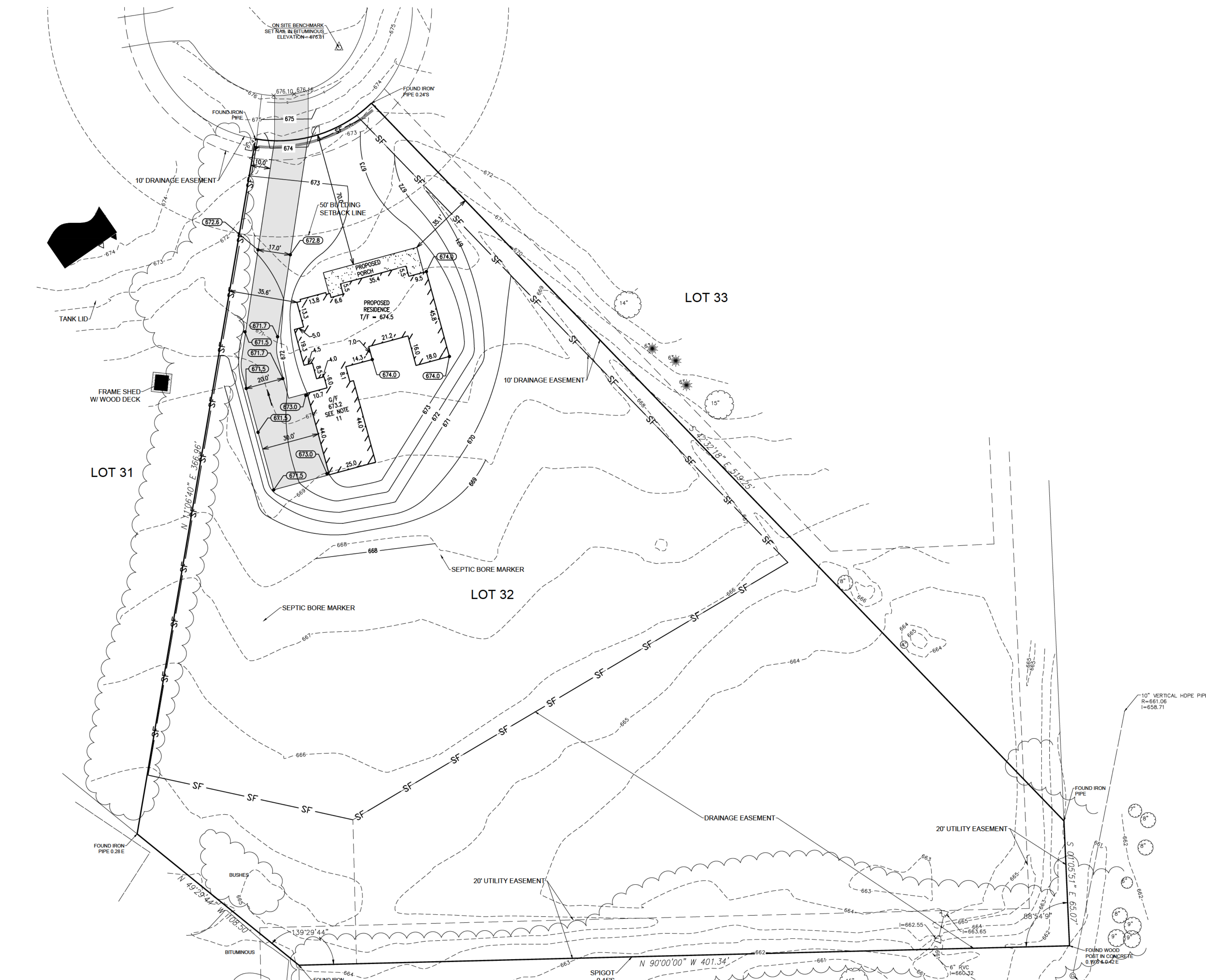
The hardship has not been created by us as the current property owners. We purchased the lot as a vacant parcel without any modifications. The challenges only arose during the planning phase of designing a home that would meet both the setback requirements and the topographical conditions of the lot.

