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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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October 1, 2019 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Matthew Prochaska, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the September 3, 2019 ZPAC Meeting Minutes (Pages 2-4)

PETITIONS:

1. **19-32 – John and Erin Sharkey and Theodore Parks (Pages 5-23)**  
Request: Request to Relocate a Ten Foot Public Utility and Drainage Easement from the Northern Boundary Line of Lots 1 and 4 of Highgrove Subdivision to the Northern Property Lines of Parcels 09-07-200-034 and 09-07-200-033 and Extend a Public Utility and Drainage Easement Along the Eastern Side of Parcel 09-07-200-033 in Seward Township  
Purpose: Petitioners Would Like the Easement to Run Along the Northern Boundaries of Their Zoning Lots Instead of the Northern Boundary of the Highgrove Subdivision
  
2. **19 – 34 – Ronald Smrz on Behalf of the Ronald Smrz Trust (Pages 24-117)**  
Request: Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles  
PIN: 02-35-151-003  
Location: 7821 Route 71, Oswego Township  
Purpose: Petitioner Wants to a Storage Business on the Subject Property; Property is Zoned A-1 with a Special Use Permit
  
3. **19 – 35 – John and Laura Gay (Pages 118-158)**  
Request: Special Use Permit for a Kennel and Variance to Section 7.01.D.27 of the Kendall County Zoning Ordinance Allowing a Kennel To Be Placed 30 Feet 6 ½ Inches Instead of 150 Feet from Lots Zoned Other Than Residential  
PIN: 03-28-100-004  
Location: 3601 Plainfield Road, Oswego Township  
Purpose: Petitioners Want to Operate a Kennel on the Subject Property; Property is Zoned A-1

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/ NEW BUSINESS

1. Approval of Fiscal Year 2019-2020 Meeting Calendar (Page 159)

CORRESPONDENCE

None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on November 5, 2019

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.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)**  
**September 3, 2019 – Unapproved Meeting Minutes**

Senior Planner Chairman Matt Asselmeier called the meeting to order at 9:05 a.m.

**Present:**

Megan Andrews – Soil and Water Conservation District  
Matt Asselmeier – PBZ Department  
David Guritz – Forest Preserve  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Aaron Rybski – Health Department

**Absent:**

Meagan Briganti – GIS  
Greg Chismark – WBK Engineering, LLC  
Brian Holdiman – PBZ Department  
Matthew Prochaska – PBZ Committee Chair

**Audience:**

None

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as presented. With a voice vote of all ayes, the motion carried unanimously.

**MINUTES**

Mr. Guritz made a motion, seconded by Ms. Andrews, to approve the July 2, 2019, meeting minutes. With a voice vote of all ayes, the motion carried unanimously.

**PETITIONS**

**Petition 19-31 Kendall County Planning Building and Zoning Committee**

Mr. Asselmeier summarized the request.

Mr. Asselmeier noted that the intent of the Planning, Building and Zoning Committee was to have recreational and medical cannabis uses to have similar zoning requirements. In addition, this proposal only regulated the areas unique to County regulations; the proposal did not include restrictions already contained in State law.

On June 25, 2019, the Governor signed the Cannabis Regulation and Tax Act (Public Act 101-027). This Act legalized certain recreational cannabis uses and allowed County to enact reasonable zoning regulations related to these uses.

On August 9, 2019, the Governor signed an Act related to Banking-Cannabis Businesses (Public Act 101-363). Among other actions, this Act amended the Compassionate Use of Medical Cannabis Pilot Program Act by removing the expiration deadline of medical cannabis related uses and changing the location where medical cannabis dispensary may locate.

On August 26, 2019, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Kendall County Zoning Ordinance pertaining to medical and recreational cannabis uses. The Committee wanted medical cannabis related use to be regulated similarly as recreational cannabis uses from a zoning perspective. The Committee also wanted to have these regulations in place by January 1, 2020.

In summary the changes were as follows:

1. The previously adopted zoning regulations for medical cannabis uses are repealed in their entirety.
2. Definitions of Adult-Use Cannabis Business Establishment, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Transporting Organization or Transporter, Medical Cannabis Cultivation Center or Cultivation Center, and Medical Cannabis Dispensing Organization or Dispensing Organization or Dispensary were added to the Zoning

Ordinance. These definitions come from the Cannabis Regulation and Tax Act and the Compassionate Use of Medical Cannabis Program Act.

3. Adult-Use Cannabis Craft Growers are proposed to be special uses in the A-1, M-1, M-2 Zoning Districts. They are to be at minimum one thousand feet (1,000') from the property lines of pre-existing public or private nursery schools, preschools, primary or secondary schools, day care centers, day care homes, residential care homes, pre-existing properties zoned or used for residential purposes, pre-existing forest preserves, public parks, and places of worship. This distance requirement is the same distance requirement for outdoor shooting ranges.
4. Adult-Use Cannabis Cultivation Centers and Medical Cannabis Cultivation Centers are proposed to be special uses in the M-1 and M-2 Zoning Districts and will be minimum two thousand five hundred feet (2,500') from the protected uses listed in number 3 previously. Medical Cannabis Cultivation Centers are currently special uses in the M-1 and M-2 Zoning Districts. The distance requirement was set by the Compassionate Use of Medical Cannabis Program Act.
5. Adult-Use Cannabis Dispensing Organizations and Medical Dispensing Organizations are proposed to be special use in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand feet (1,000') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. Public Act 101-363 removed the distance requirements for Medical Dispensing Organizations. Onsite consumption of cannabis by the public is not allowed. Hours of operation will be from 6:00 a.m. until 8:00 p.m.
6. Adult-Use Cannabis Infuser Organizations are proposed to be special use in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property.
7. Adult-Use Cannabis Processing Organizations are proposed to be special use in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property.
8. Adult-Use Cannabis Transporting Organizations are proposed to be special use in the M-1 and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. They can only transport cannabis unless allowed by the special use permit.
9. The proposal updates Appendix 9 to reflect the addition of cannabis related uses and correct citation errors caused by adding these uses to the Zoning Ordinance.

Maps showing the potential location of cannabis uses were provided.

The zoning related proposal is separate from the County's consideration of opting out of allowing recreational cannabis uses.

Commander Langston asked why some of the uses would be special uses in the B-3. Mr. Asselmeier responded that some Committee members felt some of the cannabis related uses should be in more trafficked areas.

Mr. Klaas expressed concerns about the negative impacts of the legalization of marijuana. He noted that marijuana is still illegal at the federal level. He noted that the federal government recognizes the potential exists for drug abuse with marijuana. He worried about the desensitizing impacts of drug use on kids. He expressed concerns regarding the ability of law enforcement entities to recognize people that are high or drunk. He did not want to be a party to any type of regulation or legalization of cannabis.

Commander Langston expressed his concerns regarding allowing cannabis uses in the B-3 District because it bolsters desensitization. He felt that the black market will thrive. He wanted to see clear description of security systems and security plans (the plans, how the plans are monitored, system backups, and structural requirements).

Discussion occurred regarding the County Board opting-out and the impacts of opting-out on the Zoning Ordinance.

Mr. Rybski noted that Dr. Tokars will be attending a future meeting on this topic.

Mr. Guritz noted that legalization could mean people consuming marijuana in the forest preserves and additional interesting behavior. Marijuana was still a noxious weed per State law.

Mr. Guritz made a motion, seconded by Commander Langston, to issue a neutral recommendation with a request that the proposal be amended to remove cannabis uses from the B-3 District and to add surveillance, security, and security related structural requirements to the proposed text amendment.

Ayes (5): Andrews, Asselmeier, Guritz, Langston, and Rybski  
Nays (1): Klaas  
Present (0): None  
Absent (4): Briganti, Chismark, Holdiman, and Prochaska

The motion passed. There will be a special Planning, Building and Zoning Committee meeting on this topic on September 10, 2019 at 6:30 p.m. The proposal will go to the Kendall County Regional Planning Commission on September 25, 2019.

#### **REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petition 18-04, pertaining to changes to the Future Land Use Map in Lisbon Township was rejected by the County Board.

Mr. Asselmeier reported that Petition 18-24, pertaining to the Flisk Special Use Permit Amendment at 17 Ashe Road was approved by the County Board.

Mr. Asselmeier reported that Petition 19-12, pertaining to a special use permit for a banquet center at 10978 Crimmin Road was approved by the County Board.

Mr. Asselmeier reported that Petition 19-25, pertaining to renewing a special use permit for a billboard at 34 and Hafenrichter was approved by the County Board.

#### **OLD BUSINESS/NEW BUSINESS**

None

#### **CORRESPONDENCE**

None

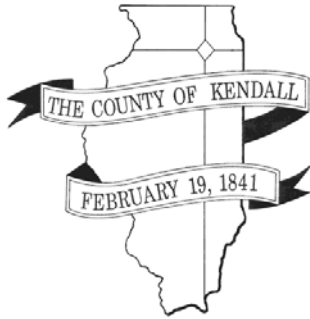
#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

Mr. Guritz made a motion, seconded by Ms. Andrews to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:40 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 19-32****John and Erin Sharkey and Theodore Parks  
Plat of Vacation of a Stormwater and Utility Easement in  
Highgrove Subdivision****INTRODUCTION**

John and Erin Sharkey and Theodore Parks would like to vacate the ten foot (10') public utility and drainage easement that runs along and parallel the northern lot lines of Lots 1 and 4 in Highgrove Subdivision. The Petitioners own the property immediately north of the subdivision and would like to construct buildings inside the current easement.

After submitting the application to vacate the easement in question, the Petitioners agreed to relocate the easement to the northern boundary of PINs 09-07-200-034 and 09-07-200-033.

**SITE INFORMATION**

PETITIONERS John and Erin Sharkey (Lot 4) and Theodore Parks (Lot 1)

ADDRESS 13315D and 13315A Grove Road

LOCATION West side of Grove Road, Approximately One (1) mile north of U.S. Route 52





TOWNSHIP Seward Township

PARCEL #s 09-07-200-030 and 09-07-200-027 (For Vacation); 09-07-200-034 and 09-07-200-033 (For Relocation)

LOT SIZE 0.2 +/- Acres

EXISTING LAND USE Residential

ZONING R-2 One Family Residential

LRMP	Current Land Use	One-Family Residential
	Future Land Use	Rural Residential (Max 0.60 Du/Acre)
	Roads	Grove Road is a County Road classified as a Major Collector Roadway
	Trails	Proposed Multi-Use Trail on West side of Grove Road per City of Joliet's Comprehensive Plan
	Floodplain/ Wetlands	None

REQUESTED ACTION Relocate a Ten Foot (10') Public Utility and Drainage Easement

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead/Park	A-1 and RPD-2	Rural Residential (Max 0.60 DU/Acre)	N/A
South	Single Family Residential	R-2	Rural Residential	N/A
East	Agricultural	A-1	Rural Residential	N/A
West	Park	RPD-2	Rural Residential	N/A

**ACTION SUMMARY****SEWARD TOWNSHIP**

Seward Township was emailed information on September 23, 2019.

**GENERAL**

The application materials are included as Attachment 1. The plat for Highgrove Subdivision is included as Attachment 2.

The Petitioners originally wanted to vacate the ten foot (10') public utility and drainage easement that runs along and parallel the northern lot lines of Lots 1 and 4 in Highgrove Subdivision. The Petitioners own the property immediately north of the subdivision and would like to construct buildings inside the current easement.

On September 6, 2019, Fran Klaas sent an email expressing no opposition to the proposal on the condition that no public utilities were located in the easement and that the easement be relocated to the north portion of the Petitioners' respective properties (09-07-200-034 and 09-07-200-033).

Also on September 6, 2019, Greg Chismark submitted comments concurring with Fran Klaas. Mr. Chismark also requested that the easement be extended north along the eastern property line of Lot 1 to the new easement location.

The emails from Fran Klaas and Greg Chismark are included as Attachment 3.

The Petitioners contacted JULIE to determine no utilities would be impacted by vacating the easement. The JULIE information is included as Attachment 4.

As of September 9, 2019, the Petitioners agreed to the requests of the County and have submitted an order to their engineer to have the plat updated to show the relocated and extended easements.

**RECOMMENDATION**

Staff recommends that the easement be relocated and extended per the recommendations of Fran Klaas and Greg Chismark and that the Petitioners submit a revised plat to that effect.

As of the date of this memo, a revised plat has not been submitted. The Petitioners believe the revised plat will be available at the October 1, 2019 ZPAC meeting.

**ATTACHMENTS**

1. Application Materials (Including Plat of Vacation)
2. Plat of Highgrove Subdivision
3. September 6, 2019 Emails from Greg Chismark and Fran Klaas
4. JULIE Information



## DEPARTMENT OF PLANNING, BUILDING &amp; ZONING

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

## APPLICATION

PROJECT NAME Sharkey Vacation FILE # 19-32

NAME OF APPLICANT <u>JOHN/ERIN SHARKEY/THEODORE PARKS</u>		
CURRENT LANDOWNER/NAME(S) <u>ERIN SHARKEY/THEODORE PARKS</u>		
SITE INFORMATION ACRES <u>3.14</u>	SITE ADDRESS OR LOCATION <u>13315 D GROVE RD</u>	ASSESSOR'S ID NUMBER (PIN) <u>09-07-200-027</u>
EXISTING LAND USE <u>RES</u>	CURRENT ZONING <u>R-2</u>	LAND CLASSIFICATION ON LRMP <u>09-07-200-027</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezoned to <input type="checkbox"/> ) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: <input type="checkbox"/> <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final ) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor )		
<sup>1</sup> PRIMARY CONTACT <u>JOHN SHARKEY</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
<sup>2</sup> ENGINEER CONTACT <u>Phillip D Young</u>	ENGINEER MAILING ADDRESS <u>1107B South bridge st</u>	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # <u>630-553-1580</u>	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>8/15/19</u>

FEE PAID: \$ 500  
 CHECK #: 2085

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Last Revised: 9.18.12  
 Map Amendment

RECEIVED  
 SEP 9 2019  
 Date Stamp Here  
 Checklist Is Complete  
 KENDALL COUNTY  
 PLANNING, BUILDING  
 & ZONING

Exhibit A

LEGAL DESCRIPTION OF EASEMENT TO BE VACATED:

The North 10.0 feet of Lots 1 and 4 of "HighGrove, Seward Township, Kendall County, Illinois", according to the Plat thereof recorded November 1, 2016 as Document 201600017256.



## WARRANTY DEED

201700012769

DEBBIE  
GILLETTE  
KENDALL COUNTY, IL

RECORDED: 8/11/2017 2:00 PM  
WD: 146.50 RHSPS FEE: 10.00  
PAGES: 4

## AFTER RECORDING MAIL TO:

✓ Donald J Gould, Attorney  
860 Center Court, Unit D  
Shorewood, IL 60404

## MAIL TAX BILL TO:

Erin Sharkey  
[REDACTED]

THE GRANTOR, MARK L. HANSEN, a married person, of [REDACTED]  
[REDACTED], for and in consideration of Ten Dollars  
(\$10.00) and other good and valuable consideration in hand paid,  
CONVEYS and WARRANTS to ERIN SHARKEY, married to John Sharkey, of [REDACTED]  
[REDACTED], all interest in the following  
described Real Estate situated in the County of Kendall, in the State  
of Illinois, to-wit:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

SUBJECT TO real estate taxes for the year 2016 and subsequent years

ALSO SUBJECT TO easements, covenants and restrictions of record

THIS PROPERTY IS NOT THE GRANTOR'S HOMESTEAD PROPERTY

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

DATED this 7 day of August, 2017

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
\$ 32.50 lw

[REDACTED]  
Mark L Hansen

STATE TAX

STATE OF ILLINOIS



AUG 11 17

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000012639

REAL ESTATE TRANSFER TAX	
0006500	
FP326656	

1

Chicago Title Insurance Co  
124 E Jefferson St  
Morris, IL 60450


1700508

4

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 Mark L Hansen, personally known to me to be the 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 7 day of June, 2017

  
Notary Public



THIS DOCUMENT WAS PREPARED BY:

David J Bzdill, Attorney  
105 W Main Street  
P O Box 685  
Morris, IL 60450

PARCEL 1 LOT 4 IN HIGHGROVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2016 AS DOCUMENT NUMBER 201600017256, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS

PARCEL 2 THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 00°35'24" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1376 0 FEET, BEING THE NORTHEAST CORNER OF "HIGHGROVE, SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS", THENCE SOUTH 89°24'36" WEST, ALONG A NORTHERLY LINE OF SAID "HIGHGROVE", 50 0 FEET TO A NORTHWESTERLY CORNER OF SAID "HIGHGROVE" BEING A POINT ON A LINE 50 0 FEET (NORMALLY DISTANT) WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF GROVE ROAD, THENCE CONTINUING SOUTH 89°24'36" WEST, 391 18 FEET TO A SOUTHEASTERLY CORNER OF A TRACT CONVEYED TO THE JOLIET PARK DISTRICT BY WARRANTY DEED RECORDED JANUARY 23, 2014 AS DOCUMENT 201400001104, THENCE NORTH 89°49'29" WEST, 50 81 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 OF SAID "HIGHGROVE" FOR THE POINT OF BEGINNING, THENCE NORTH 89°49'29" WEST, 442 02 FEET TO A SOUTHEASTERLY CORNER OF SAID JOLIET PARK DISTRICT TRACT, THENCE SOUTH 00°35'24" EAST, ALONG AN EASTERLY LINE OF SAID JOLIET PARK DISTRICT TRACT, 85 93 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID "HIGHGROVE", THENCE SOUTH 89°49'29" EAST, ALONG THE NORTH LINE OF LOT 4 OF SAID "HIGHGROVE", 442 02 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID "HIGHGROVE", THENCE NORTH 00°35'24" WEST, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 OF SAID "HIGHGROVE", 85 93 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS

Permanent Index Number Part of 09-07-200-024  
Property Address Lot 4 and vacant land to the north, Highgrove,  
Seward Township

RECORDER OF DEEDS  
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS ) SS  
COUNTY OF GRUNDY )

Mark L. Hansen, 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 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

Subscribed and sworn to before me this 7 day of August, 2017

[REDACTED]  
Mark L. Hansen

[REDACTED]  
Notary Public





201700017529

## WARRANTY DEED

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

AFTER RECORDING MAIL TO:  
Chris Montgomery, Attorney  
1717 Sierra Highlands Drive  
Plainfield, IL 60586

RECORDED: 11/3/2017 09:42 AM  
WD: 39.00 RHSPS FEE: 10.00  
STATE TAX: 72.50  
COUNTY TAX: 36.25  
PAGES: 4

MAIL TAX BILL TO:  
Theodore Parks  
[REDACTED]

THE GRANTOR, MARK L. HANSEN, a married person, of [REDACTED]  
[REDACTED], for and in consideration of Ten Dollars  
(\$10.00) and other good and valuable consideration in hand paid,  
CONVEYS and WARRANTS to THEODORE PARKS, a married person, of [REDACTED]  
[REDACTED], all interest in the following  
described Real Estate situated in the County of Kendall, in the State  
of Illinois, to-wit:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

SUBJECT TO real estate taxes for the year 2017 and subsequent years.

ALSO SUBJECT TO easements, covenants and restrictions of record.

THIS PROPERTY IS NOT THE GRANTOR'S HOMESTEAD PROPERTY

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

DATED this 2<sup>nd</sup> day of November, 2017.

[REDACTED]  
Mark L. Hansen

STATE OF ILLINOIS	
NOV.-3.17	REAL ESTATE TRANSFER TAX
0000013504	0007250
#	FP326656
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
\$ 36.25 Jm

Chicago Title Insurance Co.  
124 E. Jefferson St.  
Morris, IL 60450

1700818 J

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 Mark L. Hansen, personally known to me to be the 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 2<sup>ND</sup> day of November, 2017.



Notary Public



THIS DOCUMENT WAS PREPARED BY:

David J. Bzdill, Attorney  
105 W. Main Street  
P.O. Box 685  
Morris, IL 60450

PARCEL 1: LOT 1 IN HIGHGROVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2016 AS DOCUMENT NUMBER 201600017256, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°35'24" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1376.0 FEET, BEING THE NORTHEAST CORNER OF "HIGHGROVE, SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS"; THENCE SOUTH 89°24'36" WEST, ALONG A NORTHERLY LINE OF SAID "HIGHGROVE", 50.0 FEET TO A NORTHWESTERLY CORNER OF SAID "HIGHGROVE" BEING A POINT ON A LINE 50.0 FEET (NORMALLY DISTANT) WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF GROVE ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°24'36" WEST, 391.18 FEET TO A SOUTHEASTERLY CORNER OF A TRACT CONVEYED TO THE JOLIET PARK DISTRICT BY WARRANTY DEED RECORDED JANUARY 23, 2014 AS DOCUMENT 201400001104; THENCE NORTH 89°49'29" WEST, 50.81 TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1 OF SAID "HIGHGROVE"; THENCE SOUTH 00°35'24" EAST, ALONG SAID NORTHERLY EXTENSION, 85.93 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID "HIGHGROVE"; THENCE SOUTH 89°49'29" EAST, ALONG THE NORTH LINE OF LOT 1 OF SAID "HIGHGROVE", 442.02 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID "HIGHGROVE", BEING A POINT ON A LINE 50.0 FEET (NORMALLY DISTANT) WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF GROVE ROAD; THENCE NORTH 00°35'24" WEST, PARALLEL WITH SAID CENTERLINE, 91.16 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Permanent Index Number: Part of 09-07-200-024

Property Address: Lot 1 and vacant land to the north, Highgrove, Seward Township



**Debbie Gillette**  
**Kendall County Clerk & Recorder**

**PLAT ACT AFFIDAVIT OF METES AND BOUNDS**

STATE OF ILLINOIS )

) SS

COUNTY OF KENDALL )

ANGELA R WAGNER, being duly sworn on oath, And further states  
 that: (please check the appropriate box)

A. ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or  
 B. ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

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

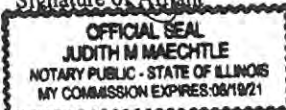
AFFIANT further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 3<sup>rd</sup> day of November, 2017.

Signature of Notary Public

Signature of Affiant

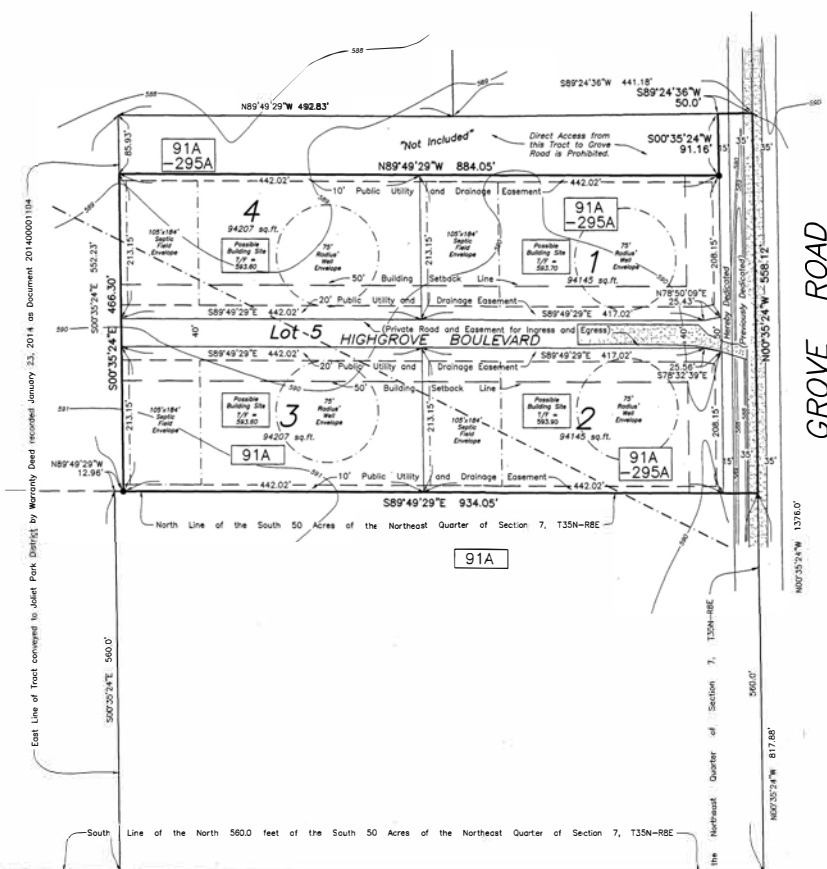


111 W. Fox Street, Marshall, IL 62439



# HIGHGROVE SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS

SCALE  
1"=100'



GROVE ROAD

**ACCESS RESTRICTIONS**  
NOTE: Direct access from Lots 1 and 2 to Grove Road is prohibited. Lots 1 and 2 may only access Grove Road through Lot 5 (Private Road and Easement for Ingress and Egress).

● Indicates Concrete Monument Set  
3/4"x 24" Iron Pipe set at all other Lot Corners, Angle Points and Points of Curvature.  
— Indicates Soils Boundary  
— Indicates Contour Elevation  
NOTE: Bearings are based on a local coordinate system.

P.I.N. 09-07-200-024

**Soil Type - USDA/NRCS**  
**(Putnam Soil Testing 09/29/2016)**

**91A** Swyget Silty Clay Loam, 0%-2% slopes  
Drainage: Somewhat Poorly  
Septic Field Limitations: Severe  
**295A** Mokena Silt Loam, 0%-2% slopes  
Drainage: Poorly  
Septic Field Limitations: Severe

**LOT 5 (HIGHGROVE BOULEVARD) EASEMENT**

Owners/Developers hereby reserve unto itself and its successors and assigns as Owners of Lots 1 - 4 of Highgrove, the right of ingress to and egress from each of said Lots onto Lot 5 of Highgrove (a/k/a Highgrove Boulevard) for purposes of ingress and egress, drainage, and utility extensions.  
Said reservation shall be considered a covenant running with the land and binding on the successors and assigns of Owners/Developers and Joliet Park District and its assigns and successors.

## AREA TABLE

Lot 1	94145 sq.ft. = 2.1613 acres
Lot 2	94145 sq.ft. = 2.1613 acres
Lot 3	94207 sq.ft. = 2.1627 acres
Lot 4	94207 sq.ft. = 2.1627 acres
Lot 5	35485 sq.ft. = 0.8145 acres
Road	27889 sq.ft. = 0.6403 acres
Total	440078 sq.ft. = 10.1028 acres

## NOTICE OF FEES:

All Lots as delineated in the above Plat are subject to payments of fees pursuant to the Land Cash Ordinance of Kendall County as administered by the Kendall County Building and Zoning Office, and is a covenant running with the land. A recordable receipt will be issued upon payment of such fees. The building permit applicant shall pay the Land Cash contribution and the Kendall County Highway Fee at the time of applying for each building permit.

## KENDALL COUNTY RIGHT-TO-FARM STATEMENT

Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator - A-1 or Ag. Special Use. Anyone constructing a residence or near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise and unique hours of operations that are not typical in other zoning areas.

## PLAT AND ZONING COMMITTEE CERTIFICATE

State of Illinois }  
County of Kendall } SS  
Approved by the Plat and Zoning Committee, this 28 day of October, 2016  
*Susan Gault*  
Plat and Zoning Committee, Chairman

## COUNTY BOARD CERTIFICATE

State of Illinois }  
County of Kendall } SS  
Approved by the County Board of Kendall County, Illinois, this 28 day of October, 2016  
*Susan Gault*  
Chairman of County Board  
County Clerk

## COUNTY RECORDER CERTIFICATE

State of Illinois }  
County of Kendall } SS  
This instrument No. 201600017256 was filed for record in the Recorder's Office of Kendall County, Illinois, on the 7 day of November, 2016 at 11:20 o'clock A.M.  
*Debbie Gillette*  
Kendall County Recorder  
*Susan White*  
COUNTY HEALTH DEPARTMENT  
State of Illinois }  
County of Kendall } SS

Issuance of building permits shall be subject to lot soil testing and site evaluation, demonstrating the ability to construct and operate a sewage disposal system capable of meeting or exceeding applicable state and local rules and regulations.

Approved this 28 day of October, 2016  
*Susan Gault*  
Kendall County Health Department

## PUBLIC UTILITY EASEMENT PROVISIONS:

An easement for serving the subdivision and other property with natural gas, electric and communications service is hereby reserved for and granted to COMMONWEALTH EDISON, SBC-AMERITECH, CABLE TELEVISION FRANCHISE, NICOIR AND GRANTEES, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in conjunction with underground transmission and distribution of natural gas, electric and communications services, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or area to serve improvements, thereon, or on adjacent lots, and common areas or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over, across, or upon the property within the dashed lines marked "Public Utility Easement" without the prior written consent of grantor. After installation of any such facilities, the grantor of the subdivided property shall not be obliged in a manner so as to interfere with proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 785 ILCS 605/2(a), as amended from time to time.

The term "common area or area" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separate owners of lots, parcels or areas within the planned development, even though such use is designated on the plat by terms such as "Public Utility Easement", "Open spaces", "Open area", "Common ground", "parking and common area". The terms "common area or area" and "Common Elements" includes real property physically occupied by a building, service business district or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantee at cost of Grantor/Lot Owner, upon written request.

## DRAINAGE EASEMENT AND DETENTION EASEMENT PROVISIONS

An easement is hereby reserved for and granted to the County of Kendall, Illinois, and its successors and assigns over all of the area marked "Drainage Easement" and "Detention Easement" on the plat hereon drawn for the purpose of installing, constructing, reconstructing, repair, inspect, maintain, and operate storm sewers and the storm water detention ponds, together with any and all necessary monoliths, catch basins, collection ditches, swales and other structures and appurtenances as may be deemed necessary by said County upon, along, under and through said indicated easements, together with the right to access across the property for necessary men and equipment and to do any necessary work. The right is also granted to cut, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities. No permanent buildings shall be placed on said easement. No changes to the topography or storm water management structures within the easement area shall be made without the express written consent of said County but the same may be used for the purposes that do not then or later interfere with the maintenance of the storm water detention pond and appurtenances. The owner of the property shall remain responsible for the maintenance of the storm water detention pond and appurtenances.

## SURVEYOR'S CERTIFICATE

State of Illinois }  
County of Kendall } SS  
This is to certify that I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., at the request of the administrator of the land described herein, have surveyed, divided and plotted the land shown herein to be hereinafter known as "Highgrove, Seward Township, Kendall County, Illinois", being a Subdivision of Part of the Northeast Quarter of Section 7, Township 35 North, Range 8 East, of the Third Principal Meridian in Seward Township, Kendall County, Illinois, more particularly described as follows:

That Part of the Northeast Quarter of Section 7, Township 35 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Northeast Quarter; thence North 00°35'24" West, along the East Line of said Northeast Quarter, 817.88 feet to the Northeast Corner of the South 50 Acres of said Northeast Quarter (as monumented); thence North 00°35'24" West, along said East Line, 558.12 feet to a point which is 1376.0 feet North of the Southeast Corner of said Northeast Quarter; thence South 89°49'29" West, perpendicular to said East Line, 500 feet; thence South 00°35'24" East, parallel with said East Line, 91.16 feet; thence North 89°49'29" West, 884.05 feet to the East Line of a Tract conveyed to the Joliet Park District by Warranty Deed recorded January 23, as Document 20140001104, thence South 00°35'24" East, along said East Line, 446.30 feet to said North Line of the South 50 Acres of the Northeast Quarter (as monumented); thence South 89°49'29" East, along said North Line, 934.05 feet to the point of beginning in Seward Township, Kendall County, Illinois.

I also certify that the above described property lies within 1-1/2 miles of the corporate limits of the Village of Plattville and the City of Joliet, both of which have adopted and properly filed an Official Plan and are exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as Amended.

I also certify that no part of the property above described lies within a special flood hazard area as identified by the Federal Emergency Management Agency based on Flood Insurance Rate Map Panel No. 17093C0140H with an effective date of January 8, 2014.

I also certify that the attached plat is in compliance with Chapter 109 of the Illinois Revised Statutes, that all subdivision exterior monuments have been set, that all interior monuments will be set within 12 months of the recordation of this plat, and that all dimensions are shown in feet and decimal parts thereof.

This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated October 25, 2016 at Yorkville, Illinois

*Phillip D. Young*  
Phillip D. Young  
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/16)



## COUNTY ENGINEER CERTIFICATE

State of Illinois }  
County of Kendall } SS  
I, FRANCIS C. KLAAS, County Engineer of Kendall County, do hereby certify that the annexed plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats adopted by the County Board of Kendall County, Illinois.

Dated this 31st day of October, 2016  
*Francis C. Klaas*  
Kendall County Engineer

## TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE

State of Illinois }  
County of Kendall } SS  
I, RAYMOND L. VICKERY, do hereby certify that all matters pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, Illinois, as to the annexed plat, have been complied with.

Dated this 29 day of October, 2016  
*Raymond L. Vickery*  
Seward Township Highway Commissioner

## OWNER'S AND SCHOOL CERTIFICATE

State of Illinois }  
County of Kendall } SS  
This is to certify that I, Suzanne J. Beane Casey am the manager of Beane Homestead, LLC, which is the owner of the property described in the attached Surveyor's Certificate have caused the same to be surveyed and subdivided as indicated for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title of "Highgrove, Seward Township, Kendall County, Illinois". I also certify that all of the property hereon described is located within the boundaries of Minooka Community Consolidated School District 201.

Dated at Yorkville, Illinois this 26 day of October, 2016  
*Suzanne J. Beane Casey*  
Suzanne J. Beane Casey, manager  
Beane Homestead, LLC  
13217 Grove Road  
Minooka, Illinois 60447

## NOTARY PUBLIC CERTIFICATE

State of Illinois }  
County of Kendall } SS  
I, Robin E. Guzman, a Notary Public in and for the County and State aforesaid, do hereby certify that Suzanne J. Beane Casey, who is personally known to me to be the same person whose name is subscribed to the foregoing Owner's and School Certificate, appeared before me this day, in person, and acknowledged that she signed and delivered the annexed plat as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of October, 2016  
*Robin E. Guzman*  
Notary Public  
My Commission expires

## COUNTY CLERK CERTIFICATE

State of Illinois }  
County of Kendall } SS  
This is to certify that I, Susan Gault, County Clerk for the County aforesaid, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeiture taxes and no redeemable tax sales against any of the real estate described in the foregoing certificates.

Dated this 31st day of October, 2016  
*Susan Gault*  
County Clerk

## PLAT OFFICER CERTIFICATE

State of Illinois }  
County of Kendall } SS  
Approved this 31st day of October, 2016  
*John W. White*  
Plat Officer



**Matt Asselmeier**

---

**From:** Greg Chismark <gchismark@wbkengineering.com>  
**Sent:** Friday, September 6, 2019 3:20 PM  
**To:** Fran Klaas; Matt Asselmeier  
**Cc:** Scott Koeppel; Matthew G. Prochaska  
**Subject:** [External]RE: Request for Easement Vacation in Highgrove Subdivision

I am in agreement with Fran.

My first question was why they want or need to vacate the easement. Fran's response identifies property ownership that includes the "Not Included" parcel and I believe that answers the question. I agree entirely with Fran that the easement should be relocated to the new north property / ownership (10' PU & DE). It also appears there is an easement adjacent to Grove Road on lot 1. That should get extended north across the "not Included" parcel to the new north property easement.

I also agree that verification of utilities should occur prior to the vacation of the easement.

Let me know if there is anything else needed at this time.

Thanks,

Greg

**Greg Chismark P.E.**

President / Municipal Practice Principal

**WBK Engineering, LLC**

116 West Main Street, Suite 201, St. Charles, Illinois 60174  
P: 630.443.7755 D: 630.338.8527

[www.wbkengineering.com](http://www.wbkengineering.com) | [Mediating the Built & Natural Environments](#) | [Part of the Mno-Bmadsen Family](#)

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**From:** Fran Klaas [mailto:FKlaas@co.kendall.il.us]

**Sent:** Friday, September 6, 2019 2:32 PM

**To:** Matt Asselmeier <masselmeier@co.kendall.il.us>; Greg Chismark <gchismark@wbkengineering.com>

**Cc:** Scott Koeppel <skoeppeel@co.kendall.il.us>; Matthew G. Prochaska <mprochaska@co.kendall.il.us>

**Subject:** RE: Request for Easement Vacation in Highgrove Subdivision

I am not opposed to this vacation under the following conditions:

1. There are currently no public utilities located within this easement.
2. The owners of Lots 1 and 4 record a new 10' Public Utility and Drainage Easement along the "new" north boundary of their properties. The recorded plat shows a "Not Included" parcel north of Lots 1 and 4. I'm not exactly sure how that not-included-lot got divided / acquired by Lots 1 and 4... but it did. Their new northern property line is about 90' north of what is shown in the plat. We don't know exactly what will happen in the future; and I think it would be a good idea to keep some kind of a drainage / utility easement along the north line, especially considering those lots are having an argument about drainage with the property owner to the north.

Fran

**Matt Asselmeier**

---

**From:** John <[REDACTED]>  
**Sent:** Tuesday, September 10, 2019 6:51 AM  
**To:** Matt Asselmeier  
**Subject:** [External]Fwd: Ticket A2521636 - Response To Dig Request

Matt, directly from Julie

Sent from my iPhone

Begin forwarded message:

**From:** <agt\_comm@irth.com>  
**Date:** September 10, 2019 at 6:13:10 AM CDT  
**To:** <[REDACTED]>  
**Subject:** Ticket A2521636 - Response To Dig Request

---

**To:** HOMEOWNER                      **Attn:** JOHN SHARKEY  
**Voice:** [REDACTED]                      **Fax:**  
**Re:** Response To Dig Request  
This is an important message from Enbridge Energy

---

**Ticket:**                      A2521636  
**County:**                      KENDALL  
**Place:**                      SEWARD  
**Address:**                      13315 GROVE RD

**LHPL1A:**  
**Enbridge Liquid Pipelines,** Underground utilities are not in conflict within the proposed excavation area. If there is any change in scope of work contact us and the One Call center.

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Thank you.

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This message was generated by an automated system. Please do not reply to this email.

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This email was Malware checked by UTM 9. <http://www.sophos.com>

**Matt Asselmeier**

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**From:** John <[REDACTED]>  
**Sent:** Monday, September 9, 2019 10:34 AM  
**To:** Matt Asselmeier  
**Subject:** [External]Fwd: JULIE CONFIRMATION PLEASE REVIEW 2019/09/09 A2521636-00A NORM LREQ

Matt, Julie will be our before wensday at 11 am. Here is the confirmation I have from them. Let me know exactly what you need from them or me once completed.

Sent from my iPhone

Begin forwarded message:

**From:** <OCARS\_Pro@Julie1Call.com>  
**Date:** September 9, 2019 at 10:32:10 AM CDT  
**To:** <[REDACTED]>  
**Subject:** JULIE CONFIRMATION PLEASE REVIEW 2019/09/09 A2521636-00A NORM LREQ

EMLCFM 00673 JULIEa 09/09/19 10:32:10 A2521636-00A NEW NORMAL NOTICE

Thank you for contacting JULIE, Inc. regarding your upcoming digging project.

Please carefully review and print your locate request ticket below for your records. If any of the information is incorrect, contact JULIE by dialing 811 or 800-892-0123 and refer to the locate request number. The agents are available 24/7.

Please take special note of the Digstart Date and Time. Member utility companies have until that time to respond to your locate request. Do not start to dig prior to that date and time even if it appears all underground utility lines have been marked.

For information about the next steps in the process, a copy of JULIE's Homeowner's Guide, and an explanation of the color-code markings, visit [www.illinois1call.com/whatnext/](http://www.illinois1call.com/whatnext/)

Dig No : A2521636      Rev : 00A      Digstart: 09/11/19 10:30  
 Rcvd : 09/09/19 10:32      Priority: 2      Expires : 10/06/19 23:59  
 Org Dig: A2521636      Rcvd: 09/09/19 10:25

Firm : HOMEOWNER      Caller: JOHN SHARKEY  
 CoAddr1: [REDACTED]  
 City,St: [REDACTED]      Zip : [REDACTED]  
 Phone : [REDACTED]      Ext : [REDACTED]  
 Call Bk: [REDACTED]      Done For : SELF  
 SiteCnt: SAME AS ABOVE  
 Email : [REDACTED]

County : KENDALL      Place: SEWARD  
 Address: [REDACTED]  
 Subdiv : [REDACTED]      Cross:

Grids : T35NR08E05SW T35NR08E06SE T35NR08E07\*E T35NR08E08\*W T35NR08E17\*W

: T35NR08E18\*E

BestFit: 41.538597/-88.353519 41.538786/-88.351426  
: 41.511148/-88.351036 41.511337/-88.348942

PreMark: YES Directional Boring: NO Depth>7Ft: NO

Locatn : IN THE TOWNSHIP OF SEWARD, THIS IS AT ADDRESSES 13315-A AND 13315-D  
: GROVE RD.  
:  
: THESE ADDRESSES ARE OFF OF A PRIVATE ROAD CALLED HIGH GROVE BLVD.  
THIS  
: IS NEAR GROVE PARK.

WrkType: EASEMENT REMOVAL

Extent : LOCATE THE EASEMENT RUNNING EAST AND WEST, APPROX 200FT OFF THE  
SOUTH  
: END OF THE PROPERTY. AREA MARKED WITH STAKES AND PINK FLAGS.

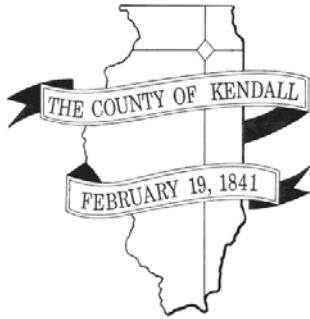
Remarks:

Members: ANR0A = ANR PIPELINE COMPANY ATTD5A = ATT/DISTRIBUTION  
Members: CECO0A = COMED GDPL0A = GUARDIAN PIPELINE  
Members: LHPL1A = ENBRIDGE ENERGY PARTNERS LP USIC0A = USIC LOCATING  
SERVICES

View map at:  
[http://newtin.julielcall.com/newtinweb/map\\_tkt.nap?TRG=71SWRbPbJjBp3pC-X](http://newtin.julielcall.com/newtinweb/map_tkt.nap?TRG=71SWRbPbJjBp3pC-X)

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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### Petition 19-34

### Ron Smrz on Behalf of the Ronald Smrz Trust A-1 Special Use – Storage of Motor Vehicles, Boats, Trailers and Other Recreational Vehicles

#### INTRODUCTION

Ron Smrz, on behalf of the Ronald Smrz Trust, would like to establish a storage business for boats and RVs at the subject property. The application material and site plan are included as Attachments 1 and 2 respectively.

The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10, a copy of which is included as Attachment 3. This proposal will not impact the existing special use permit.

#### SITE INFORMATION

PETITIONER Ronald Smrz on Behalf of the Ronald Smrz Trust

ADDRESS 7821 Route 71

LOCATION Approximately 0.15 Miles South of the Intersection of Route 71 and Van Emmon Road on the West Side of Route 71



TOWNSHIP Oswego

PARCEL # 02-35-151-003

LOT SIZE 17 +/- Acres; 2.2 Acres for Special Use Permit Area

EXISTING LAND USE Agricultural/Farmstead/Landscaping Business

**ZONING** A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Rural Residential (Max 0.6 Du/Acre)
	Roads	Route 71 is a State Highway Classified as an Arterial. Route 71 is also Classified as a Scenic Road at this Property.
	Trails	Yorkville has a Trail Planned Along Route 71.
	Floodplain/ Wetlands	There is a Farmable Wetland on the Property Consisting of Approximately 0.11 Acres.

**REQUESTED ACTION** A-1 Special Use to Operate a Storage of Motor Vehicles, Boats, and Recreation Vehicles

**APPLICABLE REGULATIONS** Section 7.01 D.50 – A-1 Special Uses – Permits Storage facilities for motor vehicles, boats, trailers, and other recreational vehicles provided that the business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings. Self-storage or mini-warehouse facilities are specifically prohibited in the Agricultural District.

Section 13.08 – Special Use Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	R-3	Rural Residential (Max 0.6 DU/Acre)	A-1, A-1 SU, and R-3
South	Agricultural/Farmstead	A-1	Rural Residential/Open Space/Forest Preserve	A-1, A-1 BP, A-1 SU, and R-3 PUD
East	Single-Family Residential	A-1, A-1 SU, and R-3 PUD	Rural Residential	A-1, R-3 PUD, and RPD-2
West	Single-Family Residential and Wooded	A-1 and R-1	Rural Residential	A-1 and R-3

The special use permit to the north is for a campground. The special use permit to the east is for a landscaping business.

Lyon Farm is located south of the subject property.

The Richard Young and Lyon Forest Preserves are in the vicinity.

The aerial of the property is included as Attachment 4.

Pictures of the property are included as Attachments 6-10.

## **PHYSICAL DATA**

### **ENDANGERED SPECIES REPORT**

EcoCat submitted on June 6, 2019, as part the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. no protection species or sites in the vicinity (see Attachment 5, Pages 23-25). The entire Wetland Delineation Report is included as Attachment 5.

### **NATURAL RESOURCES INVENTORY**

NRI application submitted on August 2, 2019 (see Attachment 1, Page 12).

## **ACTION SUMMARY**

### **OSWEGO TOWNSHIP**

Oswego Township was emailed information on September 24, 2019.

### **BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

The Bristol-Kendall Fire Protection District was emailed information on September 24, 2019.

### **UNITED CITY OF YORKVILLE**

The United City of Yorkville was emailed information on September 24, 2019.

## **BUSINESS OPERATION**

According to the information provided to the County, the Petitioner plans to offer rental space for two hundred (200) rental units. The Petitioner would offer year-round storage access twenty-four (24) hours a day, seven (7) days a week.

Prospective renters would meet with the Petitioner at the property at a pre-arranged time to view the property, sign a contract, and receive their access code. The Petitioner plans to use the existing storage building shown in Attachment 6 as the office for the business.

The Petitioner and his wife would be the only employees of the business.

## **BUILDING AND BUILDING CODES**

No new structures are planned for the property. A new occupancy permit might be required for the existing storage building.

Staff would like comments from the Bristol-Kendall Fire Protection District regarding any life safety code concerns.

## **ENVIRONMENTAL HEALTH**

The location of the well was shown on the proposed site plan south of the existing house. No bathrooms or potable water sources would be available to patrons of the storage business.

## **STORMWATER**

The Petitioner indicated that the storage area would have a gravel base.

The site plan shows the proposed use to be away from the farmable wetland.

No information was provided regarding trapping oils or other fluids in the event of leaks in the storage area.

## **ROAD ACCESS**

The property fronts Route 71 and an existing access point off of Route 71 exists.

The Illinois Department of Transportation provided comments regarding this proposal which are included as Attachment 11. A new access permit will be required.

Staff would like comments from the Kendall County Highway Department and Kendall County Sheriff's Department regarding any concerns about having vehicles entering and leaving Route 71 at this location.

Staff would also like comments from the United City of Yorkville regarding the proposed trail in this area.

## **PARKING AND INTERNAL TRAFFIC CIRCULATION**

Parking will occur in the gravel areas east of the existing building shown on Attachment 6. The Petitioner plans to have fifteen (15) parking spaces. Per the Americans with Disabilities Act, at least one (1) of these spaces must be handicapped accessible.

## **LIGHTING**

The Petitioner plans to install lighting on the exterior of the shed shown in Attachment 6.

## **SIGNAGE**

The Petitioner plans to install a sign along Route 71. The sign must meet all of requirements of the Kendall County Zoning Ordinance and must not be illuminated.

## **LANDSCAPING**

The Petitioner plans to remove the three (3) existing Norway Spruce trees shown in Attachment 6. The Petitioner plans to plant forty (40) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens will be placed to the north and east of the storage area. The evergreens will be planted by the end of May 2020.

## **SECURITY**

The Petitioner indicated that the storage area will have a chain-link fence around the storage area. The fence is planned to be six feet (6') in height.

There will be a twenty foot (20') wide automatic gate on the east side of the storage area to control access to the area. The gate will be adjacent to the shed shown in Attachment 6.

A security monitoring system will also be installed with cameras on the shed shown in Attachment 6.

## **NOISE CONTROL**

No information was provided regarding noise control.

## **ODOR CONTROL**

No new odors are foreseen.

## **LITTER CONTROL PLAN**

While very little trash or litter is expected to be generated by the proposed, no plans for litter control were provided.

## **RELATION TO OTHER SPECIAL USES**

If approved, this would be the fifth active special use permit for this type of storage in unincorporated Kendall County.

## **GENERAL**

The Petitioner currently resides in the house on the property.

The Petitioner agreed that all items stored on the property would remain licensed and in good working order. The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special use permit would be for agricultural purposes.

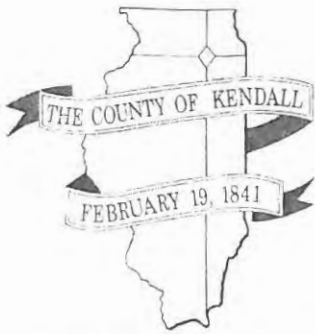
## **RECOMMENDATION**

Before issuing a recommendation, Staff would like more information from the Petitioners and comments from ZPAC members and the Bristol-Kendall Fire Protection District.

## **ATTACHMENTS**

1. Application Materials
2. Site Plan
3. Ordinance 1985-10
4. Aerial
5. Wetland Delineation Report (Including EcoCat Information)

6. Storage Building
7. Looking West
8. Looking South
9. Looking North (Towards Site)
10. Looking East
11. 9-19-19 IDOT Email



# DEPARTMENT OF PLANNING, BUILDING & ZONING

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

## APPLICATION

PROJECT NAME Rt 71 STORAGE FILE # 19-34

NAME OF APPLICANT <u>RONALD SMRZ</u>		
CURRENT LANDOWNER/NAME(S) <u>RONALD SMRZ / TRUST</u>		
SITE INFORMATION ACRES <u>16.9</u>	SITE ADDRESS OR LOCATION <u>7821 RT 71 YORKVILLE, IL</u>	ASSESSOR'S ID NUMBER (PIN) <u>0235151003</u>
EXISTING LAND USE <u>FARMING / LANDSCAPE</u>	CURRENT ZONING <u>AG-SU</u>	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final ) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor )		
<sup>1</sup> PRIMARY CONTACT <u>RONALD SMRZ</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
<sup>2</sup> ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>9/9/19</u>

FEE PAID: \$ 1155  
CHECK #: 690740

RECEIVED

SEP 16 2019

KENDALL COUNTY  
PLANNING, BUILDING  
& ZONING

Date Stamp Here If  
Checklist Is Complete

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Attachment 1, Page 2  
PROPOSED BOAT STORAGE 2.2 ACRES

7821 RT 71 YORKVILLE, IL

200 UNITS

GRAVEL BASE

AUTOMATIC GATE ACCESS

EVERGREEN TREES ON EAST + NORTH SIDES

CHAIN LINK FENCE AROUND COMPLETE 2.2 ACRES.

FULL YEAR STORAGE.

SECURITY CAMERA MONITOR SYSTEM

That part of the Northeast Quarter of Section 34 and part of the West Half of Section 35, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the angle point in the Southerly line of a subdivision known as "Ponderosa, Oswego Township, Kendall County, Illinois"; thence Easterly along said Southerly line and said line extended 1,000.21 feet; thence Southeasterly along a line forming an angle of  $178^{\circ} 36' 34''$  with the last described course, measured clockwise therefrom 17.50 feet for the point of beginning; thence Southeasterly along the continuation of the last described course, 525.02 feet; thence Southeasterly along a line forming an angle of  $176^{\circ} 15' 46''$  with the last described course, measured counter-clockwise therefrom, 572.30 feet to the center line of Illinois State Route No. 71; thence Southwesterly along said center line 716.28 feet to a point which is 2,617.14 feet Northeasterly of, measured along said center line and the extension thereof, the intersection of said extended center line and the South line of said Section 35, thence Northwesterly along a line which forms an angle of  $95^{\circ} 02' 00''$  with the last described course, measured counter-clockwise therefrom, 929.88 feet; thence Westerly along a line which forms an angle of  $166^{\circ} 45' 31''$  with the last described course, measured clockwise therefrom, 55.0 feet; thence Northeasterly 709.57 feet to the point of beginning, in Oswego Township, Kendall County, Illinois, and containing 17.055 acres.

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,  
THAT THE GRANTORS, RONALD  
O. SMRZ, a single person,  
JULIE A. SMRZ, a single  
person, and MARYANN B.  
SMRZ, by marriage, MARYANN  
B. SMRZ TYSZKA, a married  
person not residing on the  
real estate, of the County  
of Kendall, and State of  
Illinois, for and in con-  
sideration of Ten & NO/100  
(\$10.00) Dollars, and other good and valuable considerations, in hand  
paid, the receipt of which is hereby acknowledged, Convey and Warrant  
unto BANK OF LYONS, an Illinois Banking Corporation, whose address is  
8601 West Ogden Avenue, Lyons, Illinois 60534, as Trustee under the  
provisions of a trust agreement dated the 31st day of October, 1996,  
known as Trust Number 4165 the following described real estate in  
the County of Kendall and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 7821 Route 71, Yorkville, IL 60560

Permanent Real Estate Index No.: 03-35-151-003

TO HAVE AND TO HOLD the said premises with the appurtenances  
thereunto upon the trusts and for the uses and purposes herein and in  
such 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 of 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 to a successor successors in trust and to grant to such  
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 future, and upon any terms and for any period  
or periods of time, not exceeding in the case of any single  
demise the term of 99 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 of 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 changes 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 mortgaged 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.


The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 case 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 31st day of October, 1996.

  
\_\_\_\_\_  
Ronald O. Smrz (Seal)


  
\_\_\_\_\_  
Julie A. Smrz (Seal)

  
\_\_\_\_\_  
Maryann B. Smrz Tyszka (Seal)

STATE OF ILLINOIS            )  
                                  ) SS  
COUNTY OF KENDALL        )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT RONALD O. SMRZ, JULIE A. SMRZ and MARYANN B. SMRZ TYSZKA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 31st day of October, 1996.