- 4. 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.**

Granting the variance would not be detrimental to public welfare or surrounding properties. While we would be 15' closer to the house on the west property line, this does not affect views or privacy, as there is an established evergreen tree line between the properties. No other neighbors or the public would be negatively impacted by this variance.

- 5. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.**

The proposed variation would not impair the supply of light or air to adjacent properties. The neighbor to the east has their house significantly further back, while the neighbor to the west has their house 50' from the property line, with a dense evergreen tree line providing privacy. Awarding the variance would allow us to maintain setbacks similar to other neighboring houses, thereby preserving the uniformity and character of the street. Our house's placement with the 35.0' side setbacks would also align our front setback more closely with other homes on the street, ensuring a cohesive look to the neighborhood. No public safety or congestion concerns would arise from this variance.



LOCATION MAP

LOT 32 IN SOUTHFIELD ESTATES SUBDIVISION

PROPERTY IDENTIFICATION NUMBER: 06-02-125-001

PROPERTY ADDRESS: 6192 DOVER CT.
OSWEGO, IL 60543

CLIENT: BLAKE CARRISOLA

BENCHMARKS:

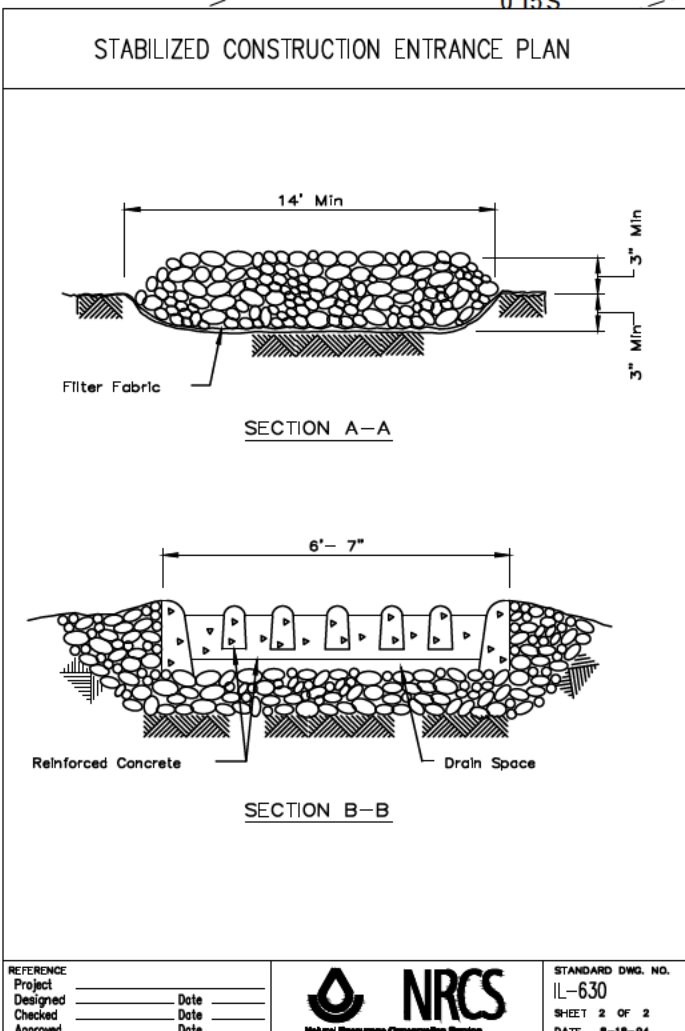
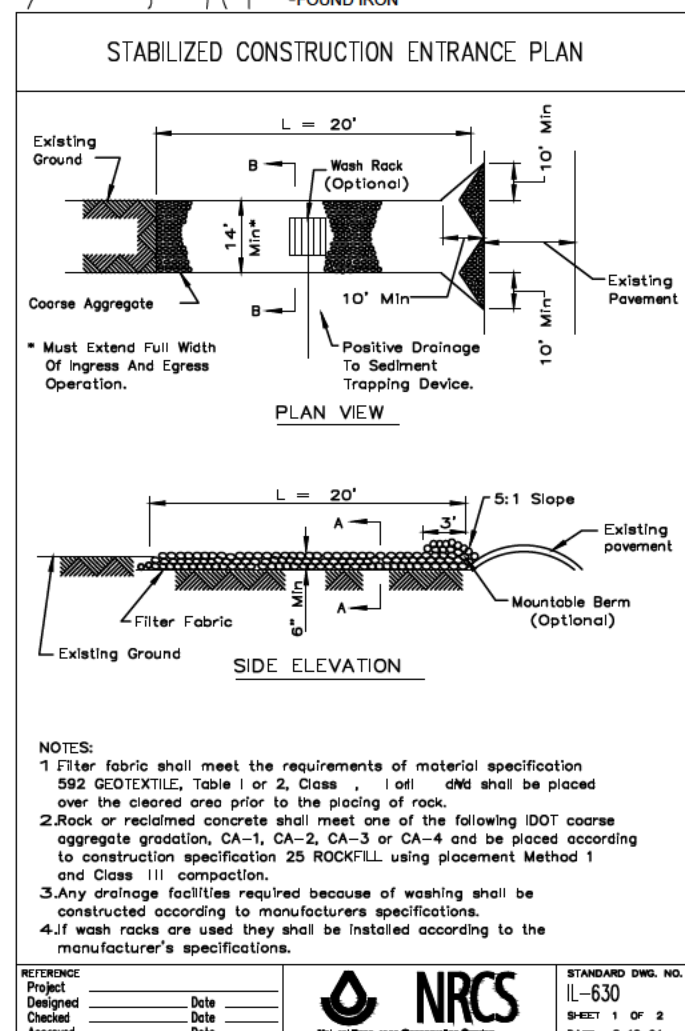
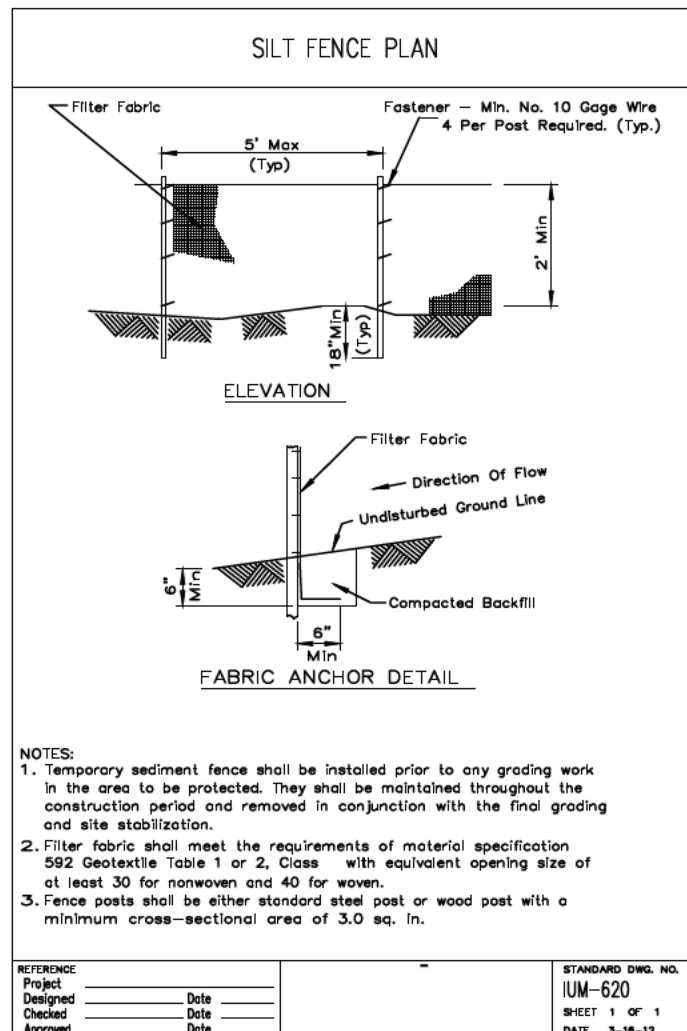
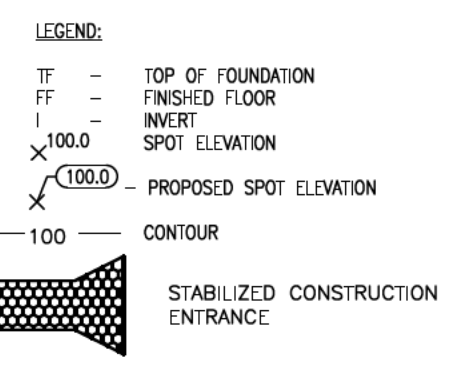
REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK: PID A2250.
ELEVATION = 676.81SITE BENCHMARK: SET NAIL IN BITUMINOUS PAVEMENT 28.9' NORTH AND 16.9' WEST OF THE
NORTH-EAST PROPERTY CORNER. ELEVATION = 676.81 (NGVD 29)