  
\_\_\_\_\_  
Notary Public

Future Taxes To:

Ronald O. Smrz

7821 Route 71

Yorkville, IL 60560

This Instrument Prepared By: Thomas W. Grant, Attorney at Law

Whose Address is: P.O. Box 326, Yorkville, IL 60560

Return This Document To:

Thomas W. Grant, Attorney at Law

P.O. Box 326

Yorkville, IL 60560

DW15\A:\SMRZ.DD

That part of the Northeast Quarter of Section 34 and part of the West Half of Section 35, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the angle point in the Southerly line of a subdivision known as "Ponderosa, Oswego Township, Kendall County, Illinois"; thence Easterly along said Southerly line and said line extended 1,000.21 feet; thence Southeasterly along a line forming an angle of  $178^{\circ} 36' 34''$  with the last described course, measured clockwise therefrom 17.50 feet for the point of beginning; thence Southeasterly along the continuation of the last described course, 525.02 feet; thence Southeasterly along a line forming an angle of  $176^{\circ} 15' 46''$  with the last described course, measured counter-clockwise therefrom, 572.30 feet to the center line of Illinois State Route No. 71; thence Southwesterly along said center line 716.28 feet to a point which is 2,617.14 feet Northeasterly of, measured along said center line and the extension thereof, the intersection of said extended center line and the South line of said Section 35, thence Northwesterly along a line which forms an angle of  $95^{\circ} 02' 00''$  with the last described course, measured counter-clockwise therefrom, 929.88 feet; thence Westerly along a line which forms an angle of  $166^{\circ} 45' 31''$  with the last described course, measured clockwise therefrom, 55.0 feet; thence Northeasterly 709.57 feet to the point of beginning, in Oswego Township, Kendall County, Illinois, and containing 17.055 acres.

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS  
 COUNTY KENDALL ) ss.  
 )

THOMAS W. GRANT, being duly sworn on oath, states that he resides at 39 Meyer Street, Plano, IL 60545. That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes 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 is 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 is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. 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, 1957, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER FROM FIRST PAGE 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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Thomas W. Grant

SUBSCRIBED and SWORN to before me this

6<sup>th</sup> day of December, A.D., 1996



Notary Public

PAA REV 12/94

Attachment 1 Page 9  
Department of Revenue  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Tax Act as set forth below.

Dated this 6th day of December 1986

[Redacted Signature]  
Signature of Buyer, Seller or thru Representative

RECORDER'S DEED NUMBER \_\_\_\_\_ (OR) RECORDER'S RECORDING STAMP IMPRINT  
DATE RECORDED \_\_\_\_\_

INSTRUCTIONS

1. The following deeds shall be exempt from the Stamp and/or Declaration provisions of this Act and shall be accompanied by this Form in lieu of a Declaration at the time deed is presented for recordation:

Section 4:

- (a) Deeds representing real estate transfer made before the effective date of this Act, but recorded after such effective date
  - (b) Deeds to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society or association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
  - (c) Deeds which secure debt or other obligation.
  - (d) Deeds which without additional consideration, confirm, correct, modify, or supplement a deed previously recorded.
  - (e) Deeds where the actual consideration is less than \$100.00.
  - (f) Tax Deeds.
  - (g) Deeds of Release of property which is security for a debt or other obligation.
  - (h) Deeds of partition.
  - (i) Deeds made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations pursuant to plans of reorganization.
  - (j) Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
  - (k) Deeds wherein there is an actual exchange of real estate except that that money difference or money's worth paid from one to the other shall not be exempt from the tax.
  - (l) Deeds representing transfers subject to the unposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the Declaration.
  - (m) Deeds issued to a holder of mortgage, as defined in Section 15-103 of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in-lieu of foreclosure.
2. This form is to be used in lieu of Declaration and retained by the Recorder of Deeds or Registrar of Titles.

Organizations that have been determined to be Charitable, Religious or Educational must affix a copy of the certification from the Department of Revenue or a copy of a Court Order.

# Attachment Page Report Kendall County 02-35-151-003

<b>Parcel No</b>	<b>Township</b>	<b>Tax Code</b>	<b>Property Class</b>	<b>Land Use</b>	<b>1977 Base Value</b>	<b>Senior Freeze Year</b>
02-35-151-003	Oswego Township	OS001	0011		9,820	
<b>Alternate Parcel No</b>	<b>Homesite Acres</b>	<b>Farm Acres</b>	<b>Gross Acres</b>	<b>TIF Base</b>	<b>EZone Parcel</b>	<b>Senior Freeze Value</b>
0343151003	0.7600	16.3000	17.0600	0	NO	0
<b>Parcel Status</b>	<b>Activation Year</b>	<b>Lot Dimension</b>	<b>Level Activated</b>			
			Township Assessor			

**Owner Name and Address**  
BANK OF LYONS %RON SMRZ  
P O BOX 576  
7821 RT 71  
YORKVILLE, IL 60560

## Alternate Name and Address

<b>Parcel Sales</b>	<b>Document Number</b>	<b>Date of Sale</b>	<b>Gross Selling Price</b>	<b>Net Selling Price</b>	<b>Valid Sale</b>	<b>Filing Date</b>	<b>Book</b>	<b>Page</b>
	84000155	01/01/1984	\$0.00	\$0.00	N			

**Site Address**  
7821 ROUTE 71  
YORKVILLE, IL 60560

**Legal Description**  
SEC 35-37-7

**Parcel Notes**  
BLDING PERMIT/HORSE BARN/07-06-00 AG CERT OF OCC/FARM BLDG/07-11-00 BLDING PRMT/ACCESS  
BLDING/02-27-01 ACREAGE ADJUSTMENT 2003 PER DAVE THOMPSON INCLUDE PART THAT IS IN SECTION 34  
1 STORY, 2454 SQ FT  
PROPERTY RECORD CARD ON FILE  
P O BOX # ADDED TO MAILING ADDRESS AS PER TAX BILL RECT \*\*6/10/10  
\*\*\*\*\*

## Exemption Information

<b>Year</b>	<b>Exemption</b>	<b>Begin Date</b>	<b>End Date</b>	<b>Amount Granted</b>
2019	Owner Occupied	01/01/2019	12/31/2019	6,000

## Assessment Information

<b>Tax Year</b>	<b>2019</b>	<b>Parcel No:</b>	<b>02-35-151-003</b>					
<b>Category</b>	<b>Partial Bldg Ind</b>	<b>Farm Land</b>	<b>Farm Building</b>	<b>Non Farm Land</b>	<b>Non Farm Building</b>	<b>Total New Construction</b>	<b>Total Demolition</b>	<b>Assessment Total</b>
Prior Year Equalized	N	3,500	4,312	21,184	66,550	0	0	95,546
Township Assessor	N	3,930	6,328	21,303	66,923	0	0	98,484

## Parcel Genealogy:

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant RONALD SMRZ  
 Address 7821 RT 71  
 City YORKVILLE State IL Zip 60560
2. Nature of Benefit Sought Special use
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
<u>RONALD SMRZ</u>	[REDACTED]	[REDACTED]
<u>JULIE SMRZ</u>	[REDACTED]	[REDACTED]
<u>MARYANN ROTHMAN</u>	[REDACTED]	[REDACTED]
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
Ronald Smrz, under power of direction - Land Trust  
 [REDACTED]

## VERIFICATION

I, Ronald O. Smrz, 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 12<sup>th</sup> day of August, A.D. 2019

(seal)





Kendall County Soil & Water  
Conservation District

RECEIVED  
AUG 02 2019

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

BY: MEA



www.kendallswcd.org

### NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: RONALD SMRZ Contact Person: RONALD SMRZ  
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 OSWEGO Township      N, Range      E, Section(s)       
Parcel Index Number(s) 0235151003  
Project or Subdivision Name      Number of Acres       
Current Use of Site AG-SU Proposed Use AG-SU  
Proposed Number of Lots      Proposed Number of Structures 0  
Proposed Water Supply existing Proposed type of Wastewater Treatment existing  
Proposed type of Storm Water Management N/A

#### Type of Request

- ☐ Change in Zoning from      to       
☐ Variance (Please describe fully on separate page)  
☒ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County

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

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

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

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

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

Fee for first five acres and under	\$	<u>375.00</u>
<u>    </u> Additional Acres at \$18.00 each	\$	<u>    </u>
<b>Total NRI Fee</b>	\$	<u>    </u>

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

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

[REDACTED]  
Petitioner or Authorized Agent

Aug 2, 2019  
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# 1909 Date initially rec'd 8/2/19 Date all rec'd      Board Meeting       
Fee Due \$      Fee Paid \$      Check #      Over/Under Payment      Refund Due

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

*That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.* NONE

*That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.* NONE

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

*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.* YES

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.* YES



ORDINANCE 85-10  
ESTABLISHING CONDITIONS AND RESTRICTIONS ON A PARCEL OF LAND

02-35-151-003

WHEREAS, Ronald Smrz did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed establishment of a special use as provided by the Kendall County Zoning Ordinance adopted January 16, 1940; and

A-154

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed special use as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed special use on the 30th day of August, 1985 in the Kendall County Board Room and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted subject to conditions and restrictions; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be granted the special use for the retail sale of nursery stock, and that the Zoning Administrator be hereby ordered and directed to change the zoning map to show the special use classification legally described as follows:

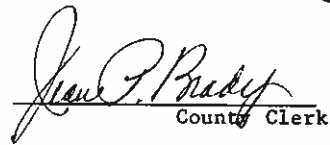
That part of the North East 1/4 of Section 34 and part of the West 1/2 of Section 35, Township 37 North, Range 07 East of the Third Principal Meridian described as follows: Commencing at an angle point in the Southerly line of a subdivision known as "Ponderosa Oswego Township, Kendall County, Illinois", thence Easterly along said Southerly line and said line extended 1000.21 feet; thence Southeasterly along a line forming an angle of 178 degrees, 36 minutes, 34 seconds with the last described course, measured clockwise therefrom 17.50 feet for the point of beginning thence Southeasterly along the continuation of the last described course 525.02 feet; thence Southeasterly along a line forming an angle of 176 degrees, 15 minutes, 46 seconds with the last described course, measured counter clockwise therefrom, 572.30 feet to the center line of Illinois State Route No. 71; thence Southwesterly along said center line 716.28 feet to a point which is 2617.14 feet Northeasterly of measured along said center line and the center line tangent extended, the intersection of said extended center line tangent and the South line of said Section 35, thence Northwesterly along a line wich forming an angle of 095 degrees, 02 minutes, 00 seconds with the last described course, measured counter clockwise therefrom, 929.88 feet; thence Westerly along a line which forms an angle of 166 degrees, 45 minutes, 31 seconds with the last described course, measured clockwise therefrom, 55.0 feet; thence Northeasterly 709.57 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois.

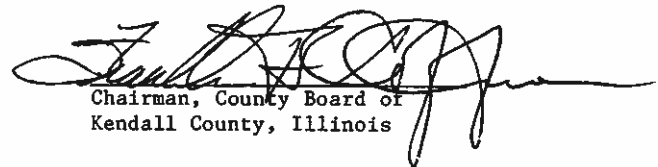
BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions and restrictions:

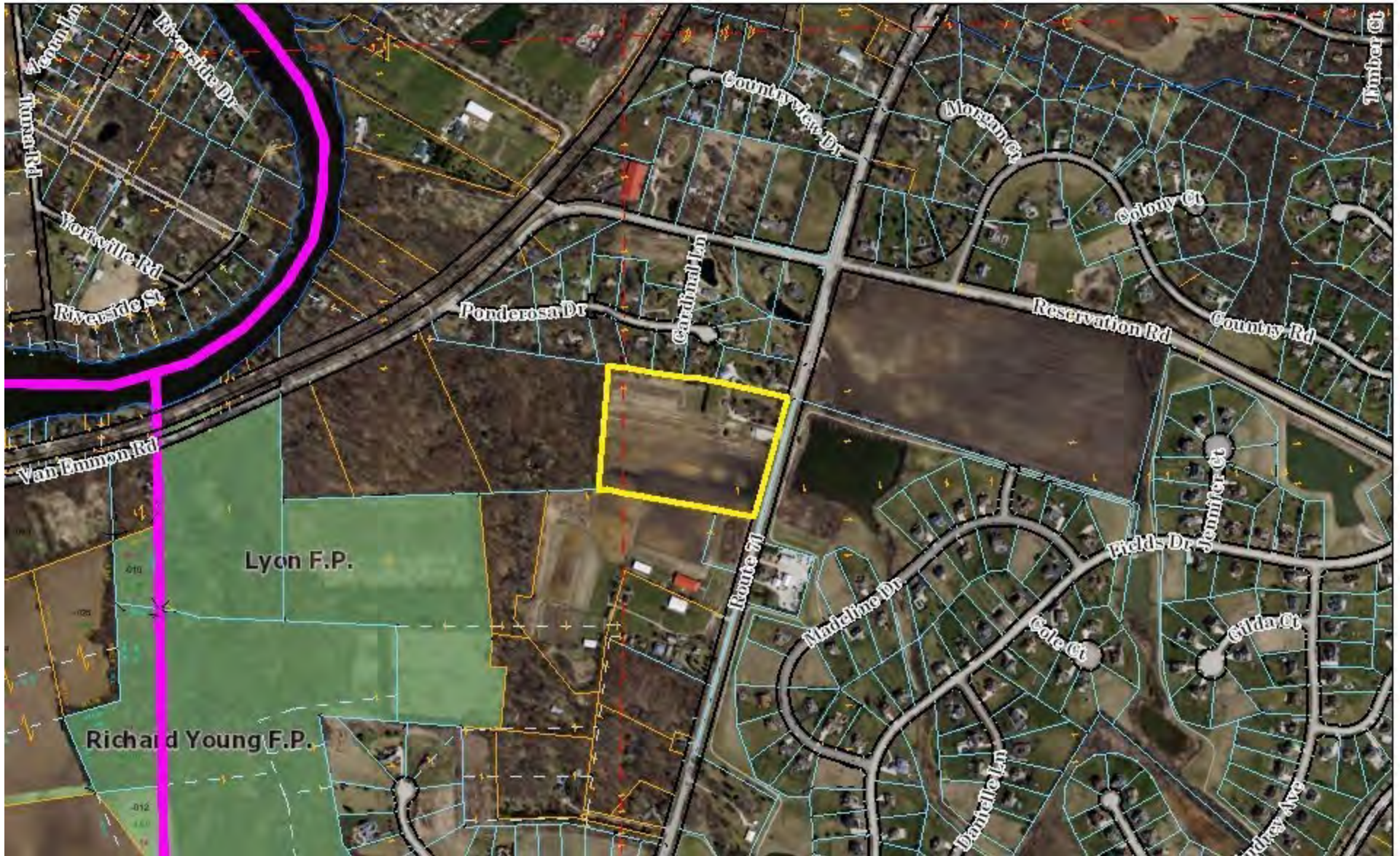
1. The property owner will provide and maintain a turn-around facility for cars leaving the parking area and entering Route 71 in a forward motion.

PASSED THIS 10th day of September, 1985.

ATTEST:

  
County Clerk

  
Chairman, County Board of  
Kendall County, Illinois





2585 Wagner Ct.  
DeKalb, IL 60115  
Phone: 815.748.4500  
Fax: 815.748.4255  
www.encapinc.net

## TRANSMITTAL LETTER

<b>TO:</b> Ron Smrz	<b>DATE:</b> June 20, 2019
[REDACTED]	<b>PROJECT:</b> 7821 Route 71
[REDACTED]	
<b>ATTN:</b>	ENCAP Project # 19-0516A

We are sending you:	Date of Enclosed Materials	# of Copies
2019 Wetland Delineation Report	June 20, 2019	2+PDF

CC:	Date of Enclosed Materials	# of Copies

Via: ☒ UPS Ground ☐ UPS Overnight ☐ U.S. Mail ☒ Electronic

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For Approval ☐ As Requested ☒ For your review ☒ For your use

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signed: Robert Van Herik

**WETLAND DELINEATION REPORT**  
**7821 ROUTE 71**  
**OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS**

**Prepared for:** Mr. Ron Smrz



**Date Prepared:** June 20, 2019

**ENCAP, Inc. Project #:** 19-0516A



2585 Wagner Ct.  
DeKalb, IL 60115  
Phone: 815.748.4500  
Fax: 815.748.4255  
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# WETLAND DELINEATION REPORT

7821 Route 71 / Ron Smrz

## Table of Contents

	Page Number
Executive Summary	1
Project Purpose	2
Methods	3
Map Review	5
Specific Description of Identified Water Resources, Wildlife Habitat Quality Assessment as Determined Using the Michigan Department of Natural Resources Wildlife Habitat Evaluation Method	6
Investigation of Farmed Areas and Slide Analysis Summary	8
Additional Areas Investigated for Wetland Status	9
Regulatory Statement	10
Recommendations	14
References	15

### Attachments

- USFWS Section 7 Consultation Review Summary
- IDNR EcoCAT Natural Resource Review Results
- Floristic Quality Data Sheets
- Wetland Determination Data Forms
- Site Photographs
- WETS Station Data
- Historical Aerial Slide Photographs: 1993, 2002, 2006, 2008, 2009, 2010 (Wet)
- Exhibits
  - A – Location Map
  - B – National Wetlands Inventory
  - C – Soil Map
  - D – 2018 USGS Topographic Map
  - E –Flood Insurance Rate Map
  - F – ISHPO HARGIS Map
  - G – Aerial Photograph

## WETLAND DELINEATION REPORT

**Project Name and Client:** 7821 Route 71 / Ron Smrz

**Project Number:** 19-0516A

**Location:** Illinois, Kendall County, Oswego Township, Yorkville, T37N R7E, NW 1/4 of Section 35  
Latitude 41.642582; Longitude -88.406551

**Date of Site Visit:** May 29, 2019

**Field Investigators:** R. Van Herik & S. Milano

### EXECUTIVE SUMMARY

The project area (approximately 17 acres in size) is located in Yorkville, Kendall County, Illinois (Exhibit A: Location Map). The project area, as presented in this report, represents the property limits investigated by ENCAP, Inc. for the presence of regulated surface water resources. These limits do not necessarily reflect the boundaries of any proposed development activities. The project area is generally bounded by residential property to the north, agricultural land to the south, Illinois Route 71 to the east, and woodland to the west. The project area is located within the Fox River watershed.

The project area consists of an agricultural field most recently used for produce. The site topography was generally flat and sloped slightly to the south. A residence and its associated barn and horse pasture is located within the northeast portion of the project area.

One farmed wetland totaling 0.11 acres was identified on the southwestern portion of the project area. The limits of the farmed wetland were identified using protocol established by the U.S. Department of Agriculture (USDA). Wetland boundaries were identified using methods sanctioned by the United States Army Corps of Engineers (USACE).

Basic information regarding wetland regulations may be found in the Regulatory Statement portion of this report. Briefly, the U.S. Army Corps of Engineers (USACE) regulates all Waters of the United States that are currently or historically navigable and all wetlands that are connected to or associated with these waterways. The Kendall County Stormwater Management Ordinance and United City of Yorkville provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments. It appears that the wetland identified on site will be considered jurisdictional and therefore regulated by the USACE, due to its connection to the Fox River.

Based on a June 3, 2019 review of the U.S. Fish and Wildlife Service (USFWS) technical assistance website, sensitive (federally threatened or endangered) plant or animal species habitat are not located on or adjacent to the project area and the proposed project will have "no effect" on those species (see attached USFWS Review Summary). Further consultation with this agency is not required for a Section 404 Permit from the USACE. According to the Illinois

Department of Natural Resources (IDNR), two Illinois Natural Areas Inventory Sites are located within the vicinity of the project area. This project was submitted for information only. If further permitting is required for site development, additional consultation will be required from the IDNR (see attached correspondence).

At the time of this wetland delineation report, current regulations state that this delineation is valid for 2 years from the date of site visit.

## **PROJECT PURPOSE**

The purpose of the site visit was to identify regulated surface water resources on, or within 100 feet of the project area. A floodplain determination was not included as part of our investigation. On-site wetland areas encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region and the United States Department of Agriculture National Food Security Act Manual (1994 and 1996). Plant observations were made for calculating the Coefficient of Conservatism (c) and Floristic Quality Index (FQI) for each wetland plant community using the Wilhelm method (Swink and Wilhelm, 1994).

## METHODS

### 1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

Prior to the site visit, a preliminary site evaluation is performed using aerial photography and natural resource mapping. Potential wetland areas identified by these resources are evaluated in the field to determine if they meet the requirements for a wetland based on the USACE parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

- **Vegetation** – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.
  1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). The U.S. Fish Wildlife Service has prepared a regional list of plants occurring in wetlands which assigns the plant species different indicators. Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC). Dominant plant species are recorded at sample points within investigated areas.
  2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric value (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
  3. The plant community passes either the dominance test (Indicator 1) or the prevalence index (Indicator 2) after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands. Common morphological adaptations include but are not limited to adventitious roots, multi-stemmed trunks, shallow root systems developed on or near the soil surface, and buttressing in tree species. To apply this indicator, these morphological features must be observed on more than 50% of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present.
- **Hydrology** – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:
  - **Group A** – indicators are based on the direct observation of surface water or groundwater during a site visit.
  - **Group B** – consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently. These indicators include water marks, drift deposits, sediment deposits, and similar features.
  - **Group C** – consists of other evidence that the soil is saturated currently or was saturated recently. Some of these indicators, such as oxidized rhizopheres surrounding living roots and the presence of reduced iron or sulfur in the soil profile, indicate that the soil has been saturated for an extended period.

- **Group D** – consists of landscape and vegetation characteristics that indicate contemporary rather than historical wet conditions. These indicators include stunted or stressed plants, geomorphic position, and the FAC-neutral test.

Wetland hydrology indicators are intended as one-time observations of site conditions that are sufficient evidence of wetland hydrology. Within each group, indicators are divided into two categories – *primary* and *secondary*. One primary indicator from any group is sufficient to conclude that wetland hydrology is present. In the absence of a primary indicator, two or more secondary indicators from any group are required to conclude that wetland hydrology is present.

- **Soils** - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service *Field Indicators of Hydric Soils in the United States* is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 24 inches of the soil. Soil colors are determined using *Munsell Soil Color Charts*.

Areas meeting these three criteria are staked in the field for surveying purposes. Boundaries are demarcated in the field with pink flagged pin stakes labeled "WETLAND DELINEATION." Staked boundaries are mapped on an aerial photograph included in this report. Approximate off-site wetland boundaries are identified on the aerial photograph and were determined using available aerial photographs, wetland maps, and field observation.

#### **Farmed Wetland Determinations.**

ENCAP, Inc. conducted a wetland determination on the farmed portion of the project area using National Food Security Act Manual (NFSAM) methodology. Aerial photographs are reviewed in order to identify potential farmed wetland signatures. The identified suspect areas are then field investigated to confirm that the areas are in fact wetlands. Copies of the aerial photographs used in identifying farmed wetlands are included in this report.

## MAP REVIEW

- The **National Wetlands Inventory** does not identify any aquatic resources within the project area (Exhibit B).
- The **Soil Map** identifies the following soils within the project area: La Rose silt loam (60C2), Camden silt loam (134C2), Mayville silt loam (193A & B), and Elpaso silty clay loam (356A). Elpaso silty clay loam is considered hydric in Kendall County (Exhibit C).
- The **2018 United States Geological Survey (USGS) Topographic Map** does not identify any surface drainage within or adjacent to the project area (Exhibit D).
- The **Flood Insurance Rate Map** identifies the project area outside the 500-year floodplain (Exhibit E).
- The **Illinois State Historic Preservation Office (ISHPO) Historic Architectural Resources Geographic Information System (HARGIS) Map** identifies area of high probability archeology overlying the western half of the project area (Exhibit F).

## SPECIFIC DESCRIPTION OF IDENTIFIED WATER RESOURCES

**Farmed Wetland 1.** This wetland (0.11 acres in size) is located within the southwest portion of the project area. Farmed Wetland 1 drains offsite to the northwest and into an unnamed tributary of the Fox River. The on-site portion of Farmed Wetland 1 consisted of a depressional area dominated by wet-meadow and sedge species, as well as areas of saturated soil and standing water. The area appears to have been farmed within the past 5 years, but not within the last 2 years. The buffer surrounding Farmed Wetland 1 consisted of unplanted agricultural land to the north, east, and south, and woodland dominated by mature trees and scrub-shrub vegetation to the west. Farmed Wetland 1 exhibited wetland signatures in 1 of the 5 historic aerial photographs from years with normal precipitation. The location and acreage of Farmed Wetland 1 were determined through aerial photograph interpretation, and its boundaries were field staked by ENCAP, Inc.

Farmed Wetland 1 will be under the jurisdiction of the U.S. Army Corps of Engineers due to its connection to the Fox River. Two sample points were established within and adjacent to Farmed Wetland 1 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph).

Farmed Wetland 1 was primarily vegetated by Bent Grass (*Agrostis stolonifera*), Black Bent (*Agrostis gigantea*), Purslane Speedwell (*Veronica peregrina*), and Fox Sedge (*Carex vulpinoidea*). The mapped soil series is Camden silt loam, a non-hydric soil. USDA field indicator F3: Depleted Matrix provided evidence of hydric soil. Saturation, drainage patterns, geomorphic position, and a positive FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism ( $\hat{c}$ ) for Farmed Wetland 1 was 1.64, and the native Floristic Quality Index (FQI) of Farmed Wetland 1 was 8.20 (see attached Floristic Quality Data). These values indicate a low quality plant community. The wildlife habitat quality as determined using the Michigan Department of Natural Resources (MIDNR) Wildlife Habitat Evaluation Methodology (MRWQ) was low (see below).

### WILDLIFE HABITAT QUALITY AS DETERMINED USING THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MIDNR) WILDLIFE HABITAT EVALUATION METHOD (MRWQ)

Observers: R. Van Herik & S. Milano

Date: 5/29/19

#### Farmed Wetland 1

##### A. Utilization by Wildlife

Wildlife Use:	Score:	Observation/Notes:
Significant	3	
Evident	2	
Low	1	
Occasional	0.5	
Non-existent	0	
Sub-Total Score:	0.5	

**B. Interspersion of Vegetative Cover**

<u>Interspersion:</u>	<u>Score:</u>	<u>Community Type:</u>	<u>% Cover:</u>
High	3	Emergent	5%
Medium	2	Scrub-Shrub	10%
Low	<b>1</b>	Wet-Meadow	50%
		Forested	10%
Sub-Total Score:	1	Aquatic	0%
		Other	5%

**C. Vegetative Cover to Open Water**

<u>Cover:</u>	<u>Score:</u>
>95% Cover	<b>0.5</b>
76% - 95% Cover, Peripheral	1.5
76% - 95% Cover, Various	2.5
26% - 75% Cover, Peripheral	2.0
26% - 75% Cover Patches	3.0
5% - 25% Cover, Peripheral	1.0
<5% Cover	0.5
Sub-Total Score:	0.5

**Farmed Wetland 1 Total Score: 2.0**

## INVESTIGATION OF FARMED AREAS

During the field investigation, the majority of the site consisted of agricultural land. ENCAP, Inc. evaluated Farm Service Agency (FSA) aerial photographs (slides) year-by-year using NRCS wetland signature criteria. Wetland signatures consist of wetland vegetation, surface water, drowned-out crops, patches of greener vegetation, and avoided areas. Areas exhibiting wetland signatures in >50% or more of reviewed aerial photographs and containing hydric soil are considered farmed wetlands. Additionally, if areas do not exhibit wetland signatures in >50% or more of reviewed aerial photographs but do exhibit positive primary or secondary wetland hydrology indicators in the field, they are also considered farmed wetlands. See the attached aerial photographs for years reviewed and wetland signatures observed. WETS Station data from Aurora, Illinois (closest location available) is also attached.