SITE DETAILS:

LOT AREA = 3.01 ACRES
HOUSE FOOTPRINT = 4,115 SF
DRIVEWAY = 4,183 SF
PORCH/PATIO/WALK = 485 SF
TOTAL = 8,783 SF (6.7%)

NOTES:

- EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO BEGINNING CONSTRUCTION.
- IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION BY DOT AND THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS AND THE ORDINANCES OF THE LOCAL PERMITTING AUTHORITY.
- UNLESS OTHERWISE NOTED, ALL SPOT ELEVATIONS ARE FINISHED PAVEMENT OR FINISHED LANDSCAPE ELEVATIONS.
- ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE. EXISTING EDGE OF PAVEMENT, AND EXISTING CURB.
- ALL NON-PAVED AREAS TO BE RE-SPREAD WITH 6" TOPSOIL AND STABILIZED WITH VEGETATIVE COVER.
- FINISHED LANDSCAPE ELEVATIONS ADJACENT TO PROPOSED BUILDINGS SHALL BE 6-INCHES BELOW FINISH FLOOR OR TOP OF FOUNDATION ELEVATION.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT AND SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT AND EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.
- SITE TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS. TO BE DESIGNED BY OTHERS. OWNER SHALL COORDINATE OBTAINING ALL NECESSARY PERMITS.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY BY J.H. LAND SURVEYING, DATED 9/3/2024
- ADDITIONAL STEPS MAY BE REQUIRED FROM GARAGE TO FIRST FLOOR. SEE ARCHITECTURAL PLANS FOR DETAILS.



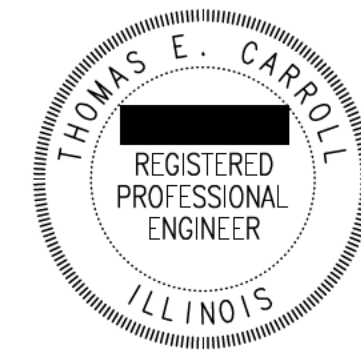
DRAINAGE & ENGINEER CERTIFICATE

I, THOMAS CARROLL, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY AFFIRM THAT THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND COMPLY WITH APPLICABLE LAWS, CODES AND ORDINANCES.

FURTHERMORE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE IMPROVEMENTS OR ANY PART THEREOF; OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

DATED THIS 25TH DAY OF SEPTEMBER, 2024.

THOMAS CARROLL, P.E.
ILLINOIS P.E. [REDACTED]
LICENSE EXPIRES 11.30.2025
GEOTECH INCORPORATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000165



SEAL/STAMP

NO.	DATE	REVISION
1	9.24.24	ISSUE FOR PERMIT

PROPOSED SINGLE FAMILY RESIDENCE
6192 DOVER COURT
OSWEGO, KENDALL COUNTY, IL

SITE PLAN

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
CREST HILL, ILLINOIS 60403 815/730-1010
1207 CEDARWOOD DRIVE

PROJECT NO. 21743
DATE: 9.4.24
DRAWN BY: TC
CHECKED BY: CP

SHEET NO.

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