**Table 1. Slide Analysis Summary**  
**Smrz, Ron / 7821 IL Route 71**

Year	FSA Slide #:	Precipitation	Sample Points	
			Type of Signature / Corresponding Number	
			A	C
1993	n/a	Normal	N	N
2002	n/a	Normal	N	N
2006	n/a	Normal	N	N
2008	n/a	Normal	N	N
2009	n/a	Normal	D/1	N
2010	n/a	Wet	N	N
Percent wetland signatures present in years with normal precipitation			20%	0%
Hydric soil present based on field inspection			Yes	Yes
Identified as wetland on the NWI			No	No
Qualifies as Farmed Wetland			Yes*	No

D=Discoloration

N=No Wetland Signatures Observed

Y= Yes / Identified

\*This area exhibited primary and secondary wetland hydrology indicators in the field.

## **ADDITIONAL AREAS INVESTIGATED FOR WETLAND STATUS**

Two additional vegetated sites located within the project area were examined to determine if they satisfied wetland criteria. Neither of these sites so qualified; therefore, they are referred to as Investigated Areas in this report. Each area is briefly described herein and USACE data forms are provided to support our negative findings (See USACE data forms).

**Investigated Area 1.** This investigated area is located in the East portion of the project area (Exhibit G: Aerial Photograph – Sample Point C). This area was investigated because it consisted of an area of agricultural field with standing water.

Investigated Area 1 was primarily vegetated by Canada Thistle (*Cirsium arvense*). The mapped soil series is Mayville silt loam, a non-hydric soil. USDA field indicator F6: Redox Dark Surface, provided evidence of hydric soil. Evidence of persistent hydrology was not observed, as the water was due to recent and significant rain events (See Wetland Determination Data Forms).

Based on the non-persistent hydrology, Investigated Area 1 does not qualify as farmed wetland.

**Investigated Area 2.** This investigated area is located adjacent to the East portion of the project area (Exhibit G: Aerial Photograph – Sample Point D). This area was investigated because it consisted of a culvert that receives run-off from the agricultural field and contained a mix of hydrophytic and upland vegetation.

Investigated Area 2 was primarily vegetated by Narrow-leaf cattail (*Typha angustifolia*) and Curly Dock (*Rumex crispus*). The mapped soil series is Mayville silt loam, a non-hydric soil. The field investigated soils did not exhibit hydric characteristics. Saturation, drainage patterns, geomorphic position, and a positive FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

Based on the presence of non-hydric soil, Investigated Area 2 does not qualify as wetland.

## REGULATORY STATEMENT

**Federal Regulations:** The deposition of dredged or fill materials into federally jurisdictional wetlands or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act.

The Nationwide 39 Permit authorizes 0.1 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater. The aggregate total loss of waters of the U.S. authorized by NWP 39 cannot exceed 0.5 acre or 300 linear feet of streambed.

Under the existing regulations, secondary impacts (both on-site and off-site) from filling also must be evaluated. Mitigation may be required at a higher rate if a project will significantly alter wetland functions such as stormwater detention, water filtration, sediment trapping, and/or wildlife habitat.

Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the Corps.

A USACE permit is not required if the wetlands are avoided and construction erosion near a wetland is controlled.

**Kendall County Stormwater Management Ordinance:** In September 2002 Kendall County adopted a Stormwater Management Ordinance. The ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments. Specifically, the ordinance requires the following:

1. Existing wetlands shall not be modified for the purposes of stormwater detention unless it is demonstrated that the existing wetland is low in quality and the proposed modifications will maintain or improve its habitat and ability to perform beneficial functions.
2. Existing storage and release rate characteristics of wetlands and other depressional storage areas shall be maintained and the volume of detention storage provided to meet the requirements of the ordinance shall be in addition to this existing storage.
3. The existing wetland shall be protected during construction by appropriate soil erosion and sediment control measures and shall not be filled.
4. Site drainage patterns shall not be altered to substantially decrease or increase the existing area tributary to the wetland.
5. All runoff from the development shall be routed through a preliminary detention/sedimentation basin designed to provide a minimum 24-hour hydraulic detention time, before being discharged to the wetland. This basin shall be constructed before property grading begins.
6. A buffer strip of at least 25 feet in width, preferably vegetated with native plant species, shall be maintained or restored around the periphery of the wetland.

In addition, the Kendall County Stormwater Management Ordinance discourages the placement of detention basins in floodplains and streams. However, detention in these areas is allowed if certain requirements are met. We recommend reviewing the ordinance for further information.

**United City of Yorkville Wetland Protection Ordinance:** The United City of Yorkville has a draft Wetland Protection Ordinance for Water Quality and Stormwater Management Benefits. The principal objective of the ordinance is the protection, preservation, replacement, proper maintenance, restoration, and use in accordance with the character, adaptability, and stability of the Isolated Waters of Yorkville in order to prevent their pollution or contamination; minimize their disturbance, and prevent damage from erosion, siltation, and flooding. Although there is not a timeline for adopting the ordinance, the City is using it as a guide for reviews and they advise petitioners to follow it as much as possible.

A wetland permit under this ordinance shall be required for any impacts to wetlands not already under the jurisdiction of the USACE.

Wetland Impacts are broken down into six categories:

1. Category I: < 1 acre of isolated wetland impact that does not qualify as a High Quality Aquatic Resource.
2. Category II: > 1 acre of isolated wetland impact that does not qualify as a High Quality Aquatic Resource.
3. Category III: Impacts to roadside ditches and stormwater management facilities that are not under USACE jurisdiction.
4. Category IV: Impacts for the restoration, creation, and enhancement of isolated waters and are net gains in aquatic resource function.
5. Category V: Impact to High Quality Aquatic Resources
6. Category VI: Impacts to Farmed Wetlands

Wetland mitigation shall be required for all Category V impacts, and all impacts greater than 0.25 acres for Categories I, II, IV, and VI. Wetland mitigation shall not be required for Category III impacts. Wetland mitigation ratios are as follows:

- Category I & II – 1.5:1
- Category VI – 1:1
- Category V or HQAR – 10:1
- Category III – no mitigation is required but the hydrologic functions must be replaced through BMP's.

Wetland mitigation areas cannot be created within areas that are part of a remnant plant community. Wetland enhancement can be used as mitigation credit at 0.25:1. For cumulative wetland impacts that do not affect HQAR less than or equal to 1.0 acre a fee-in-lieu of mitigation fee may be required. If the following conditions may require fee-in-lieu

1. No on-site or adjacent wetlands could be expanded.
2. Total wetland impact size is 2.0 acres or less and long term viability is questionable.

Mitigation paid in-lieu is determined by assuming 1.5 times greater than the on-site mitigation acreage.

Impacts to wetlands prior to the issuance of a permit are considered HQAR.

Wetlands with a Floristic Quality Index (FQI) greater than or equal to 35, or a C of C value greater than or equal to 3.5 typically must be preserved.

Detention facilities may be created within isolated farmed wetlands or isolated wetlands with more than 75% coverage by Reed Canary Grass, Purple Loosestrife, Common Reed, and Buckthorn species. These detention facilities must be naturalized with native wetland vegetation, and have no more than a 4 foot bounce. Naturalized stormwater detention facilities within permitted types of isolated wetlands may be utilized as mitigation credit, and must be managed and monitored for 3 growing seasons.

For preserved wetlands the FQI shall be calculated for 2 years after commencement of development, and cannot be 5 points less than the original FQI. This monitoring must be done until all development is completed if development exceeds 2 years.

For any impacts to isolated waters of Yorkville associated wetland buffers must comply with this ordinance. Buffers are not required for Category III impacts (isolated roadside ditches and stormwater management facilities). For USACE wetlands within the United City of Yorkville the most stringent buffer requirements apply. There are two types of buffers, linear buffers and waterbody buffers.

Linear buffers consist of all channels (not HQAR) these channels would require a minimum 30 foot buffer; 5 additional feet are required for every slope >10% that is towards the waterbody up to a 100 foot buffer. Class A & B streams with an IBI >40 require a buffer of 100 feet. Linear buffers also include streambank stabilization that results in a change in land use the required buffer can vary from a minimum of 30 feet with a 100 foot maximum. If the stabilization project does not involve a change in land use, a 10 foot buffer is required.

Waterbody buffers are required for wetlands that are > 0.25 acres and do not qualify as HQAR. If a wetland is greater than 0.25 acres with a c-value < 2.8 and an FQI <20 a 30 foot buffer is required; 5 additional feet are required for every slope > 10% that is towards the wetland up to a 100 foot buffer. If a wetland is greater than 0.25 acres with a c-value > 2.8 and/or an FQI >20 a 50 foot buffer is required; 5 additional feet are required for every slope > 10% that is towards the wetland up to a 100 foot buffer. All HQAR wetlands with and FQI >25 and a c-value >3.2 a 100 foot buffer is required.

The Ordinance allows for buffer averaging, however no less than 50% of the buffer can be impacted. Also buffer reduction cannot occur when slope is equal to or greater than 3:1, unless there are existing features (i.e. berm) that prohibits sheet flow into a waterbody, in this case the existing feature must be maintained. Recreational paths are allowed to be within buffer areas, however, they must be a minimum of 10 feet in width. If path is not a mowed grass path then it must be at least 15 feet away from the wetland. Utility facilities & maintenance and drainage facilities are allowed within the buffer as long as they are in compliance with all state and federal regulations.

The United City of Yorkville has 30 days to review and approve a permit, if extends beyond the 30 days the permit is considered approved.

**Illinois Department of Natural Resources Agency Action Plans for Interagency Wetlands Policy Act of 1989:** The Illinois Interagency Wetlands Policy Act of 1989 is intended to ensure that there is no overall net loss of the State's existing wetland acres or their functional values resulting from State-supported activities. The Act charges State agencies with a further duty to "preserve, enhance and create wetlands where necessary to increase the quality and quantity of the State's wetland resource base."

The Interagency Wetlands Policy Act of 1989 states that any construction, land management or other activity performed by, or for which financial assistance is administered or provided by, a State agency that will result in an adverse impact to a wetland shall be subject to compliance. This includes, but is not limited to the following:

- The alteration, removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, vegetation, or naturally occurring minerals of any kind from a wetland;
- The discharge or deposit of fill material or dredged material in a wetland;
- The alteration of existing drainage characteristics, sedimentation patterns, or flood retention characteristics of a wetland;
- The disturbance of water level or water table of a wetland;
- The destruction or removal of plant life that would alter the character of a wetland, except for activities undertaken in accordance with the Illinois Noxious Weed Act;
- The transfer of State owned wetlands to any entity other than another state agency; and
- Other actions that cause or may cause adverse wetland impacts.

The Act is to be implemented through a State Wetland Mitigation Policy. The State Wetland Mitigation Policy requires preservation of wetlands as the primary objective. Where adverse wetland impacts are unavoidable, progressive levels of compensation based upon the level of impact to the existing wetland and the location of compensation wetlands are required.

**Archaeological Survey Requirements:** An archaeological survey may be required before a Section 404 permit will be issued for wetland impacts. The U.S. Army Corps of Engineers will make this determination as part of the permit application review. The archaeological survey must cover all areas of the project area, not wetlands only. If you already have a letter from the Illinois State Historic Preservation Office (ISHPO) stating an archaeological survey is required, you should act on it because the USACE will support this notification.

## **RECOMMENDATIONS**

One farmed wetland totaling 0.11 acres was identified on the project area. The farmed wetland boundary must be scaled from the attached aerial photograph (Exhibit G) onto the property boundary survey.

Any impacts to jurisdictional wetland, Waters of the U.S., or associated buffers will require U.S. Army Corps of Engineers, United City of Yorkville, and/or Kendall County notification. ENCAP, Inc. can assist you with permit applications, agency negotiations, wetland design plans, and mitigation plans which may be applicable to your project. The wetland consultant should be involved during the planning and design stages of the project to avoid complications with the agencies after the plan has been drafted. Proper planning regarding wetlands can reduce delays caused by the permitting process and costly changes in site plans.

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- United States Department of Agriculture, Natural Resources Conservation Service, 2013, "Web Soil Survey 3.1/ National Cooperative Soil Survey."

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Wilhelm, G. and L. Rericha. 2017, "Flora of the Chicago Region: A Floristic and Ecological Synthesis", Indianapolis: Indiana Academy of Science.

**USFWS Section 7 Consultation Review Summary**



2585 Wagner Ct.  
DeKalb, IL 60115  
Phone: 815.748.4500  
Fax: 815.748.4255  
www.encapinc.net

June 3, 2019

U.S. Fish and Wildlife Service  
Rock Island Illinois Field Office  
1511 47<sup>th</sup> Avenue  
Moline, IL 61265

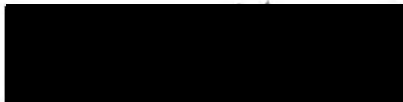
**Re: USFWS Review Summary - Section 7 Endangered Species Act Consultation**  
**Project: 7821 Route 71, located in Illinois, Kendall County, Oswego Township,**  
**Yorkville, T37N R7E Section 35; Latitude 41.642582 N; Longitude -88.403551**  
**W**  
**ENCAP, Inc. project # 19-0516A**  
**Client: Smrz, Ron**

The project area consists of agricultural field most recently used for produce vegetables and totals approximately 17 acres. The site topography was generally flat and sloped slightly to the south. A residence and its associated barn and horse pasture is located within the northeast portion of the project area. The proposed project includes developing part of the property for an RV storage area.

ENCAP, Inc. carefully reviewed the U.S. Fish and Wildlife Service (USFWS) technical assistance website on June 3, 2019, for federally listed threatened and endangered species. According to the website, 3 species are listed and may be present in Kendall County: the Indiana Bat (*Myotis sodalis*), Northern long-eared bat (*Myotis septentrionalis*), and Eastern Prairie Fringed Orchid (*Platanthera leucophaea*).

Limited wildlife habitat exists within the project area. The majority of the site is an active agricultural field. One small farmed wetland was located in the southwest portion of the property and was dominated by low quality and invasive/ non-native vegetation including Bent Grass (*Agrostis stolonifera*), Black Bent (*Agrostis gigantea*), Purslane Speedwell (*Veronica peregrina*), and Fox Sedge (*Carex vulpinoidea*). The farmed wetland has a native mean C-Value of 1.64 and a native FQI-Value 8.20. This wetland would be considered low-quality and does not contain sedge meadow habitats. No mature trees are located on the site.

Neither of the areas on-site contain suitable habitats for the Indiana Bat, Northern long-eared bat, or Eastern Prairie Fringed Orchid. No mature trees exist on-site, and the area does not contain high-quality sedge meadow or wet-mesic habitat. Therefore, ENCAP, Inc. concludes that the 7821 Route 71 project does not contain the aforementioned listed species, their habitats, or designated critical habitat and will have "no effect" on the aforementioned species.



Robert Van Herik  
Junior Ecological Consultant  
ENCAP, Inc.

**IDNR EcoCAT Natural Resources Review Results**



**Applicant:** ENCAP, Inc.  
**Contact:** Susan Rowley  
**Address:** 2585 Wagner Court  
DeKalb, IL 60115  
  
**Project:** 7821 IL Route 71  
**Address:** 7821 IL Route 71, Yorkville

**IDNR Project Number:** 1911645  
**Date:** 06/06/2019

**Description:** Development for RV Storage

### Natural Resource Review Results

*This project was submitted for information only. It is not a consultation under 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  
Yorkville Seep INAI Site

#### Location

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

**County:** Kendall

**Township, Range, Section:**

37N, 7E, 34

37N, 7E, 35



#### **IL Department of Natural Resources**

##### **Contact**

Impact Assessment Section  
217-785-5500  
Division of Ecosystems & Environment

#### **Disclaimer**

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

#### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 1911645

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

#### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

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

#### **Privacy**

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

IDNR Project Number: 1911645

**EcoCAT Receipt****Project Code** 1911645**APPLICANT****DATE**

ENCAP, Inc.  
 Susan Rowley  
 2585 Wagner Ct  
 DeKalb, IL 60115

6/6/2019

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 25.00	\$ 1.00	\$ 26.00

TOTAL PAID \$ 26.00

Illinois Department of Natural Resources  
 One Natural Resources Way  
 Springfield, IL 62702  
 217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)

**Floristic Quality Data Sheets**

**SITE:** 7821 Route 71  
**LOCALE:** Farmed Wetland 1  
**BY:** R. Van Herik & S.  
**NOTES:** Milano  
 29-May-19

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	1.64	SPECIES RICHNESS (ALL)	33
MEAN C (ALL SPECIES)	1.24	SPECIES RICHNESS (NATIVE)	25
MEAN C (NATIVE TREES)	2.33	% NON-NATIVE	0.24
MEAN C (NATIVE SHRUBS) n/a		WET INDICATOR (ALL)	-0.42
MEAN C (NATIVE HERBACEOUS)	1.55	WET INDICATOR (NATIVE)	-0.48
FQAI (NATIVE SPECIES)	8.20	% HYDROPHYTE (MIDWEST)	0.79
FQAI (ALL SPECIES)	7.14	% NATIVE PERENNIAL	0.45
ADJUSTED FQAI	14.27	% NATIVE ANNUAL	0.24
% C VALUE 0	0.58	% ANNUAL	0.33
% C VALUE 1-3	0.24	% PERENNIAL	0.61
% C VALUE 4-6	0.18		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
aceneg	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple		0 FAC	FAC		0 Tree	Perennial	Native
agrgig	Agrostis gigantea	AGROSTIS ALBA	Black Bent		0 FACW	FACW		-1 Grass	Perennial	Adventive
agrsto	Agrostis stolonifera	Agrostis alba palustris	Spreading Bent		2 FACW	FACW		-1 Grass	Perennial	Native
ambtri	Ambrosia trifida	Ambrosia trifida	Great Ragweed		0 FAC	FAC		0 Forb	Annual	Native
bidfro	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork		1 FACW	FACW		-1 Forb	Annual	Native
cxvulp	Carex vulpinoidea	Carex vulpinoidea	Common Fox Sedge		2 FACW	OBL		-1 Sedge	Perennial	Native
cirarv	Cirsium arvense	ARVENSE	Canadian Thistle		0 FACU	FACU		1 Forb	Perennial	Adventive
echcru	Echinochloa crus-galli	Echinochloa crusgalli	Large Barnyard Grass		0 FACW	FAC		-1 Grass	Annual	Native
epicil	Epilobium ciliatum	Epilobium ciliatum	Fringed Willowherb		0 FACW	FACW		-1 Forb	Perennial	Native
eriann	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane		0 FACU	FACU		1 Forb	Biennial	Native
frapen	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash		4 FACW	FACW		-1 Tree	Perennial	Native
glystr	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass		4 OBL	OBL		-2 Grass	Perennial	Native
impcap	Impatiens capensis	Impatiens capensis	Spotted Touch-Me-Not		3 FACW	FACW		-1 Forb	Annual	Native
jugnig	Juglans nigra	Juglans nigra	Black Walnut		3 FACU	FACU		1 Tree	Perennial	Native
juneff	Juncus effusus ssp. solutus	Juncus effusus	Lamp Rush		5 OBL	OBL		-2 Forb	Perennial	Native
junten	Juncus tenuis	Juncus tenuis	Lesser Poverty Rush		0 FAC	FAC		0 Forb	Perennial	Native
lemmio	Lemna minor	Lemna minor	Common Duckweed		5 OBL	OBL		-2 Forb	Annual	Native
oenbie	Oenothera biennis	Oenothera biennis	King's-Cureall		0 FACU	FACU		1 Forb	Biennial	Native
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb		0 FACW	FAC		-1 Forb	Annual	Adventive

pervir	Persicaria virginiana	Polygonum virginianum	Jumpseed	4 FAC	FAC	0 Forb	Perennial	Native
plamaj	Plantago major	PLANTAGO MAJOR	Great Plantain	0 FAC	FACU	0 Forb	Perennial	Adventive
potnor	Potentilla norvegica	Potentilla norvegica	Norwegian Cinquefoil	0 FAC	FAC	0 Forb	Annual	Native
rumcri	Rumex crispus	RUMEX CRISPUS	Curly Dock	0 FAC	FAC	0 Forb	Perennial	Adventive
schflu	Schoenoplectus fluviatilis	Scirpus fluviatilis; Bolboschoenus fluviatilis	River Club-Rush	4 OBL	OBL	-2 Sedge	Perennial	Native
setpum	Setaria pumila	SETARIA GLAUCA	Yellow Bristle Grass	0 FAC	FAC	0 Grass	Annual	Adventive
solalt	Solidago altissima	Solidago altissima	Tall Goldenrod	1 FACU	FACU	1 Forb	Perennial	Native
sympil	Symphotrichum pilosum	Aster pilosus	White Oldfield American-Aster	0 FACU	FACU	1 Forb	Perennial	Native
thlarv	Thlaspi arvense	THLASPI ARVENSE	Field Pennycress	0 FACU	UPL	1 Forb	Annual	Adventive
toxrad	Toxicodendron radicans	Rhus radicans	Eastern Poison-Ivy	2 FAC	FAC	0 Vine	Perennial	Native
typang	Typha angustifolia	TYPHA ANGUSTIFOLIA	Narrow-Leaf Cat-Tail	0 OBL	OBL	-2 Forb	Perennial	Adventive
verpee	Veronica peregrina	Veronica peregrina	Neckweed	0 FACW	FAC	-1 Forb	Annual	Native
vitrip	Vitis riparia	Vitis riparia var. syrticola	River-Bank Grape	1 FACW	FAC	-1 Vine	Perennial	Native
xanstr	Xanthium strumarium	Xanthium strumarium var. canadense; Xanthium strumarium var. glabratum	Rough Cocklebur	0 FAC	FAC	0 Forb	Annual	Native

**Wetland Determination Data Forms**

## WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 7821 IL Route 71 City/County: Yorkville / Kendall Sampling Date: 5/29/19

Applicant/Owner: Smrz, Ron State: IL Sampling Point: A

Investigator(s) R. Van Herik & S. Milano Section, Township, Range: S35 T37N R7E

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

Slope (%): 0% Lat: 41.642582 Long: -88.406551 Datum: Farmed Wetland 1

Soil Map Unit Name: Camden silt loam, 5 to 10 percent slopes, eroded (134C2) NWI classification: None

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

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

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

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

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area Within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils Present ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks: Tilled and tiled for agriculture. This area meets the hydric soils and wetland hydrology criteria to qualify as a farmed wetland. This area has been farmed in the last 5 years, and therefore is considered a farmed wetland.			

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Juglans nigra</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>		Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>4</u> (B)	
3. _____				Percent of Dominant Species That are OBL, FACW, or FAC: <u>75%</u> (A/B)	
4. _____				Prevalence Index worksheet:	
5. _____	<u>5</u>		= Total Cover		Total % Cover of: _____ Multiply by: _____
Sapling/Shrub Stratum (Plot size: 15')				OBL species: _____ x 1 = _____	
1. _____				FACW species: _____ x 2 = _____	
2. _____				FAC species: _____ x 3 = _____	
3. _____				FACU species: _____ x 4 = _____	
4. _____				UPL species: _____ x 5 = _____	
5. _____				Column Totals _____ (A)	
	<u>0</u>		=Total Cover	Prevalence Index = B/A = _____	
Herb Stratum (Plot size: 5')				Hydrophytic Vegetation Indicators:	
1. <u>Agrostis stolonifera</u>	<u>30</u>	<u>Y</u>	<u>FACW</u>		<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation
2. <u>Agrostis gigantea</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>		<input checked="" type="checkbox"/> Dominance Test is >50%
3. <u>Carex vulpinoidea</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>		<input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup>
4. <u>Bidens frondosa</u>	<u>5</u>	<u>N</u>	<u>FACW</u>		<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
5. <u>Veronica peregrina</u>	<u>5</u>	<u>N</u>	<u>FACW</u>		<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
6. <u>Rumex crispus</u>	<u>3</u>	<u>N</u>	<u>FAC</u>		<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
7. <u>Potentilla norvegica</u>	<u>2</u>	<u>N</u>	<u>FAC</u>		
8. _____					
9. _____					
10. _____					
	<u>75</u>		=Total Cover		
Woody Vine Stratum (Plot size: 30')				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
1. _____					
2. _____					
	<u>0</u>		=Total Cover		
Remarks: (Include photo numbers here or on a separate sheet)					
Photograph 1 (See Site Photos)					

## SOIL

Sampling Point A

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)								
Depth (Inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%				
0-18	10YR 4/1	80	7.5YR 4/3	15	C	M	SiCL	
			10YR 6/2	5	D	M		
18-24	10YR 3/1	65	10YR 5/2	30	D	M	SiCL	
			7.5YR 4/3	5	C	M		

<sup>1</sup>Type: C = Concentration, D = Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains      <sup>2</sup>Location: PL = Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

<b>Restrictive Layer (if observed)</b> Type: _____ Depth: _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks:

## HYDROLOGY

<b>Wetland Hydrology Indicators:</b> Primary Indicators (Minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> Saturation Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches) <u>0"</u> (includes capillary fringe)		<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: This area displayed farmed wetland signatures in 1 of 5 historical aerial photographs with normal precipitation.		

# WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 7821 IL Route 71 City/County: Yorkville / Kendall Sampling Date: 5/29/19  
 Applicant/Owner: Smrz, Ron State: IL Sampling Point: B  
 Investigator(s) R. Van Herik & S. Milano Section, Township, Range: S35 T37N R7E  
 Landform (hillslope, terrace, etc.): Agricultural Field Local Relief (concave, convex, none): Convex  
 Slope (%): 0% Lat: 41.642582 Long: -88.406551 Datum: Farmed Wetland 1 – Upland  
 Soil Map Unit Name: Mayville silt loam, 0 to 2 percent slopes (193A) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)  
 Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒  
 Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: Tilled and tiled for agriculture.			

## VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: 30' )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC <u>33%</u> (A/B)
1.					
2.					
3.					
4.					
Sapling/Shrub Stratum (Plot size: 15' )		0	= Total Cover		<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species: _____ x 1 = _____ FACW species: _____ x 2 = _____ FAC species: _____ x 3 = _____ FACU species: _____ x 4 = _____ UPL species: _____ x 5 = _____ Column Totals _____ (A) Prevalence Index = B/A = _____
1.					
2.					
3.					
4.					
Herb Stratum (Plot size: 5' )		0	= Total Cover		<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1.	<u>Capsella bursa-pastoris</u>	30	Y	FACU	
2.	<u>Erigeron annuus</u>	20	Y	FACU	
3.	<u>Persicaria pensylvanica</u>	15	Y	FACW	
4.	<u>Schedonorus pratensis</u>	10	N	FACU	
5.					
6.					
7.					
8.					
9.					
Woody Vine Stratum (Plot size: 30' )		75	= Total Cover		
1.					<b>Hydrophytic Vegetation Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2.					
		0	= Total Cover		

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

Sampling Point B**SOIL****Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)**

Depth (Inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture L	Remarks
	Color (Moist)	%	Color (Moist)	%				
0-14	10YR 4/2	100			C	M	SiCL	
14-20	10YR 4/2	80	7.5YR 4/3	20	C	M	C	
20-26	10YR 4/2	70	10YR 4/6	20	C	M		
			10YR 6/4	10	C	M		

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Location: PL =Pore Lining, M = Matrix

**Hydric Soil Indicators**

- ☐ Histosol (A1)  
☐ Histic Epipedon (A2)  
☐ Black Histic (A3)  
☐ Hydrogen Sulfide (A4)  
☐ Stratified Layers (A5)  
☐ 2 cm Muck (A10)  
☐ Depleted below Dark Surface (A11)  
☐ Thick Dark Surface (A12)  
☐ Sandy Mucky Mineral (S1)  
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)  
☐ Sandy Redox (S5)  
☐ Stripped Matrix (S6)  
☐ Loamy Mucky Mineral (F1)  
☐ Loamy Gleyed Matrix (F2)  
☐ Depleted Matrix (F3)  
☐ Redox Dark Surface (F6)  
☐ Depleted Dark Surface (F7)  
☐ Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>**

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

<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

**Restrictive Layer (if observed)**

Type: \_\_\_\_\_  
 Depth: \_\_\_\_\_

Hydric Soil Present? Yes ☐ No ☒

Remarks:

**HYDROLOGY****Wetland Hydrology Indicators:**

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

- ☐ Surface Water (A1)  
☐ High Water Table (A2)  
☐ Saturation (A3)  
☐ Water Marks (B1)  
☐ Sediment Deposits (B2)  
☐ Drift Deposits (B3)  
☐ Algal Mat or Crust (B4)  
☐ Iron Deposits (B5)  
☐ Inundation Visible on Aerial Imagery (B7)  
☐ Sparsely Vegetated Concave Surface (B8)

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

**Secondary Indicators (minimum of two required)**

- ☐ Surface Soil Cracks (B6)  
☐ Drainage Patterns (B10)  
☐ Dry-Season Water Table (C2)  
☐ Crayfish Burrows (C8)  
☐ Saturation Visible on Aerial Imagery (C9)  
☐ Stunted or Stressed Plants (D1)  
☐ Geomorphic Position (D2)  
☐ FAC-Neutral Test (D5)

**Field Observations:**

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

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

## WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 7821 IL Route 71 City/County: Yorkville / Kendall Sampling Date: 5/29/19  
 Applicant/Owner: Smrz, Ron State: IL Sampling Point: C  
 Investigator(s) R. Van Herik & S. Milano Section, Township, Range: S35 T37N R7E  
 Landform (hillslope, terrace, etc.): Agricultural Field Depression Local Relief (concave, convex, none): Concave  
 Slope (%): 0% Lat: 41.642582 Long: -88.406551 Datum: Investigated Area 1  
 Soil Map Unit Name: Mayville silt loam, 0 to 2 percent slopes (193A) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)  
 Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒  
 Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: Tilled and tiled for agriculture.			

## VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC: <u>50%</u> (A/B)
1. <u>Acer rubrum</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
2. _____				
3. _____				
4. _____				
5. _____	<u>15</u>			
<u>15</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15'</u> )				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species: _____ x 1 = _____ FACW species: _____ x 2 = _____ FAC species: _____ x 3 = _____ FACU species: _____ x 4 = _____ UPL species: _____ x 5 = _____ Column Totals _____ (A) _____ Prevalence Index = B/A = _____
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
<u>0</u> = Total Cover				
Herb Stratum (Plot size: <u>5'</u> )				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1. <u>Cirsium arvense</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Rumex crispus</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
3. <u>Matricaria discoidea</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
4. <u>Bromus inermis</u>	<u>2</u>	<u>N</u>	<u>FACU</u>	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____	<u>42</u>			
<u>42</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>30'</u> )				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1. _____				
2. _____	<u>0</u>			
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet) Photograph 7 (See Site Photos)				

Sampling Point C**SOIL****Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)**

Depth (Inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%			SiCL	
0-20	10YR 3/1	80	7.5YR 4/3	10	C	M	SiCL	
			10YR 5/2	10	D	M		
20-24	10YR 2/1	95	10YR 4/1	5	D	M	SiCL	

<sup>1</sup>Type: C = Concentration, D = Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Location: PL = Pore Lining, M = Matrix

**Hydric Soil Indicators**

- ☐ Histosol (A1)  
☐ Histic Epipedon (A2)  
☐ Black Histic (A3)  
☐ Hydrogen Sulfide (A4)  
☐ Stratified Layers (A5)  
☐ 2 cm Muck (A10)  
☐ Depleted below Dark Surface (A11)  
☐ Thick Dark Surface (A12)  
☐ Sandy Mucky Mineral (S1)  
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)  
☐ Sandy Redox (S5)  
☐ Stripped Matrix (S6)  
☐ Loamy Mucky Mineral (F1)  
☐ Loamy Gleyed Matrix (F2)  
☐ Depleted Matrix (F3)  
☒ Redox Dark Surface (F6)  
☐ Depleted Dark Surface (F7)  
☐ Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>**

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

<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

**Restrictive Layer (if observed)**

Type: \_\_\_\_\_  
 Depth: \_\_\_\_\_

Hydric Soil Present? Yes ☒ No ☐

Remarks:

**HYDROLOGY****Wetland Hydrology Indicators:**

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

- ☒ Surface Water (A1)  
☒ High Water Table (A2)  
☒ Saturation (A3)  
☐ Water Marks (B1)  
☐ Sediment Deposits (B2)  
☐ Drift Deposits (B3)  
☐ Algal Mat or Crust (B4)  
☐ Iron Deposits (B5)  
☐ Inundation Visible on Aerial Imagery (B7)  
☐ Sparsely Vegetated Concave Surface (B8)  
☐ Water Stained Leaves (B9)  
☐ Aquatic Fauna (B 3)  
☐ True Aquatic Plants (B14)  
☐ Hydrogen Sulfide Odor (C1)  
☐ Oxidized Rhizospheres on Living Roots (C3)  
☐ Presence of Reduced Iron (C4)  
☐ Recent Iron Reduction in Tilled Soils (C6)  
☐ Thin Muck Surface (C7)  
☐ Gauge or Well Data (D9)  
☐ Other (Explain in Remarks)

**Secondary Indicators (minimum of two required)**

- ☐ Surface Soil Cracks (B6)  
☐ Drainage Patterns (B10)  
☐ Dry-Season Water Table (C2)  
☐ Crayfish Burrows (C8)  
☐ Saturation Visible on Aerial Imagery (C9)  
☐ Stunted or Stressed Plants (D1)  
☐ Geomorphic Position (D2)  
☐ FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes ☒ No ☐ Depth (inches) 3"  
 Water Table Present? Yes ☒ No ☐ Depth (inches) 0"  
 Saturation Present? Yes ☒ No ☐ Depth (inches) 0"  
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks: Water perched on surface from recent and significant rain events. This does not constitute normal wetland hydrology.

## WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 7821 IL Route 71 City/County: Yorkville / Kendall Sampling Date: 5/29/19  
 Applicant/Owner: Smrz, Ron State: IL Sampling Point: D  
 Investigator(s) R. Van Herik & S. Milano Section, Township, Range: S35 T37N R7E  
 Landform (hillslope, terrace, etc.): Depression Local Relief (concave, convex, none): Concave  
 Slope (%): 0% Lat: 41.642582 Long: -88.406551 Datum: Investigated Area 2  
 Soil Map Unit Name: Mayville silt loam, 0 to 2 percent slopes (193A) NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)  
 Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐  
 Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area Within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks:			

## VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1.					
2.					Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3.					Percent of Dominant Species That are OBL, FACW, or FAC: <u>100%</u> (A/B)
4.					Prevalence Index worksheet:
5.					
0 = Total Cover					OBL species: _____ x 1 = _____
Sapling/Shrub Stratum (Plot size: 15')					FACW species: _____ x 2 = _____
1.					FAC species: _____ x 3 = _____
2.					FACU species: _____ x 4 = _____
3.					UPL species: _____ x 5 = _____
4.					Column Totals _____ (A) _____
5.					Prevalence Index = B/A = _____
0 = Total Cover					Hydrophytic Vegetation Indicators:
Herb Stratum (Plot size: 5')					
1.	<u>Typha angustifolia</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2.	<u>Rumex crispus</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	<input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup>
3.	<u>Schedonorus pratensis</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
4.	<u>Cirsium arvense</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
5.					<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
6.					Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7.					
8.					Woody Vine Stratum (Plot size: 30')
9.					
10.					1.
55 = Total Cover					2.
0 = Total Cover					

Remarks: (Include photo numbers here or on a separate sheet)  
 Photograph 8 (See Site Photos)

Sampling Point D**SOIL****Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)**

Depth (Inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture SiCL	Remarks
	Color (Moist)	%	Color (Moist)	%				
0-2	10YR 3/1	100						

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

**Hydric Soil Indicators**

- ☐ Histosol (A1)  
☐ Histic Epipedon (A2)  
☐ Black Histic (A3)  
☐ Hydrogen Sulfide (A4)  
☐ Stratified Layers (A5)  
☐ 2 cm Muck (A10)  
☐ Depleted below Dark Surface (A11)  
☐ Thick Dark Surface (A12)  
☐ Sandy Mucky Mineral (S1)  
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)  
☐ Sandy Redox (S5)  
☐ Stripped Matrix (S6)  
☐ Loamy Mucky Mineral (F1)  
☐ Loamy Gleyed Matrix (F2)  
☐ Depleted Matrix (F3)  
☐ Redox Dark Surface (F6)  
☐ Depleted Dark Surface (F7)  
☐ Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>**

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

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

**Restrictive Layer (if observed)**

Type: Rock Fill  
 Depth: 2"

Hydric Soil Present? Yes ☐ No ☒

Remarks:

**HYDROLOGY****Wetland Hydrology Indicators:**

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

- ☐ Surface Water (A1)  
☐ High Water Table (A2)  
☒ Saturation (A3)  
☐ Water Marks (B1)  
☐ Sediment Deposits (B2)  
☐ Drift Deposits (B3)  
☐ Algal Mat or Crust (B4)  
☐ Iron Deposits (B5)  
☐ Inundation Visible on Aerial Imagery (B7)  
☐ Sparsely Vegetated Concave Surface (B8)  
☐ Water Stained Leaves (B9)  
☐ Aquatic Fauna (B 3)  
☐ True Aquatic Plants (B14)  
☐ Hydrogen Sulfide Odor (C1)  
☐ Oxidized Rhizospheres on Living Roots (C3)  
☐ Presence of Reduced Iron (C4)  
☐ Recent Iron Reduction in Tilled Soils (C6)  
☐ Thin Muck Surface (C7)  
☐ Gauge or Well Data (D9)  
☐ Other (Explain in Remarks)

**Secondary Indicators (minimum of two required)**

- ☐ Surface Soil Cracks (B6)  
☒ Drainage Patterns (B10)  
☐ Dry-Season Water Table (C2)  
☐ Crayfish Burrows (C8)  
☐ Saturation Visible on Aerial Imagery (C9)  
☐ Stunted or Stressed Plants (D1)  
☒ Geomorphic Position (D2)  
☒ FAC-Neutral Test (D5)

**Field Observations:**

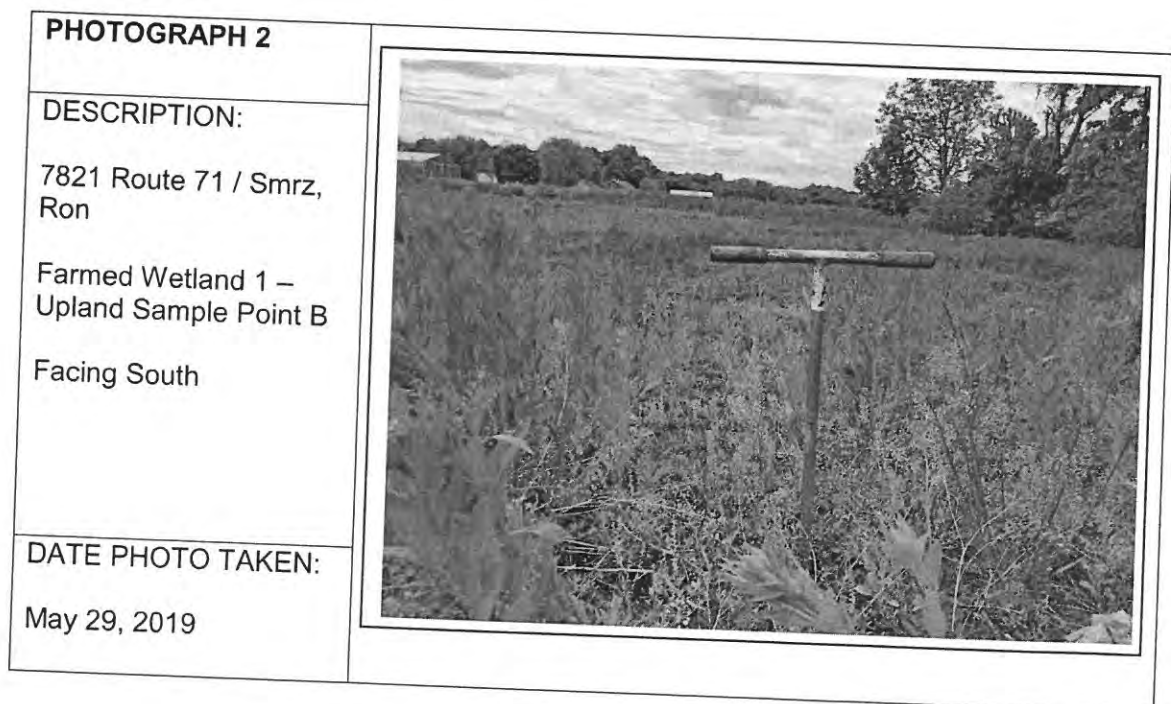
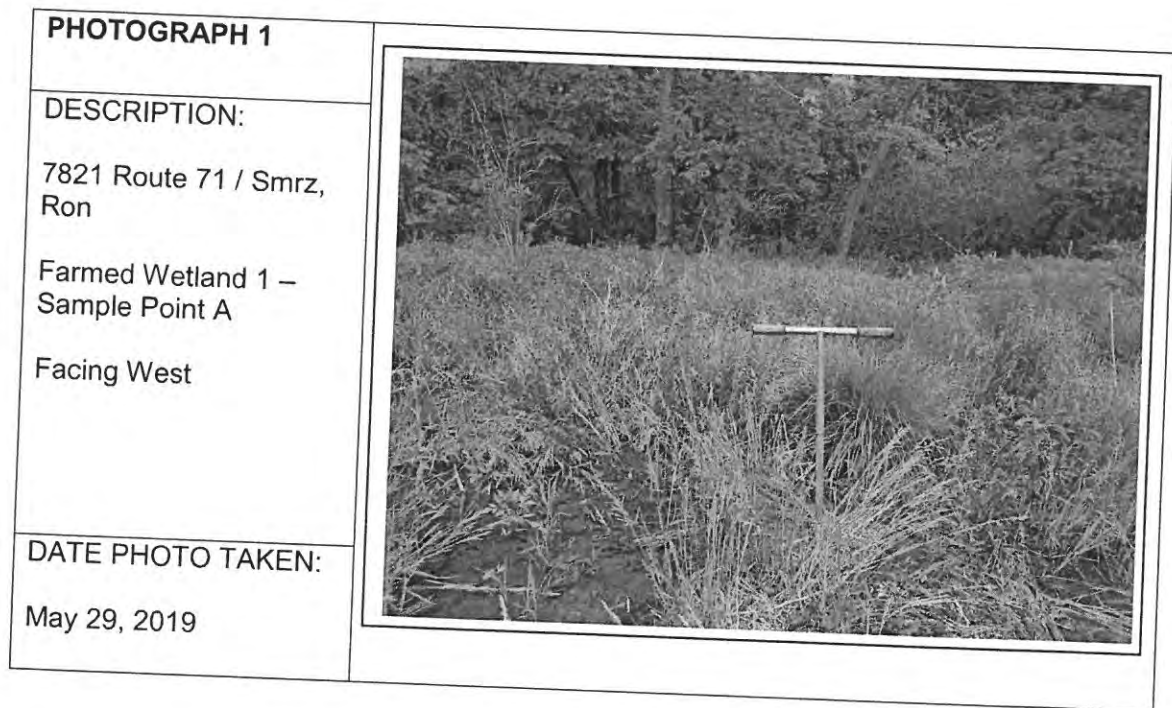
Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A  
 Water Table Present? Yes ☐ No ☒ Depth (inches) N/A  
 Saturation Present? Yes ☒ No ☐ Depth (inches) 0"  
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐


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


Remarks:

## **Site Photographs**

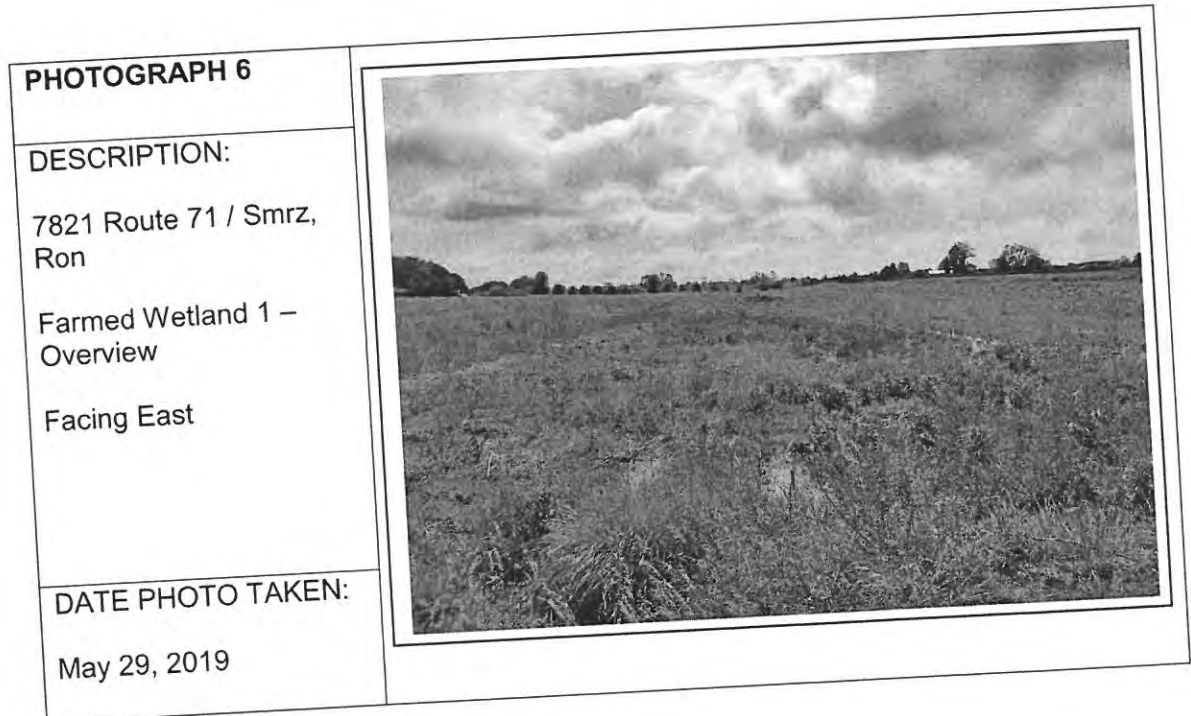
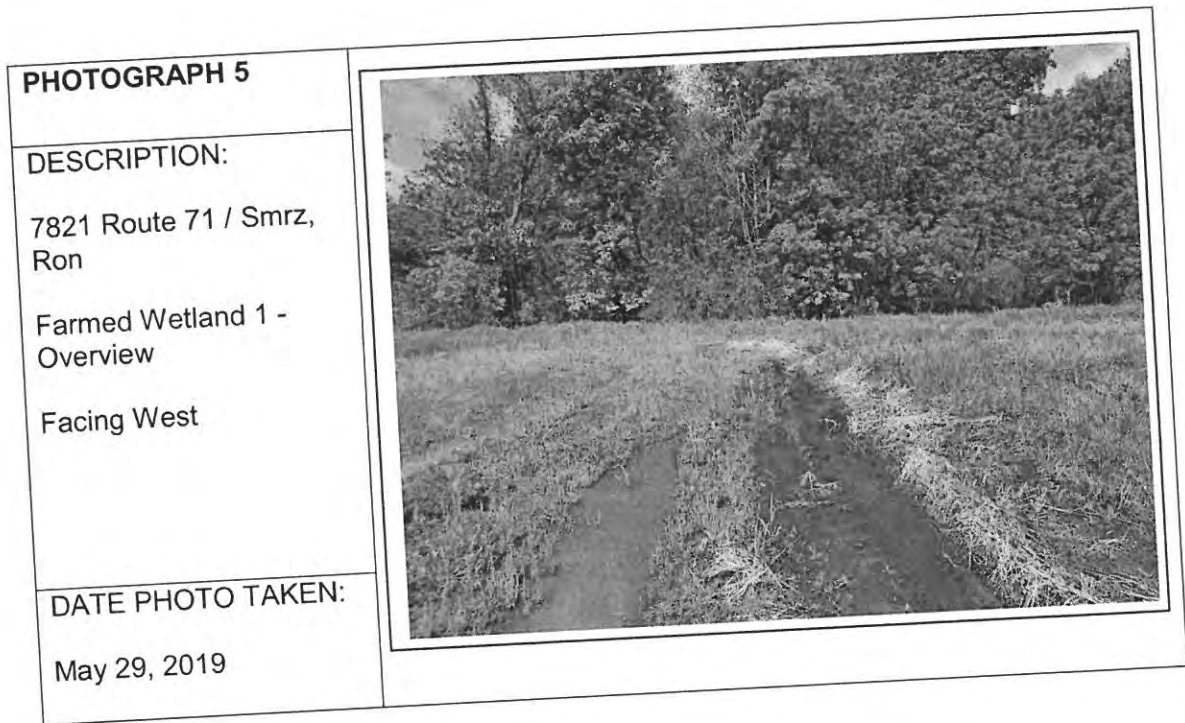


ENCAP, Inc.


<b>PHOTOGRAPH 3</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Farmed Wetland 1 – Pipe Connection  Facing Northwest	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

<b>PHOTOGRAPH 4</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Farmed Wetland 1 – Pipe Connection  Facing West	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

ENCAP, Inc.

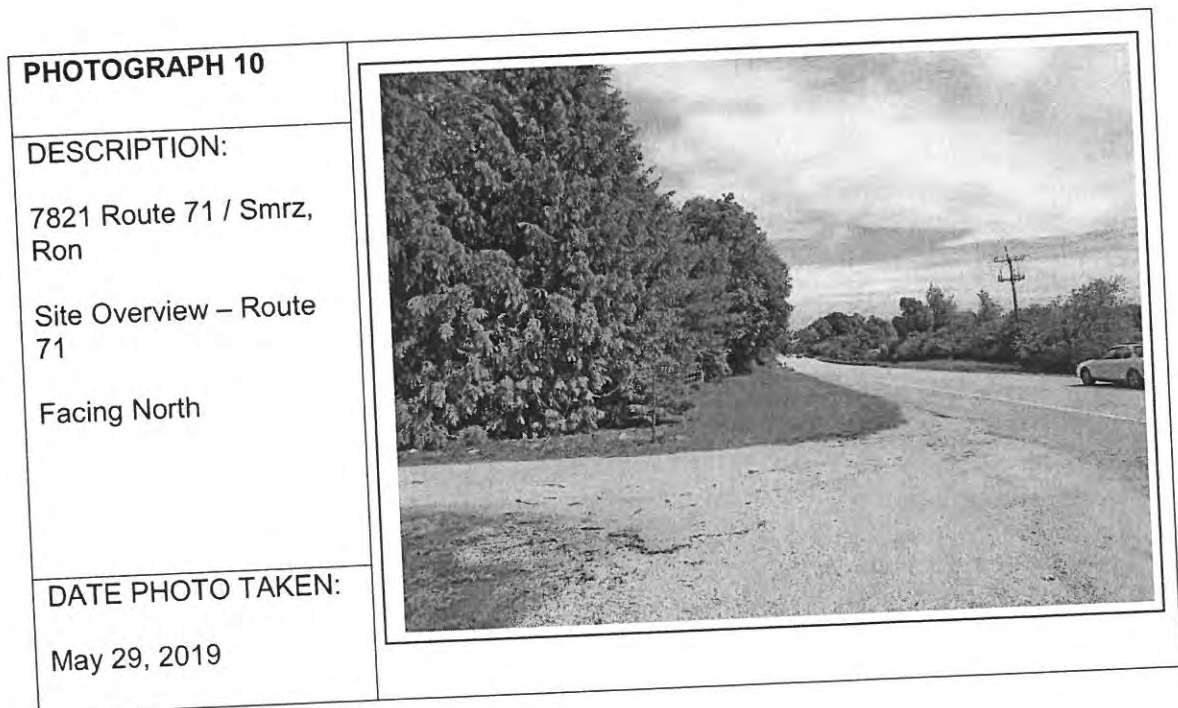
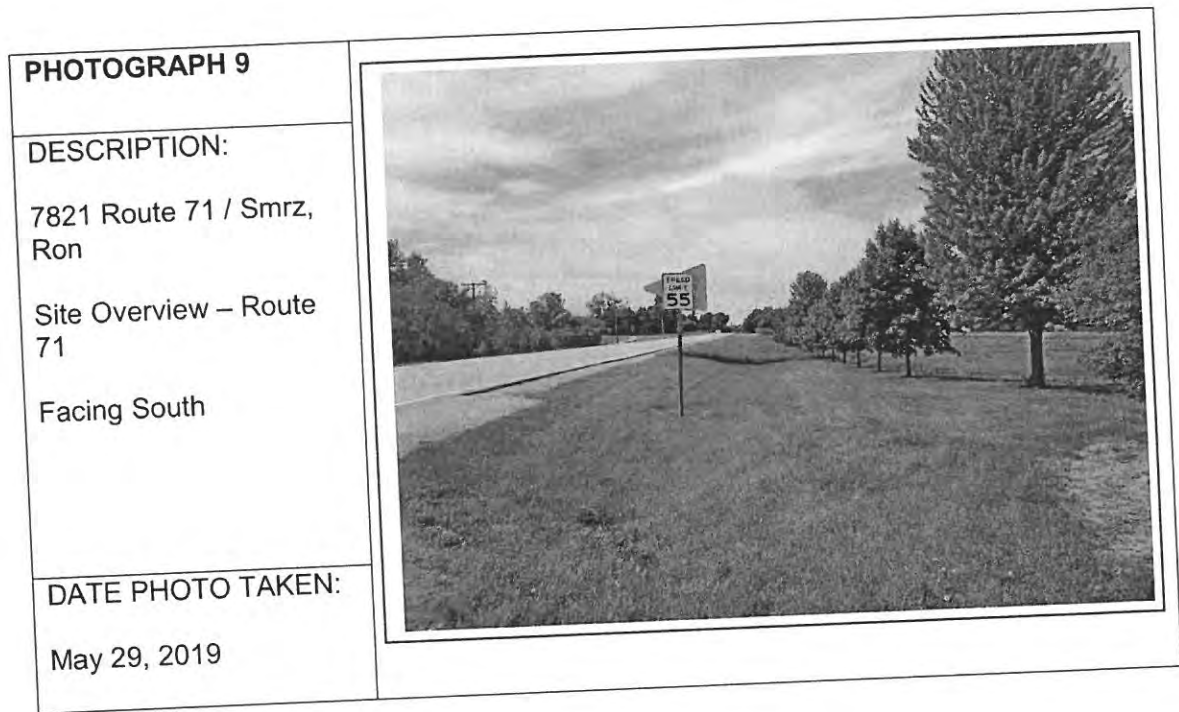


ENCAP, Inc.


<b>PHOTOGRAPH 7</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Investigated Area 1 – Sample Point C  Facing East	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	


<b>PHOTOGRAPH 8</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Investigated Area 2 – Sample Point D  Facing East	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

ENCAP, Inc.

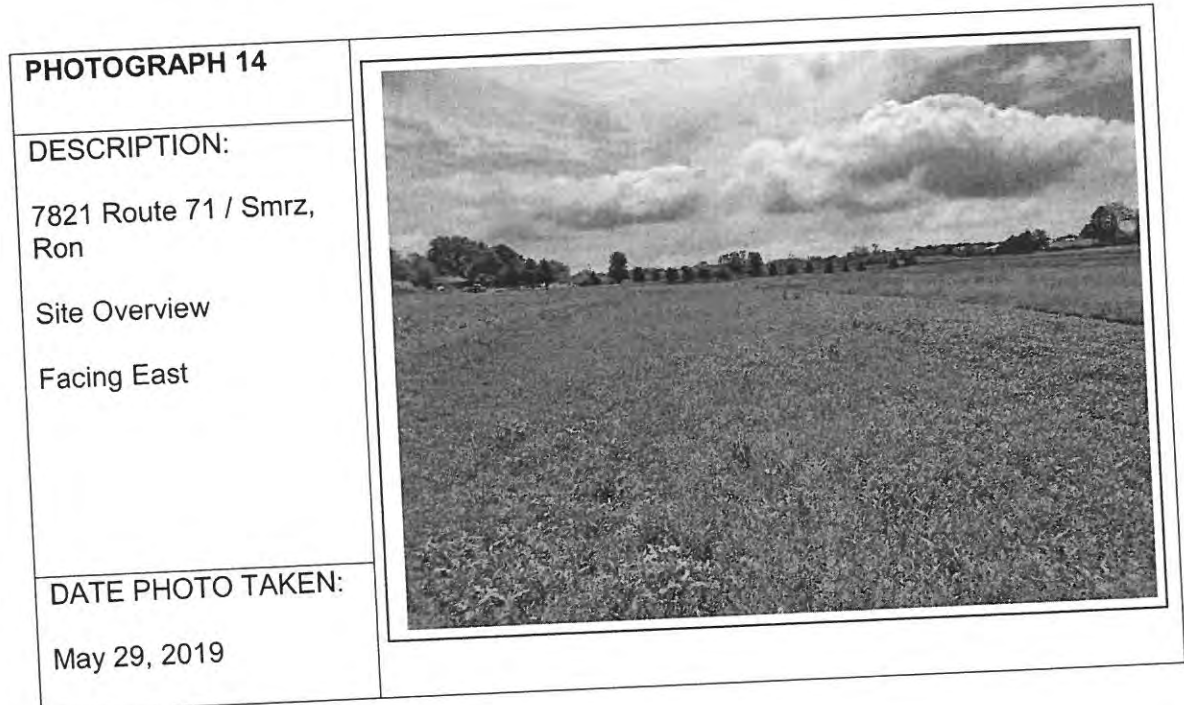
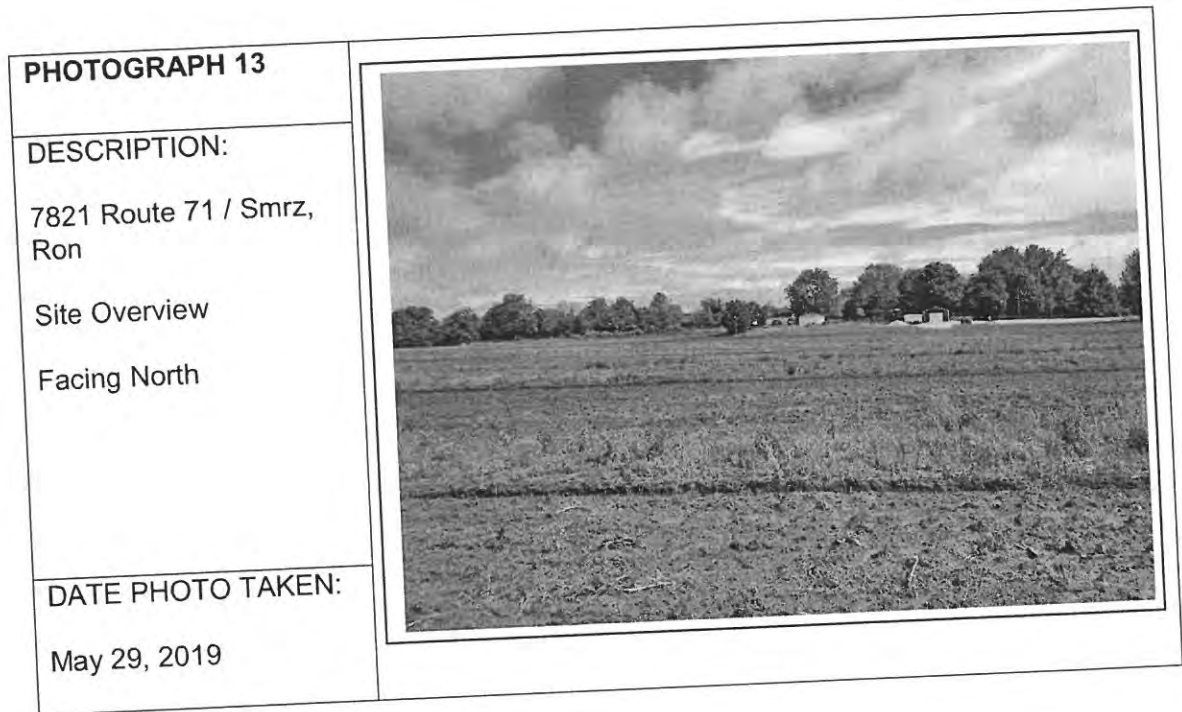


ENCAP, Inc.


<b>PHOTOGRAPH 11</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Site Overview  Facing South	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

<b>PHOTOGRAPH 12</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Site Overview  Facing West	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

ENCAP, Inc.




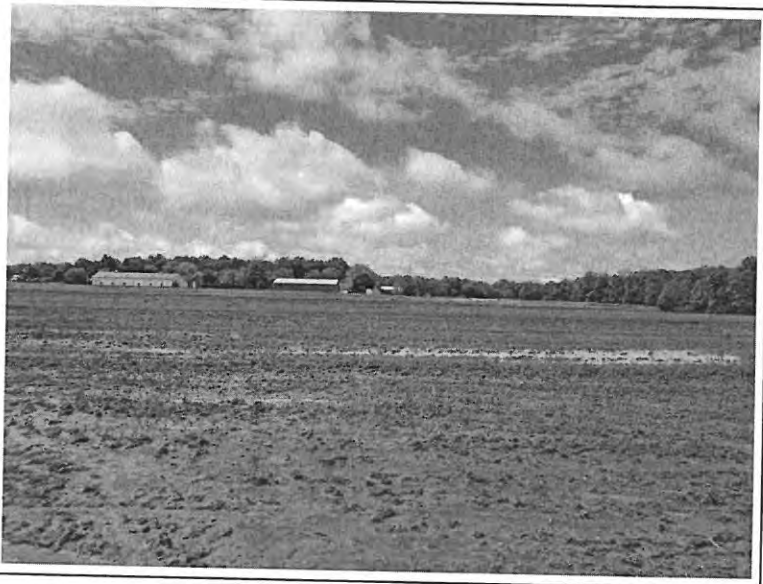
ENCAP, Inc.

<b>PHOTOGRAPH 15</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Site Overview  Facing Northwest	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

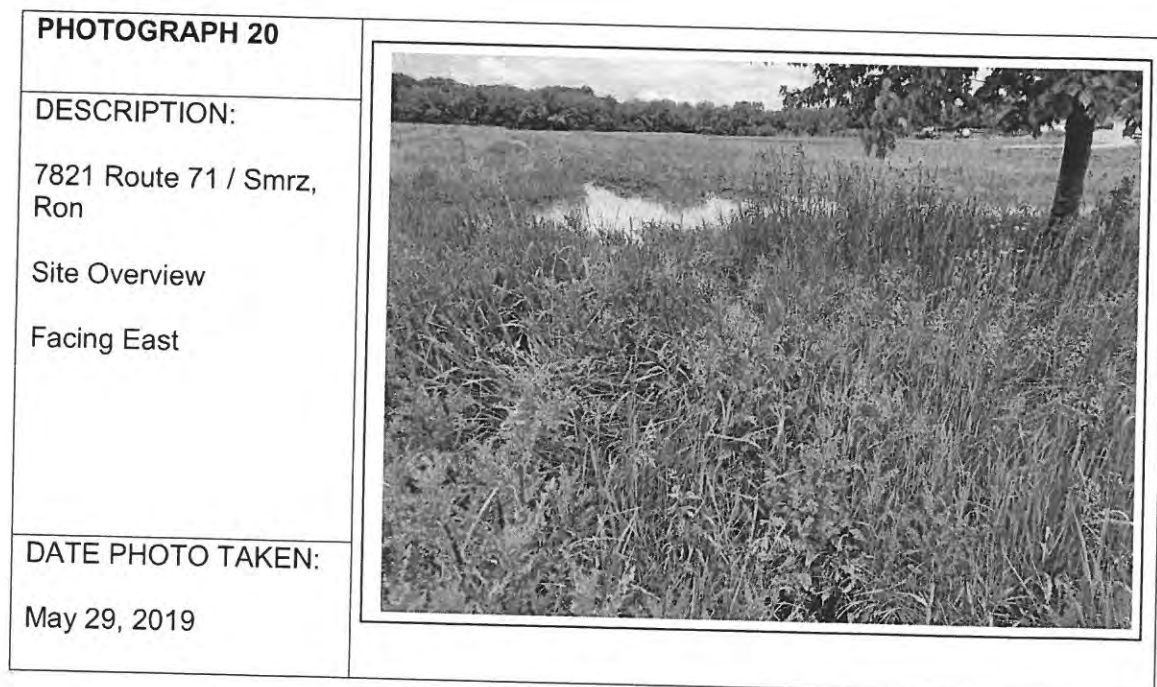
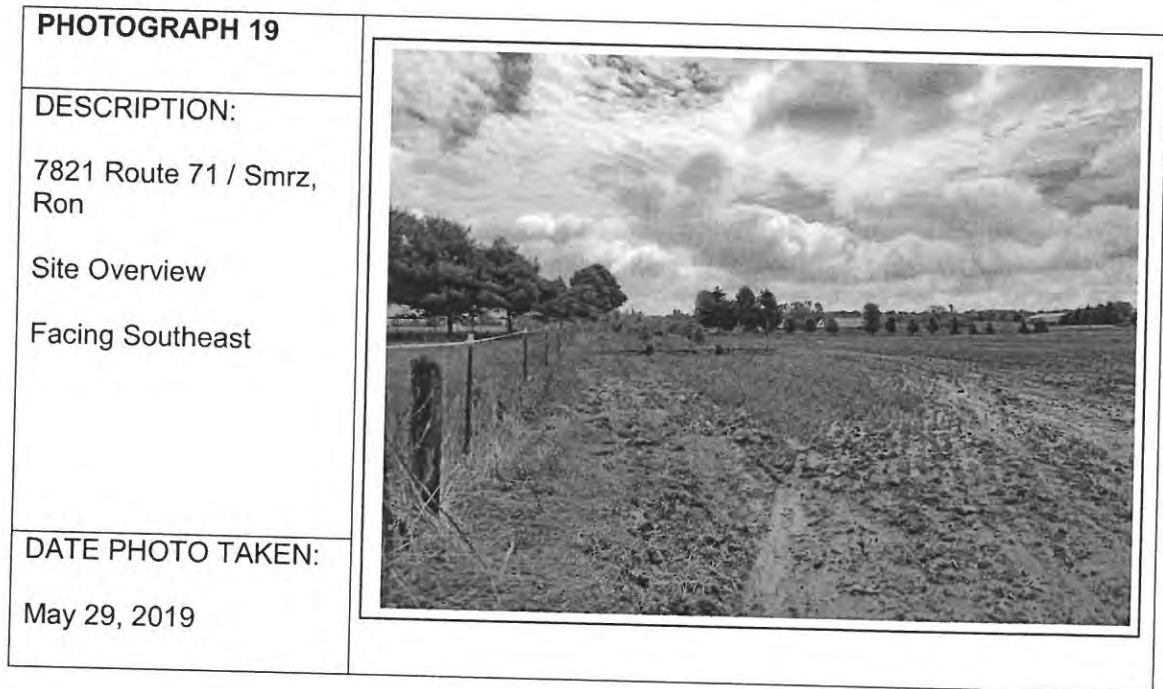
<b>PHOTOGRAPH 16</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Site Overview  Facing East	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

ENCAP, Inc.

<b>PHOTOGRAPH 17</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Site Overview  Facing East	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

<b>PHOTOGRAPH 18</b>	
<b>DESCRIPTION:</b>  7821 Route 71 / Smrz, Ron  Site Overview  Facing South	
<b>DATE PHOTO TAKEN:</b>  May 29, 2019	

ENCAP, Inc.



ENCAP, Inc.

**WETS Station Data**

Aurora\_IL0338 Kane County FORM

WETS Station: IL0338

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

CLIMATIC EVALUATION OF PRECIPITATION  
3 MONTHS BEFORE AERIAL CROP  
HISTORY SLIDES

DATE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

LANDOWNER: \_\_\_\_\_

TRACT NO. \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

April		May		June		July*		April		May		June		Score		Type of Year	Year	Best Years	RECORD OF WETLAND SIGNATURES OBSERVED ON AERIAL PHOTOGRAPHY	
Year	Percip-itation	Type of Month	Percip-itation	Type of Month	Percip-itation	Type of Month	Percip-itation	Type of Month	Score 1X	Score 2X	Score 3X	Score for Year	Type of Year	Year	Best Years				SIGNATURES OBSERVED ON AERIAL PHOTOGRAPHY	
78	5.14	Wet	4.85	Wet	3.65	Normal	8.56	Wet	3	6	6	15	WET	78						
79	6.06	Wet	2.6	Dry	5.34	Wet	3.68	Normal	3	2	9	14	NORMAL	79	79					
80	3.26	Normal	2.7	Normal	3.2	Normal	3.81	Normal	2	4	6	12	NORMAL	80	80					
81	5.82	Wet	5.09	Wet	6.44	Wet	3.97	Normal	3	6	9	18	WET	81						
82	3.25	Normal	3.64	Normal	2.96	Dry	6.34	Wet	2	4	3	9	DRY	82						
83	6.59	Wet	4.22	Normal	4.98	Normal	6.97	Wet	3	4	6	13	NORMAL	83	83					
84	4.02	Normal	4.12	Normal	5.78	Wet	1.83	Dry	2	4	9	15	WET	84						
85	1.93	Dry	2.63	Dry	2.7	Dry	3.26	Normal	1	2	3	6	DRY	85						
86	1.75	Dry	3.23	Normal	4.19	Normal	3.25	Normal	1	4	6	11	NORMAL	86	86					
87	2.49	Dry	5.14	Wet	5.83	Wet	3.78	Normal	1	6	9	16	WET	87						
88	3.18	Normal	1.86	Dry	0.95	Dry	3.4	Normal	2	2	3	7	DRY	88						
89	1.12	Dry	1.94	Dry	4.29	Normal	6.63	Wet	1	2	6	9	DRY	89						
90	1.89	Dry	8	Wet	6.31	Wet	4.41	Normal	1	6	9	16	WET	90						
91	4.47	Normal	5.8	Wet	1	Dry	1.45	Dry	2	6	3	11	NORMAL	91	91					
92	3.31	Normal	0.75	Dry	2.22	Dry	4.45	Normal	2	2	3	7	DRY	92						
93	4.66	Wet	2.03	Dry	9.56	Wet	2.34	Dry	3	2	9	14	NORMAL	93	93					
94	1.98	Dry	1.57	Dry	6.03	Wet	2.46	Dry	1	2	9	12	NORMAL	94	94					
95	5.8	Wet	4.54	Normal	3.01	Dry	3.73	Normal	3	4	3	10	NORMAL	95	95					
96	2.69	Dry	4.64	Normal	5.63	Wet	21.5	Wet	1	4	9	14	NORMAL	96	96					
97	2.59	Dry	3.96	Normal	2.25	Dry	1.53	Dry	1	4	3	8	DRY	97						
98	5.6	Wet	3.08	Normal	5.31	Wet	3.24	Normal	3	4	9	16	WET	98						
99	5.74	Wet	4.21	Normal	4.67	Normal	3.57	Normal	3	4	6	13	NORMAL	99	99					
0	5	Wet	3.76	Normal	5.59	Wet	4.47	Normal	3	4	9	16	WET	0						
1	3.63	Normal	3.15	Normal	3.29	Normal	2.13	Dry	2	4	6	12	NORMAL	1	1					
2	4.94	Wet	4.62	Normal	3.09	Normal	2.34	Dry	3	4	6	13	NORMAL	2	2					
3	2.52	Dry	7.91	Wet	1.99	Dry	7.83	Wet	1	6	3	10	NORMAL	3	3					
4	0.94	Dry	6.6	Wet	6.19	Wet	2.7	Dry	1	6	9	16	WET	4						
5	2.12	Dry	2.65	Dry	1.11	Dry	2.36	Dry	1	2	3	6	DRY	5						
6	4.23	Normal	3.89	Normal	3.76	Normal	1.31	Dry	2	4	6	12	NORMAL	6	6					
7	3.86	Normal	1.19	Dry	2.92	Dry	5.02	Normal	2	2	3	7	DRY	7						
8	3.22	Normal	5.17	Wet	3.63	Normal	3.36	Normal	2	6	6	14	NORMAL	8	8					
9	5.68	Wet	4.22	Normal	3.89	Normal	2.12	Dry	3	4	6	13	NORMAL	9	9					
10	2.31	Dry	6.61	Wet	7.75	Wet	6.45	Wet	1	6	9	16	WET	10						
11	5.26	Wet	5.13	Wet	5.89	Wet	4.57	Normal	3	6	9	18	WET	11						
12	2.29	Dry	1.98	Dry	1.75	Dry	2.35	Dry	1	2	3	6	DRY	12						
13	10.44	Wet	4.77	Wet	6.04	Wet	1.74	Dry	3	6	9	18	WET	13						
14	3.23	Normal	5.35	Wet	8.16	Wet	4.82	Normal	2	6	9	17	WET	14						

SCORE

TYPE OF YEAR

Dry =

1

Dry =

6 to 9

Normal =

2

Normal =

10 to 14

Wet =

3

Wet =

15 to 18

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

COMMENTS: \_\_\_\_\_

Next 1 Wheaton 3 SE IL9221 DuPage County

Next 2 Elgin IL2736 Kane County

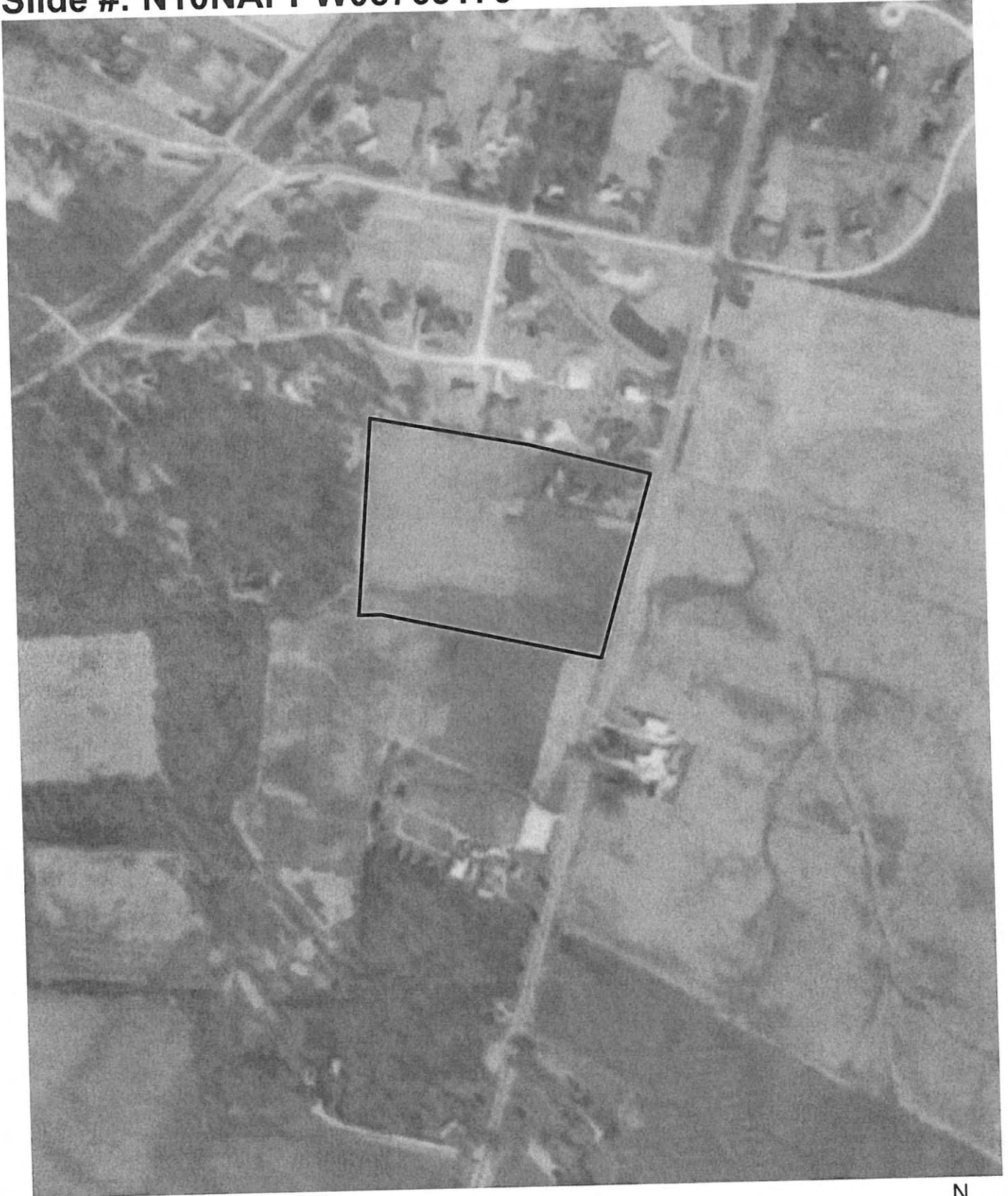
Next 3 Joliet Brandon RD DAM\_IL4530 Will County

Next Closest Site Next 4

**Historical Aerial Slide Photographs: 1993, 2002, 2006, 2008, 2009, 2010 -  
Wet**

**Slide #: N10NAPPW05763175**

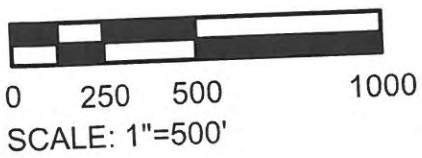
**Year: 1993**



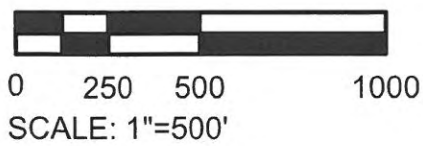
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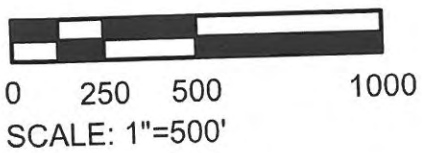
Year: 2002



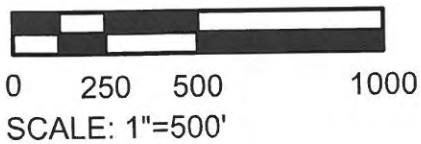
Year: 2006



Year: 2008



Year: 2009



**Year: 2010- WET**



0 250 500 1000  
SCALE: 1"=500'

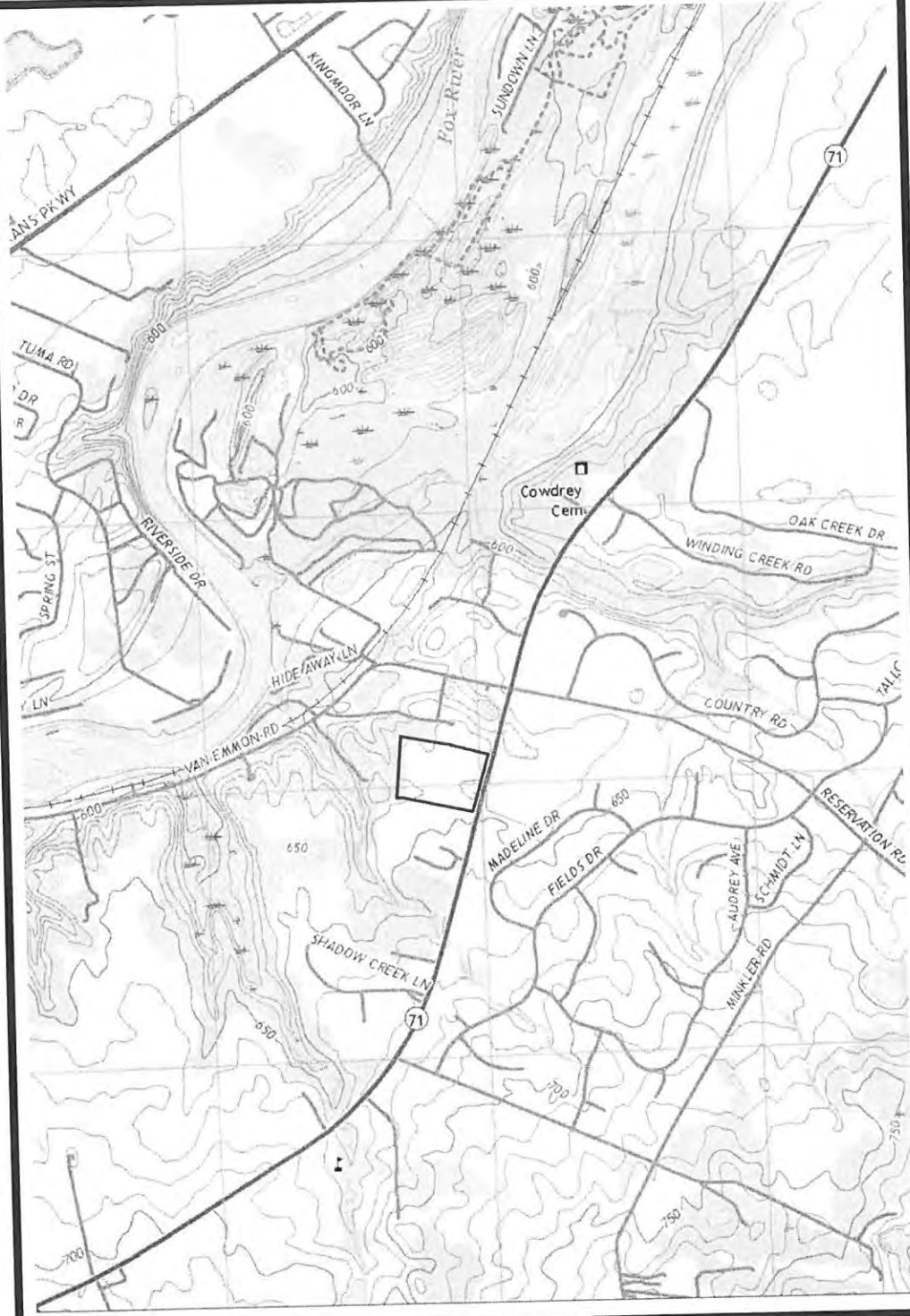


**Exhibits A - G**



**LEGEND:**

Project Area



**Location Map**

Source: U.S. Geological Survey  
 Section 35 T37N R7E  
 Latitude: 41.642582 Longitude: -88.406551

**7821 IL Route 71, Yorkville**

Project Number: 19-0516A

**Smrz, Ron**

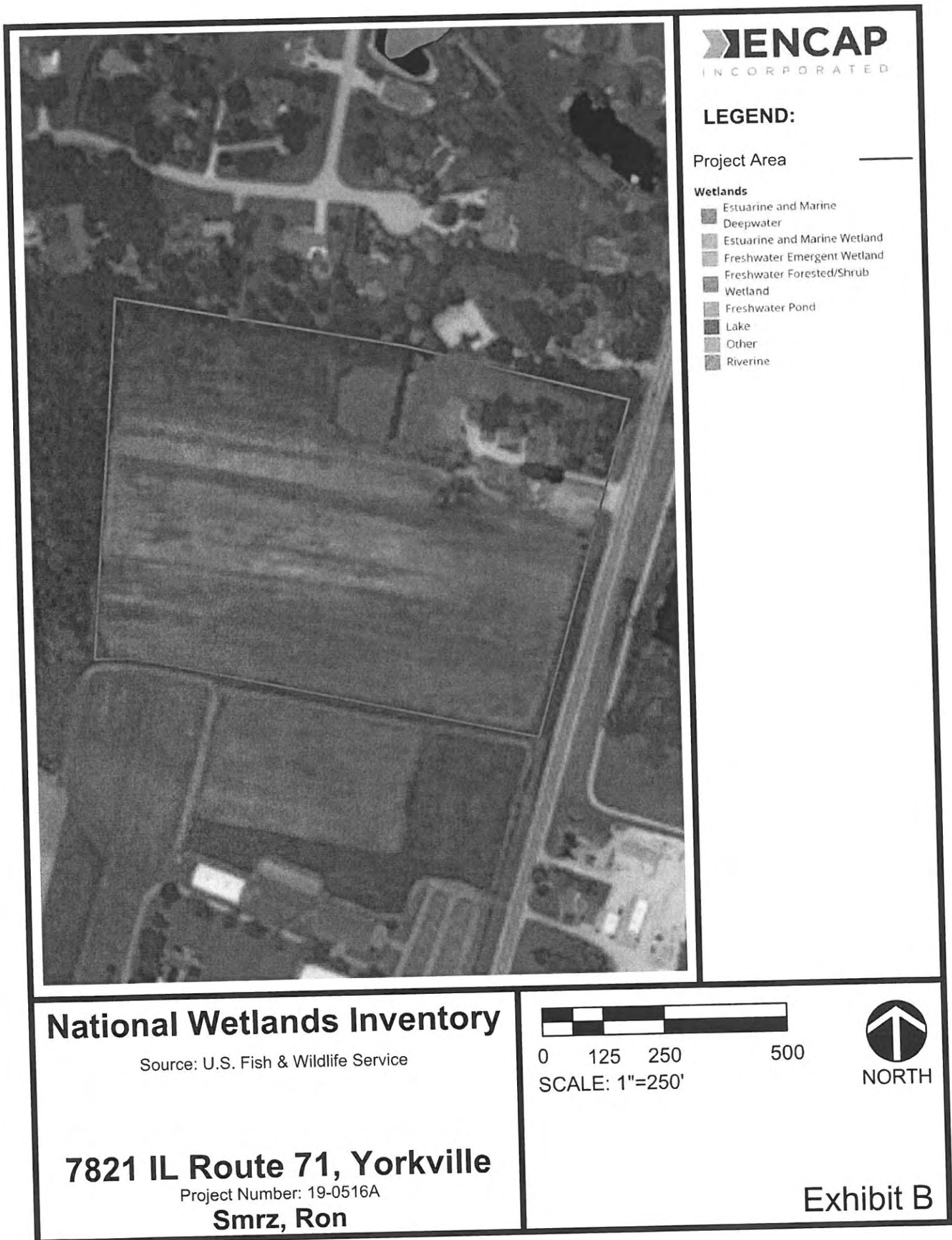


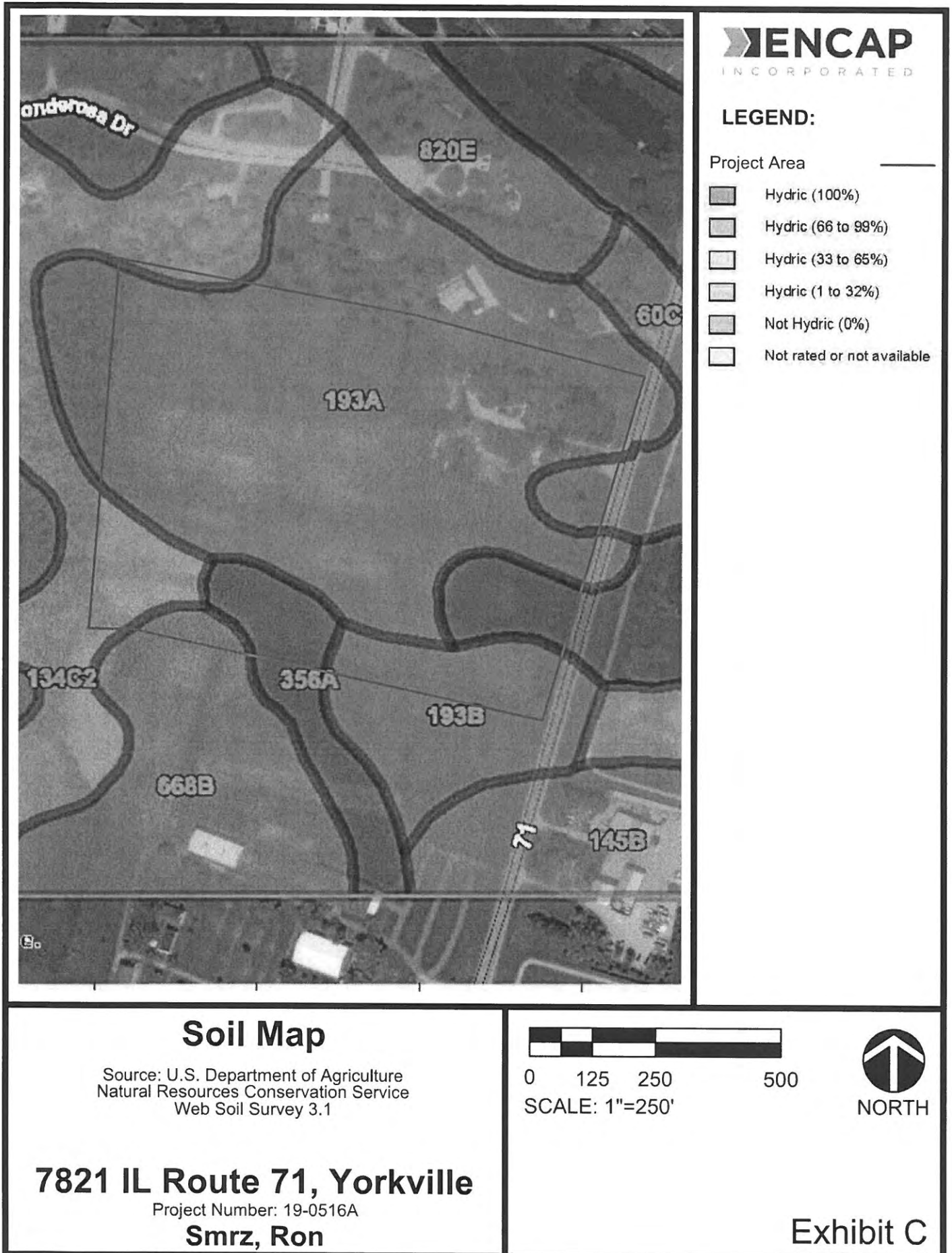
0 1000 2000 4000  
 SCALE: 1"= 2000'

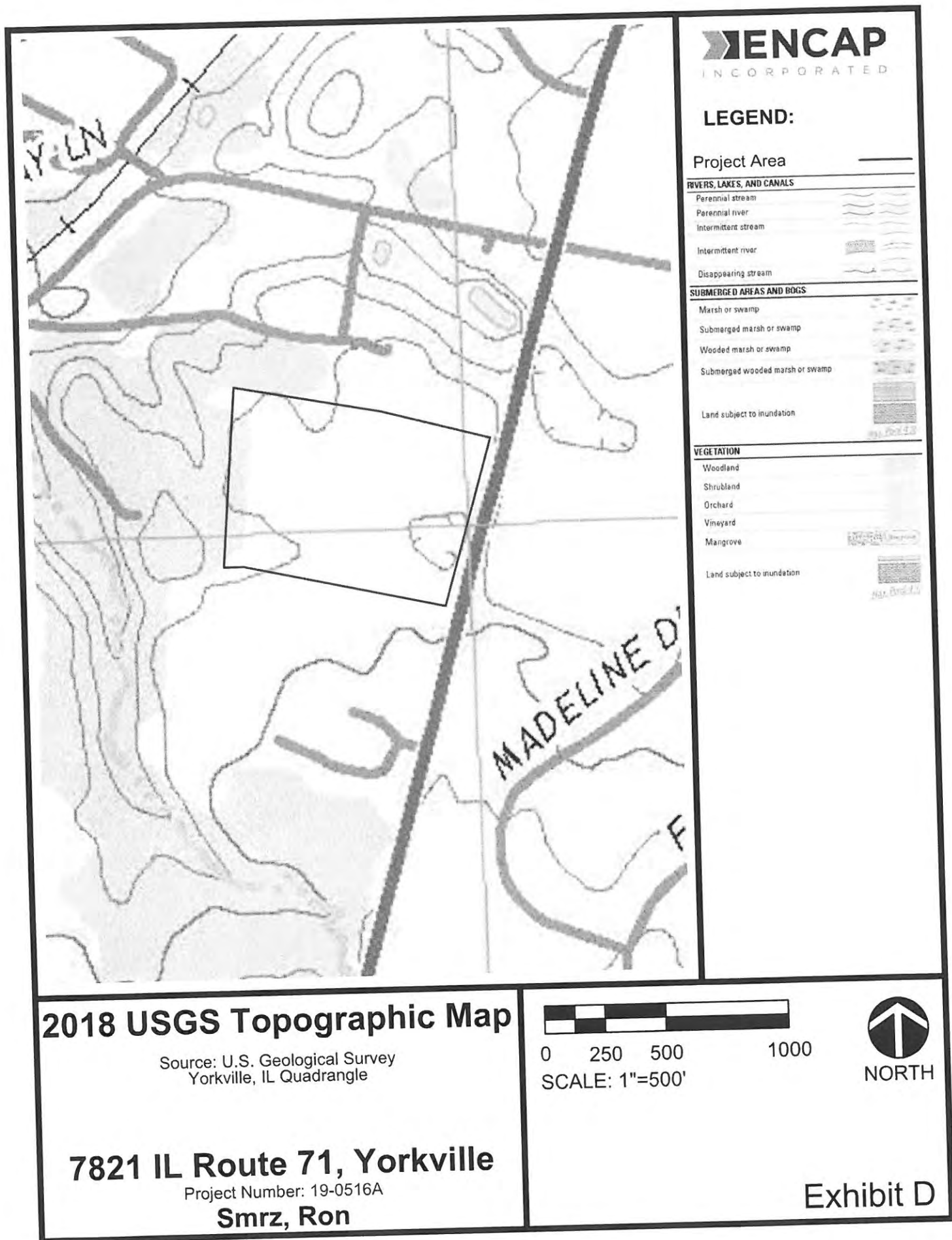


**NORTH**

**Exhibit A**

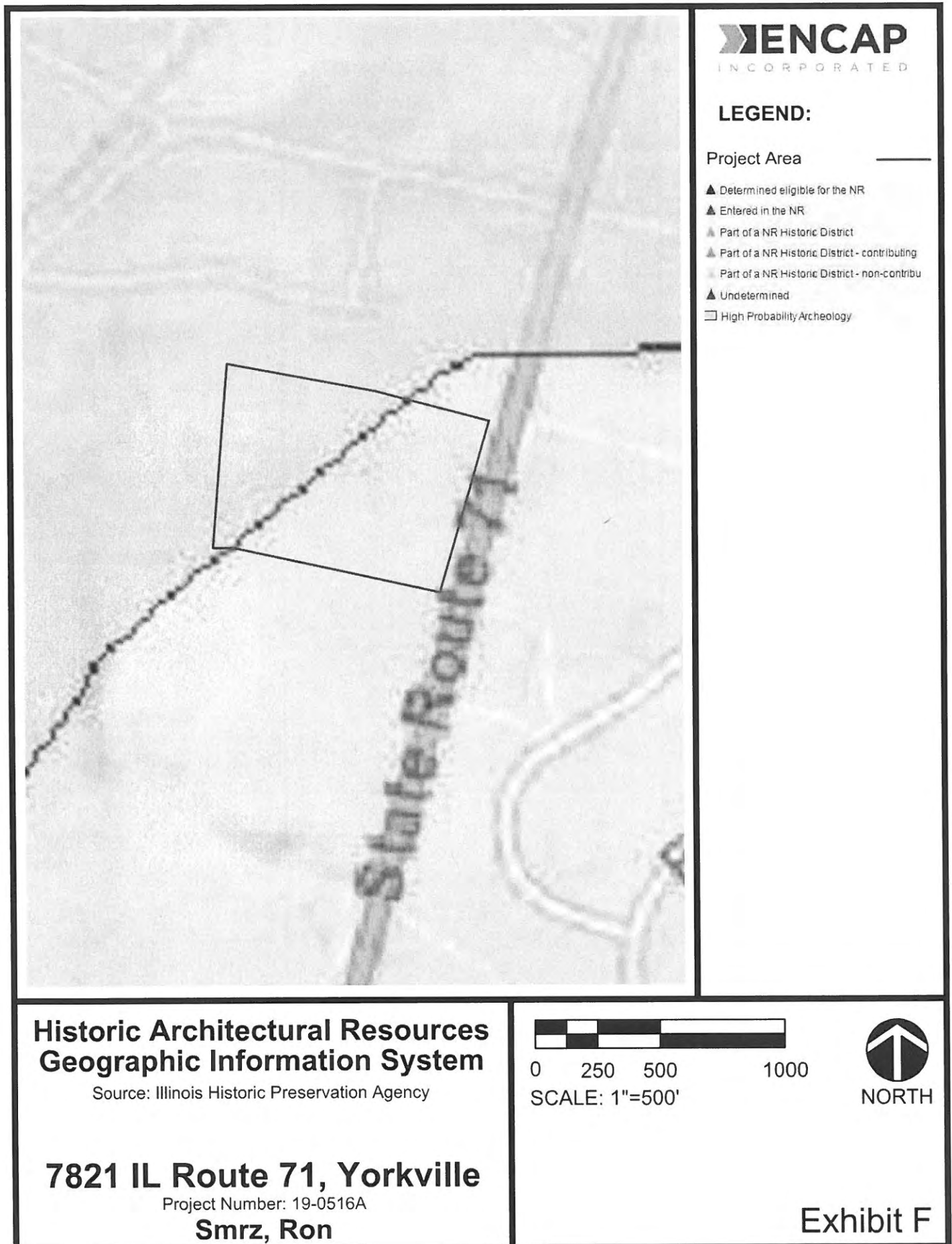






[illegible]

## Exhibit E





**LEGEND:**

- Project Area \_\_\_\_\_
- Approximate Off-site Wetland Boundary \_\_\_\_\_
- On-site Farmed Wetland Boundary \_\_\_\_\_
- Sample Points A-D



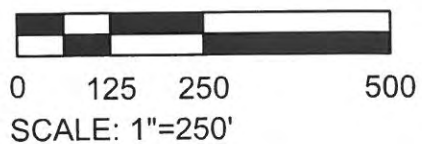
**Aerial Photograph**

Image Courtesy of Google Earth  
2018

**7821 IL Route 71, Yorkville**

Project Number: 19-0516A

**Smrz, Ron**



**Exhibit G**

Trees To Be Removed



09/23/2019 10:20



09/23/2019 10:21



09/23/2019 10:23



09/23/2019 10:23



09/23/2019 10:23

**Matt Asselmeier**

---

**From:** Broviak, David E <David.Broviak@illinois.gov>  
**Sent:** Thursday, September 19, 2019 2:53 PM  
**To:** Matt Asselmeier  
**Cc:** Fran Klaas; Phillips, Wayne L; Magolan, Thomas J  
**Subject:** [External]RE: 7821 Route 71 Question  
**Attachments:** Scanned from a Xerox Multifunction Printer.pdf; Site Plan.pdf

Matt,

Thank you for your email. IDOT has no concerns regarding this type of business operating at this location. The developer will be required to apply to IDOT for an access permit because of the proposed change in use at the location. At that time we will likely notify them that there is a proposed improvement along IL 71 which will require the Department to acquire ROW along IL 71.

I've included a DRAFT plan sheet for the location.

Here is a link to the study website <http://idot.illinois.gov/projects/IL-71-Study>

Thank you,  
Dave Broviak P.E.  
District 3 Studies & Plans Engineer  
Illinois Department of Transportation  
700 East Norris Drive  
Ottawa, IL 61350

Ph 815-434-8423

---

**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Thursday, September 19, 2019 12:13 PM  
**To:** Broviak, David E <David.Broviak@illinois.gov>  
**Cc:** Klaas, Francis <fklaas@co.kendall.il.us>  
**Subject:** [External] 7821 Route 71 Question

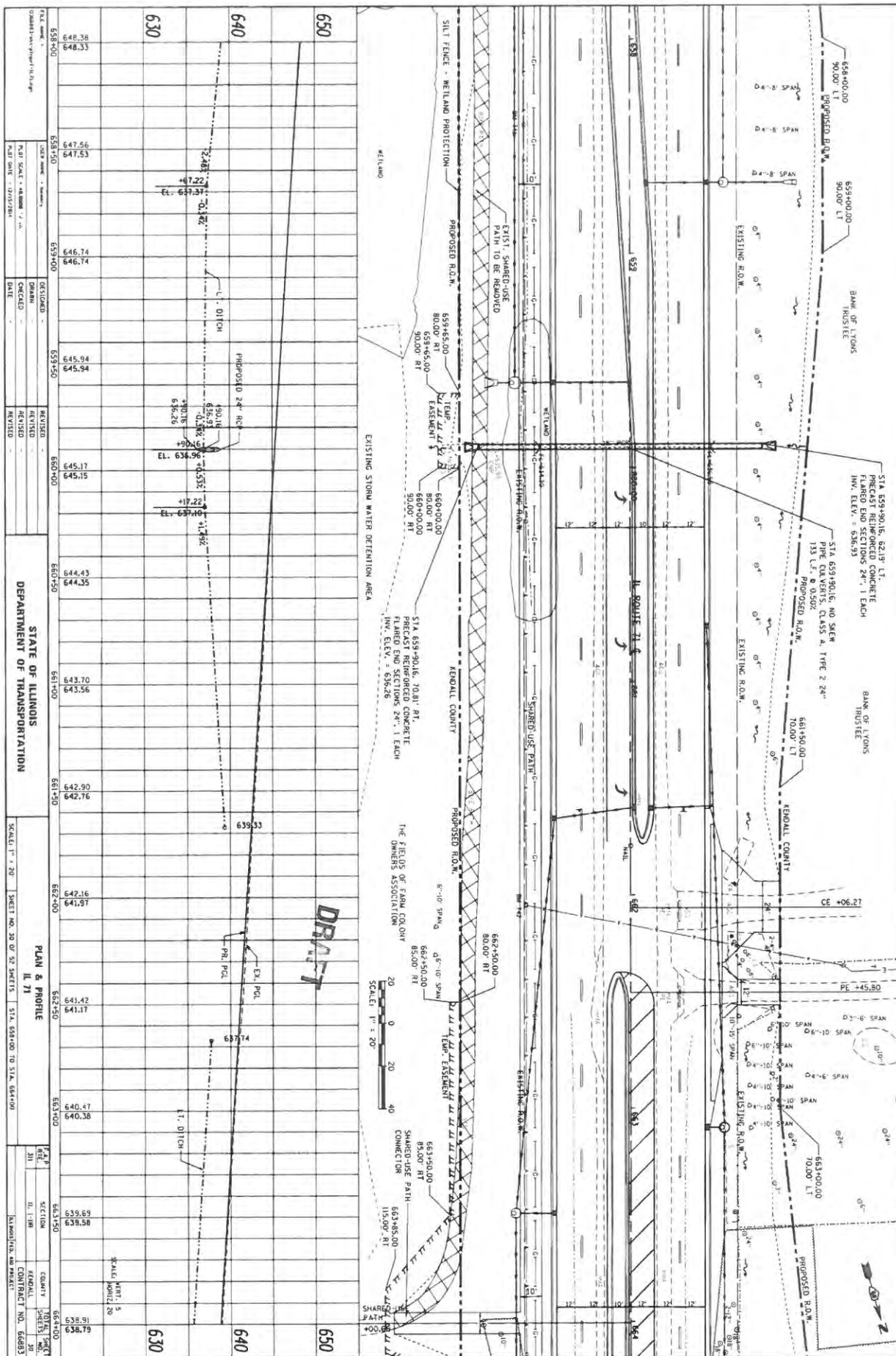
Dave:

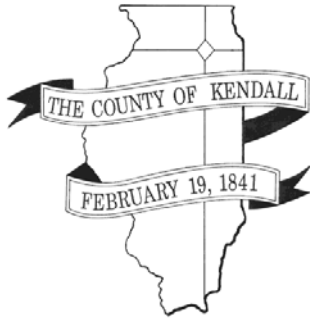
Kendall County received a request for a special use permit for a motor vehicle, boat, and trailer storage business at 7821 Route 71. Does IDOT have any concerns regarding this type of business operating at this location?

The proposed site plan is attached.

Thanks,

Matthew H. Asselmeier, AICP  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 19-35****John and Laura Gay****A-1 Special Use – Kennel****Variance – Distance From Property Zoned****Other Than Residential****INTRODUCTION**

John and Laura Gay would like to establish a kennel, The Pets Home Pet Resort and Spa, at the subject property which they own. They are also requesting a variance to allow the kennel to be approximately thirty feet, six and one half inches (30'-6 ½") from property zoned other than residential at the kennel's closest point with neighboring property. The application material, survey, and site plan are included as Attachments 1, 2, and 3 respectively.

**SITE INFORMATION**

PETITIONER John and Laura Gay

ADDRESS 3601 Plainfield Road

LOCATION Approximately 0.31 Miles North of the Intersection of Plainfield Road and Collins Road on the East Side of Plainfield Road



TOWNSHIP Oswego

PARCEL # 03-28-100-004

LOT SIZE 5.18 Acres (Gross) 4.77 (Proposed Special Use Area)

EXISTING LAND USE Agricultural/Farmstead

**ZONING** A-1 Agricultural District

LRMP	Current Land Use	Agricultural and Single-Family Residential
	Future Land Use	Suburban Residential (Max 1.0 Du/Acre)
	Roads	Plainfield Road is a County Road Classified as a Major Collector.
	Trails	None
	Floodplain/ Wetlands	None, but Morgan Creek runs along the Northeastern Boundary of the Property.

**REQUESTED ACTION** A-1 Special Use to Operate a Kennel and a Variance to Allow a Kennel to be Closer than One Hundred Fifty Feet (150') from Property Zoned Other Than Residential

**APPLICABLE REGULATIONS** Section 7.01 D.27 – A-1 Special Uses – Permits Kennels to be Located in the A-1 District if the Kennel is Located Inside and Must Be Located a Minimum of Two Hundred Fifty Feet (250') from the Lot Line of Lots Zoned Residential or Shown as Residential on the Land Resource Management Plan (LRMP) Map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential. The animals must be indoors by sunset.

Section 13.04 – Variance Procedures

Section 13.08 – Special Use Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Suburban Residential (Max 1.0 DU/Acre)	A-1 (County) R-2 (Oswego)
South	Agricultural/Farmstead	A-1	Commercial	A-1 and R-1
East	Agricultural	A-1	Suburban Residential	A-1
West	Single-Family Residential	A-1	Suburban Residential	A-1 (County) R-2 (Oswego)

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

The aerial of the property is included as Attachment 4.

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

EcoCat submitted on July 22, 2019, and found no protection species or sites in the vicinity (see Attachment 1, Pages 11-12)

**NATURAL RESOURCES INVENTORY**

NRI application submitted on September 12, 2019 (see Attachment 1, Pages 8-10)

**ACTION SUMMARY**

ZPAC Memo – Prepared by Matt Asselmeier – September 23, 2019

Page 2 of 4

**OSWEGO TOWNSHIP**

Oswego Township was emailed information on September 23, 2019.

**OSWEGO FIRE PROTECTION DISTRICT**

Oswego Fire Protection District was emailed information on September 23, 2019.

**VILLAGE OF OSWEGO**

The Village of Oswego was emailed information on September 23, 2019.

**GENERAL**

The Petitioners currently resident in the one-story frame house on the property.

Because of the shape of the property, a variance is required to the distance from the kennel to non-residentially zoned property.

**BUSINESS OPERATION**

According to the information provided to the County, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Friday from 6:00 a.m. until 6:00 p.m. The Petitioners plan to hire five (5) employees. The maximum number of dogs planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

**BUILDING AND BUILDING CODES**

As noted in the site plan (see Attachment 3), the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. The building shall consist of fourteen (14) rooms including a lobby, manager's office, restroom, bathroom, break room, laundry, dog bathing room, three (3) pet suites, and pet areas for small, medium, and large dogs. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the southeast and northeast. The fenced area would be approximately six hundred twenty (620) square feet in size and serve as a play area for the dogs.

Building and Occupancy Permits will be required for the new building.

Staff would like comments from the Oswego Fire Protection District regarding any life safety code concerns.

**ENVIRONMENTAL HEALTH**

The Petitioner indicated that they are working with the Health Department regarding well and septic facilities. Staff would like comments from the Kendall County Health Department regarding any environment health concerns.

**ROAD ACCESS**

The property fronts Plainfield Road and curb cut already exists for the proposed driveway for the kennel. The Petitioners are going to remove an existing driveway connection on the property. If this removal occurs, there would be one (1) dedicated entrance for the residence and one (1) dedicated entrance for the Kennel.

The Petitioners believe most of the traffic generated by the proposed business will occur in the morning and early evening when patrons drop-off and pick-up their pets.

Staff would like comments from the Kendall County Highway Department and Kendall County Sheriff's Department regarding any concerns about having vehicles entering and leaving Plainfield Road at this location.

**PARKING AND INTERNAL TRAFFIC CIRCULATION**

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible. The parking lot would access Plainfield Road through a twenty-two foot (22') wide asphalt driveway.

**LIGHTING**

The Petitioners plan to installed three (3) lights along the driveway and in the parking lot. These lights are twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Four (4) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting that might be installed can be found on Attachment 3, Pages 7-15). The exact light fixtures are not known.

**SIGNAGE**

The Petitioners plan to have one (1) sign along Plainfield Road.

**LANDSCAPING**

The Petitioners plan to install eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials. The specific location of the plants can be found on Attachment 3, Page 5).

**NOISE CONTROL**

The Petitioners believe the distance of their facility to existing houses combined with having the dogs indoors by sunset will prevent any noise issues.

**REFUSE PLAN**

The Petitioners plan to install an eight foot by ten foot (8' X 10') refuse enclosure and the northeastern end of the parking lot. The enclosure is proposed to be six feet (6') tall surrounded by brick with a steel gate for access. Refuse will be picked up weekly.

**RELATION TO OTHER SPECIAL USES**

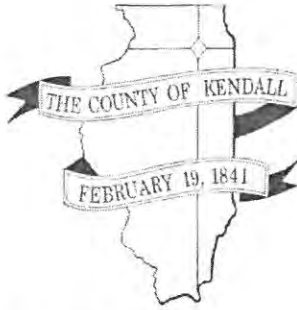
If approved, this would be the fifth active special use permit for a kennel in unincorporated Kendall County.

**RECOMMENDATION**

Before issuing a recommendation, Staff would like comments from ZPAC members and the Oswego Fire Protection District.

**ATTACHMENTS**

1. Application Materials (Including Business Plan)
2. Plat of Survey
3. Site Plan (Including Landscaping Plan and Photometric Plan)
4. Aerial



# DEPARTMENT OF PLANNING, BUILDING & ZONING

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

## APPLICATION

PROJECT NAME The Pet's Home Pet Resort and Spa

FILE #: 15-35

<b>NAME OF APPLICANT</b>		
John Gay & Laura Gay		
<b>CURRENT LANDOWNER/NAME(s)</b>		
John Gay & Laura Gay		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
4.773	3601 Plainfield Road, Oswego, IL	03-28-100-004
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agricultural & R	A-1	
<b>REQUESTED ACTION</b> (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to ____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Caitlin E. Paloian	127 Aurora Avenue, Naperville, IL 60523	caitlin@rw-attorneys.com
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
630-355-4600	630-352-3610	
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
Dan O'Donnell		dodriv@icloud.com
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
815-514-4266		
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT  <i>attorney for Petitioner</i>		DATE <u>9/17/19</u>

FEE PAID: \$ 1255.00  
CHECK #: 1119

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

RECEIVED

SEP 18 2019

KENDALL COUNTY  
PLANNING, BUILDING  
& ZONING

## DETAILED DESCRIPTION OF PROPOSED USE

Petitioner is proposing to construct a Kennel facility on the property commonly known as 3601 Plainfield Road, Oswego, IL. The Kennel will primarily offer pet daycare, boarding, and grooming services such as bathing, teeth cleaning and nail services. Petitioner plans to hire five (5) employees to assist with the day-to-day operations and the business hours of operation will be from 6:00am to 6:00pm Monday through Friday. The primary goal of this use is to provide a much-needed service of pet daycare in the community while pet owners are at work, boarding services while the pet owner is out of town, and pet grooming. The peak hours for the use will be during morning and evening rush hours, which is when the pet owners are expected to drop off and pick up their pet. Petitioner's property is situated on approximately 4.773 acres and the Kennel facility will be approximately 4,150 square feet consisting of separate play areas for small, medium, and large dogs. Each of the play areas will have access to outdoor play areas for the corresponding pet size and the outdoor play area will be enclosed in by a 6-foot tall privacy fence. In addition, Petitioner is proposing "pet suites" to board the pets comfortably. As illustrated on the site plan submitted herewith, the refuse enclosure will be 6 feet tall and enclosed with a brick screen wall and a steel gate. Additional details regarding the proposed use may be found in the Petition for Development Relief, which has been submitted with the corresponding application materials.

## LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHWEST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

FIRST AMERICAN TITLE  
FILE # 2913639

Preparer File: 2913639  
FATIC No.: 2913639

201800008546  
DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 6/21/2018 10:50 AM  
WD: 39.00 RHSPS FEE: 10.00  
STATE TAX: 355.50  
COUNTY TAX: 177.75  
PAGES: 4

THE GRANTOR(S) Richard J. Zwart Jr. and Beaty Zwart, husband and wife, of the Village of Oswego, County of KENDALL, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to John Gay and Laura Gay, husband and wife, as tenants by the entirety, of 12716 Meadow Lane Plainfield, IL 60585 of the County of Will, all interest in the following described Real Estate situated in the County of KENDALL in the State of IL, to wit:

*HUSBAND AND WIFE*

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Real Estate Index Number(s) 03-28-100-004


Address(es) of Real Estate: 3601 Plainfield Rd  
Oswego, IL 60543

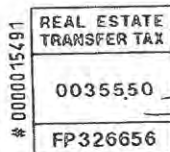
Dated this 29 day of May, 2018

Richard J. Zwart Jr.

Beaty Zwart

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
177.75 JM

 First American  
Title Insurance Company



ity Deed - Individual

STATE OF ILLINOIS  
COUNTY OF KENDALL SS

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

Given under my hand and official seal this 29 day of May, 20 18.

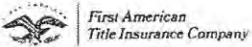


[Redacted Signature]  
Notary Public

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

Mail to:  
John & Laura Gay  
[Redacted Address]

Name and Address of Taxpayer:  
John & Laura Gay  
[Redacted Address]



Warranty Deed - Individual

201800008546 2/4

## Exhibit "A" – Legal Description

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET, THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.



First American  
Title Insurance Company

Warranty Deed - Individual

201800008546 3/4

**PLAT ACT AFFIDAVIT**  
(Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF KENDALL )

Richard Jr. and Beary Zwart, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at [REDACTED]  
Affiant states that the attached deed is *not* a violation [REDACTED]

- A. The sale or exchange is of an entire tract of land not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies;
1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
  3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  6. The conveyance is of land or highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  7. The conveyance is made to correct descriptions in prior conveyances.
  8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
  9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  10. The preparation of a plat for wind energy devices under Sec.10-620 of the Property Tax Code.
  11. Other: \_\_\_\_\_

C. The division does not meet any of the above criteria and must have county approval (page 2).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

SUBSCRIBED and SWORN TO before me  
this 29 day of May, 2018

Signature of Notary Public

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

Signature of Party



Kendall County Soil & Water  
Conservation District

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



[www.kendallswcd.org](http://www.kendallswcd.org)

## NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

**Petitioner:** John Gay & Laura Gay **Contact Person:** Caitlin Paloian, Attorney for Petitioner  
**Address:** [REDACTED] **127 Aurora Avenue**  
**City, State, Zip:** [REDACTED] **Naperville, IL 60563**  
**Phone Number:** ( ) [REDACTED] **( ) 630-355-4600**  
**Email:** [REDACTED] **caitlin@rw-attorneys.com**

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

### Site Location & Proposed Use

**Township Name** Oswego **Township** 37 **N, Range** 8 **E, Section(s)** 28  
**Parcel Index Number(s)** 03-28-100-004  
**Project or Subdivision Name** The Pet's Home Pet Resort and Spa **Number of Acres** 4.773  
**Current Use of Site** Residential & Agricultural **Proposed Use** Residential Home & Pet Kennel  
**Proposed Number of Lots** 1 **Proposed Number of Structures** 2  
**Proposed Water Supply** **Proposed type of Wastewater Treatment**  
**Proposed type of Storm Water Management**

### Type of Request

- ☐ Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_  
☒ Variance (Please describe fully on separate page)  
☒ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County

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

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

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

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

Fee for first five acres and under	\$ 375.00
0 Additional Acres at \$18.00 each	\$
<b>Total NRI Fee</b>	<b>\$ 375.00</b>

**NOTE:** Applications are due by the 1<sup>st</sup> 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.

[Signature]  
Petitioner or Authorized Agent

9/12/19  
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 \_\_\_\_\_

KENDALL COUNTY SOIL & WATER CONSERVATION DISTRICT  
PETITIONER'S REQUEST FOR A SPECIAL USE PERMIT AND VARIANCE FROM  
KENDALL COUNTY

Petitioner's John and Laura Gay are the Owner's of the Property commonly known as 3601 Plainfield Road, Oswego, IL and are petitioning to Kendall County to approve: (i) a special use to allow the operation of a Kennel on the Property for the purposes of providing pet daycare, boarding, and grooming services; and (ii) a variance from the 150' setback requirement from lots zoned other than Residential as set forth in the A'1 zoning district in connection with the operation of a Kennel.

2-1/710

DATE 3-8-19

THE PET'S HOME, LLC  
3601 PLAINFIELD RD.  
OSWEGO, IL 60543-9643

PAY TO THE ORDER OF Keshell County Sol. + Water Conserv. \$ 375.00

Three Hundred & Seventy Five - 00/100

CHASE  
JPMorgan Chase Bank, N.A.  
www.Chase.com

Security Features  
Check for Sure.

DOLLARS

MEMO

MP



**Applicant:** Civil and Environmental Consultants, Inc  
**Contact:** Ian Jorgensen  
**Address:** 1230 E. Diehl Road  
Suite 200  
Naperville, IL 60563

**IDNR Project Number:** 2000749  
**Date:** 07/22/2019

**Project:** 3601 Plainfield Road  
**Address:** 3601 Plainfield Road, Oswego

**Description:** The development of a property with a native drainage feature within the property constraints.

### Natural Resource Review Results

*This project was submitted for information only. It is not a consultation under Part 1075.*

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

#### Location

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

**County:** Kendall

**Township, Range, Section:**  
37N, 8E, 28



#### **IL Department of Natural Resources**

##### **Contact**

Impact Assessment Section  
217-785-5500  
Division of Ecosystems & Environment

#### **Disclaimer**

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

#### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 2000749

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

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

### **Privacy**

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

STATE OF ILLINOIS            )  
   )  
 COUNTY OF KENDALL         )

**PETITION TO KENDALL COUNTY FOR DEVELOPMENT RELIEF**

**THE UNDERSIGNED** Petitioner, John Gay & Laura Gay (hereinafter the “Petitioner(s)”), as the owner of the property legally described on **Exhibit A** (hereinafter the “Property”), respectfully petitions Kendall County (the “County”) to (i) approve a special use to allow the operation of a Kennel on the Property; (ii) approve a variance from the 150’ setback requirement from lots zoned other than Residential as set forth in the A-1 zoning district in connection with the operation of a Kennel; and (iii) to approve such other relief from the Kendall County Code (the “Code”) as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

1. The Property consists of approximately 4.773 acres, commonly known as 3601 Plainfield Road, Oswego, Illinois 60543;
2. The Property is zoned A-1 (Agricultural) in unincorporated Kendall County;
3. The Property is currently improved with a single-family home in which the Petitioners reside;
4. Petitioner seeks to develop a portion of the Property into a Kennel offering pet daycare, boarding, and grooming services;
5. The existing land uses surrounding the Property are as follows:
  - a. North: A-1 Zoning in unincorporated Kendall County: vacant farmland & residential home
  - b. East: A-1 Zoning in unincorporated Kendall County: vacant farmland
  - c. Southeast: A-1 Zoning in unincorporated Kendall County: vacant farmland

- d. Southwest: A-1 Zoning in unincorporated Kendall County: Farm & residential homes
- e. West: R-2 Single-Family Residence District in Oswego: Residential homes

**SPECIAL USE FOR THE OPERATION OF A KENNEL**

6. Petitioner's proposed special use for a Kennel meets the standards as set forth in the Code as follows:

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

Operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties to the north, east, and southeast are vacant farmland also zoned A-1 in Kendall County. There are no existing structures on adjacent properties within 100 feet of the Property line. Taking into account the residential properties to the west and southwest of the Property, Petitioner thoughtfully planned the proposed kennel location to be situated on the east end of the Property, thereby well-exceeding the 250' setback requirement from any residential district set forth in the Code. In addition, Petitioner has a waste management plan as well as a noise management plan in connection with the operation of the special use.

Petitioner will install 6-foot tall fencing surrounding the perimeter of the proposed Kennel and its outdoor play area. Petitioner's plans illustrate the measures that will be taken to ensure the special use will not endanger the public health, safety, morals, comfort, or general welfare.

- b. *That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in*

*question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole; and*

Petitioner's plan for the special use involves taking measures above and beyond what is otherwise required pursuant to the Code. As previously mentioned, the Property is essentially surrounded by vacant farmland similarly zoned A-1 in Kendall County. Taking into consideration the nearby residential zoned properties in Oswego, Petitioner thoughtfully positioned the proposed kennel further east, thereby exceeding the 250' setback requirement from properties zoned residential. In addition, 6-foot privacy fencing will be provided around the perimeter of the Kennel facility to ensure the safety of the animals as well as maintain privacy from the nearby properties. Petitioner will also install any necessary security lighting and will not allow animals to be located outside at times other than during the hours of operation, which will comply with the standards set forth in the Code.

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

Petitioner is not proposing new access points to the Property for ingress and egress. Petitioner's home is currently located on the west end of the Property fronting Plainfield Road. Since there is already an existing curb cut, Petitioner's plan shows a driveway extending to the single-family home, as well as an extension of the driveway leading to the rear of the Property for customer access to the Kennel. Petitioner will provide adequate parking for its employees and customers in compliance with County requirements.

As it relates to plumbing, Petitioner is working with the Health Department to ensure all plumbing will comply with the Health Department's standards. In addition, the special use will not require additional drainage facilities for stormwater.

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

Petitioner has requested a variance from the Code standards with respect to the 150' setback requirement from any property not zoned Residential. In all other respects, the special use conforms to the applicable regulations set forth in the Code. In addition, Petitioner's hours of operation will be from 6:00am-6:00pm, and Petitioner will ensure the animals will be indoors by sunset in compliance with the Code.

- e. *That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

The special use is consistent with the Land Resource Management Plan (LRMP) in that the Property will still be used as a residence for the Petitioners who will be the sole owners and operators of the Kennel. The LRMP identifies specific goals and objectives with respect to Agricultural uses and specifically encourages opportunities for locally owned businesses while protecting the existing character of rural areas (*LRMP – Kendall County Northern Three Townships p. 34 & 44*). Traditional agricultural uses in Kendall County encourage farm animals and dairy and livestock farming. The special use involves animals, but is limited to household pets and will operate on a much smaller scale of less intensity than traditional farming operations. Therefore, the special use is consistent with the LRMP goals and objectives as it relates to Agricultural uses.

**VARIANCE FROM THE REQUIRED 150' FROM LOTS ZONED OTHER THAN RESIDENTIAL**

7. The variance meets the standards as set forth in the Code as follows:

- a. *That the particular physical surroundings, shape, or topographical condition of 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; and*

The Property is shaped irregularly, which results in the particular hardship Petitioner is facing. If Petitioner elected to construct the Kennel where the Property is widest, another variance would be triggered as Petitioner would then not meet the 250' setback requirement from any residential zoned Property. Constructing the Kennel further east avoids Petitioner from the aforementioned variance, but results in the need for a variance from the Code requirement of the Kennel being located 150' from lots zoned other than residential due to the narrowing nature of the Property. Therefore, the shape of the Property is unique and creates a hardship out of the Petitioner's control.

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

The size of the Property and its configuration is very unique and not typical of other lots zoned Agricultural. Due to not only the size of the Property, but also its unique dimensions, Petitioner requires a variance where other Properties zoned Agricultural may not.

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

Petitioners purchased the Property in its current state and therefore, the lot configuration is an existing condition not caused by the Petitioners.

- d. *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; and*

The Property is immediately adjacent to Plainfield road and Agricultural zoned properties. The proposed special use will be located approximately 35 feet away from the southern Property line. Kendall County previously passed Ordinance No. 2016-02 granting a special use for the operation of a kennel facility, which included a structure located 25 feet from a non-residential zoned Property. Petitioner's proposal illustrates the use to be located further from the nearest adjacent property not zoned residential than the previously approved kennel. The request for a variance from the 150' setback requirement from all properties zoned other than residential will not have a negative impact on nearby properties given the agricultural nature of the surrounding properties. Moreover, there are no structures on adjacent properties within 100 feet of the Property.

- e. 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 the property values within the neighborhood.*

The requested variance would allow for construction of a Kennel as part of a special use. The proposed Kennel will not impair an adequate supply of light and air to adjacent properties as it will operate very similar to traditional Agricultural uses. The Kennel will not increase the congestion in the public streets as the peak times for visitors will be limited to 6:00am and 6:00pm, Monday through Friday, when customers are dropping off and picking up their pet(s). Lastly, the Kennel will be constructed in compliance with the applicable Code regulations and will not increase the danger of fire, endanger the public safety, or substantially diminish or impair nearby property values.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner respectfully petitions the County to (i) approve a special use to allow the operation of a Kennel on the Property; (ii) approve a variance from the 150' setback requirement from lots zoned other than

Residential as set forth in the A-1 zoning district in connection with the operation of a Kennel;  
and (iii) to approve such other relief from the Code as may be deemed necessary and appropriate  
to develop the Property consistent with the plans submitted herewith.

**RESPECTFULLY SUBMITTED** this 17<sup>th</sup> day of September, 2019.

PETITIONER:

John Gay & Laura Gay

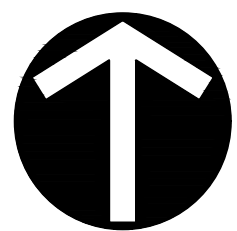
By: 

Caitlin E. Paloian  
Rosanova & Whitaker, Ltd.  
Attorney for Petitioners

**EXHIBIT A**

**LEGAL DESCRIPTION**

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHWEST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.



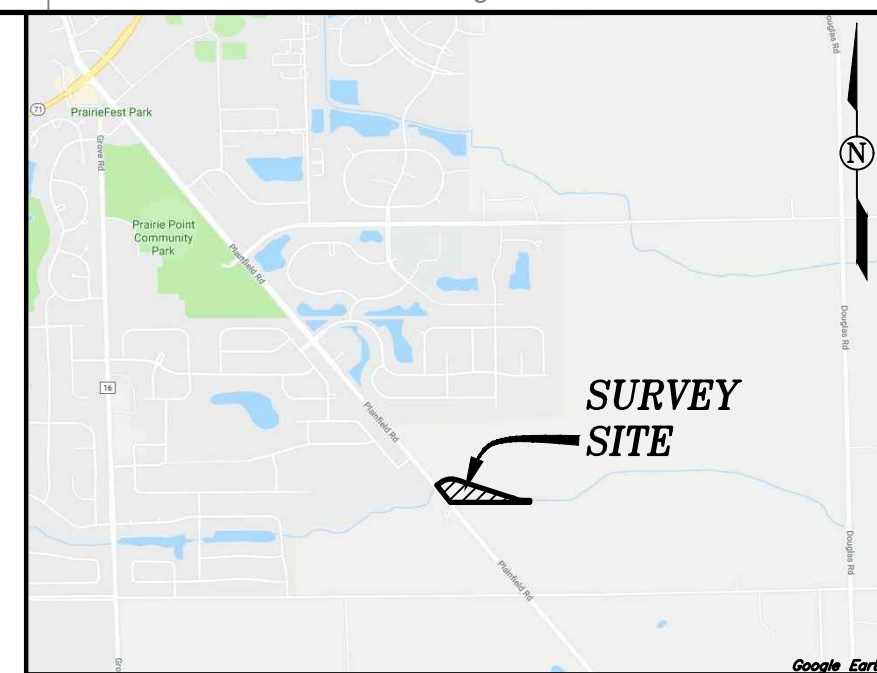
NORTH

# PLAT OF SURVEY OF

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

## AREA SUMMARY

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

LOCATION MAP  
(N.T.S.)

## OWNER

JOHN AND LAURA GAY  
3601 PLAINFIELD ROAD  
OSWEGO, IL 60543PIN:  
03-28-100-004  
ADDRESS:  
3601 PLAINFIELD ROAD  
OSWEGO, IL 60543

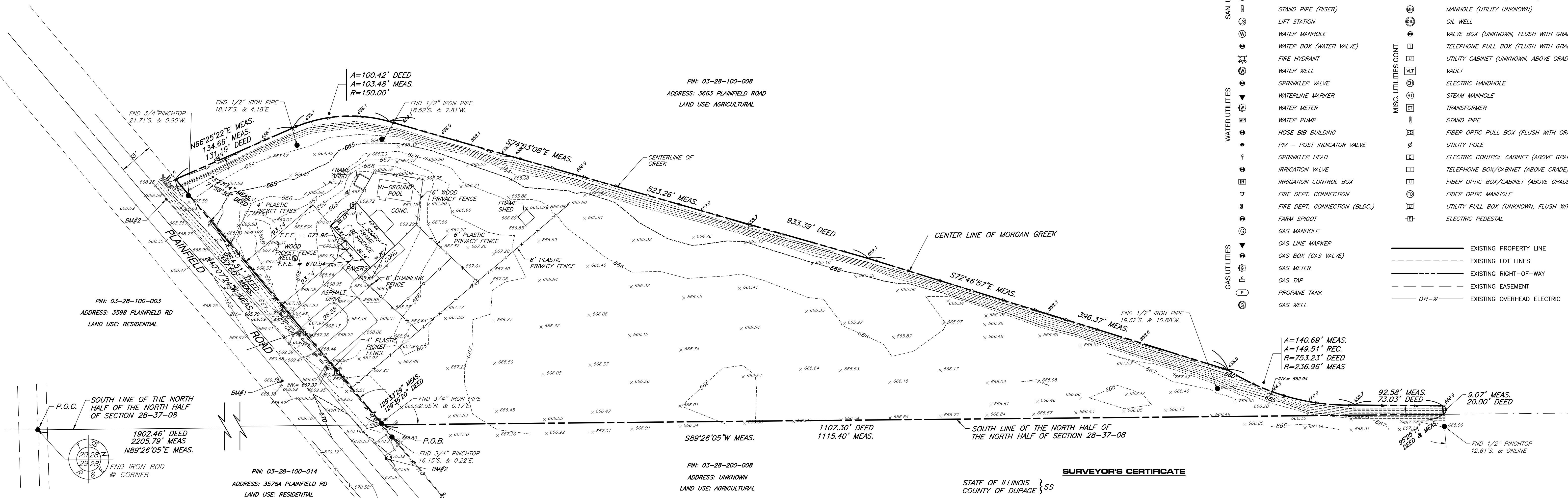
## REVISION RECORD

NO.	DATE	DESCRIPTION
1	9/10/19	REVISE PER ATTORNEY REVIEW

## EXISTING LEGEND:

TOPOGRAPHIC SYMBOLS	TOPOGRAPHIC SYMBOLS	TOPOGRAPHIC SYMBOLS
FLAG POLE	GROUND LIGHT	SIGN
LIGHT STANDARD	AC UNIT	BOLLARD
STORM MANHOLE	CATCH BASIN (TYPE)	CURB INLET
RISER PIPE	INLET (CIRCULAR)	DRAIN
BEEHIVE INLET SQUARE	INLET SQUARE	FLARED END SECTION
SANITARY MANHOLE	CLEAN OUT	COMBINATION MANHOLE
STAND PIPE (RISER)	LIFT STATION	WATER MANHOLE
WATER BOX (WATER VALVE)	FIRE HYDRANT	WATER WELL
SPRINKLER VALVE	WATERLINE MARKER	WATER METER
WATER PUMP	HOSE BIB BUILDING	PIV - POST INDICATOR VALVE
SPRINKLER HEAD	IRRIGATION VALVE	IRRIGATION CONTROL BOX
FIRE DEPT. CONNECTION	FIRE DEPT. CONNECTION (BLDG.)	FARM SPIGOT
GAS MANHOLE	GAS LINE MARKER	GAS BOX (GAS VALVE)
GAS METER	GAS TAP	PROPANE TANK
GAS WELL		

EXISTING PROPERTY LINE  
EXISTING LOT LINES  
EXISTING RIGHT-OF-WAY  
EXISTING EASEMENT  
EXISTING OVERHEAD ELECTRIC



## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

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

FIELDWORK WAS COMPLETED ON AUGUST 29, 2019.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF SEPTEMBER, 2019.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992  
LICENSED VALID THROUGH NOVEMBER 30, 2020SCALE IN FEET  
0 50 100

## SURVEYOR'S NOTES

- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
- COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE.
- BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED HEREIN, REFER TO YOUR TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.
- IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD MAP NO. 17093C0065H WITH EFFECTIVE DATE OF JANUARY 8, 2014.
- THE SURVEYED PROPERTY IS WITHIN THE MORGAN CREEK DRAINAGE DISTRICT PER THE KENDALL COUNTY GIS ONLINE "MORGAN CREEK DRAINAGE DISTRICT KENDALL COUNTY -2013-" MAP.
- THE SURVEYED PROPERTY'S LAND USE IS A-1 AGRICULTURAL DISTRICT PER THE KENDALL COUNTY ONLINE GIS ZONING ORDINANCE.
- THERE WERE NO HABITABLE STRUCTURES OBSERVED WITHIN 100 FEET OF THE SURVEYED PROPERTY.

## BENCHMARKS

### REFERENCE BENCHMARK:

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

### SITE BENCHMARKS:

- MAG NAIL IN THE NORTH SIDE OF DRIVEWAY ENTRANCE FROM PLAINFIELD ROAD TO PROPERTY KNOWN AS 3598 PLAINFIELD ROAD. SAID DRIVEWAY IS OPPOSITE THE SOUTH DRIVEWAY ENTRANCE TO THE SUBJECT SITE.  
ELEVATION=669.33
- MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD SOUTH OF FIELD ENTRANCE TO SOUTH PROPERTY ADJACENT TO SUBJECT SITE. SAID MAG NAIL IS 35.6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT SITE.  
ELEVATION=670.56
- MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD 13.5± FEET SOUTH OF THE CENTER LINE OF THE HEADWALL OF MORGAN CREEK ALONG THE NORTH PROPERTY LINE OF THE SUBJECT SITE. SAID MAG NAIL IS 23.6 FEET WEST OF FOUND 3/4-INCH PINCHTOP NEAR THE NORTHWEST PROPERTY CORNER OF THE SUBJECT SITE.  
ELEVATION=670.56



Civil &amp; Environmental Consultants, Inc.

1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027  
www.cecinc.com

## PLAT OF SURVEY

Situate In

KENDALL COUNTY  
ILLINOIS

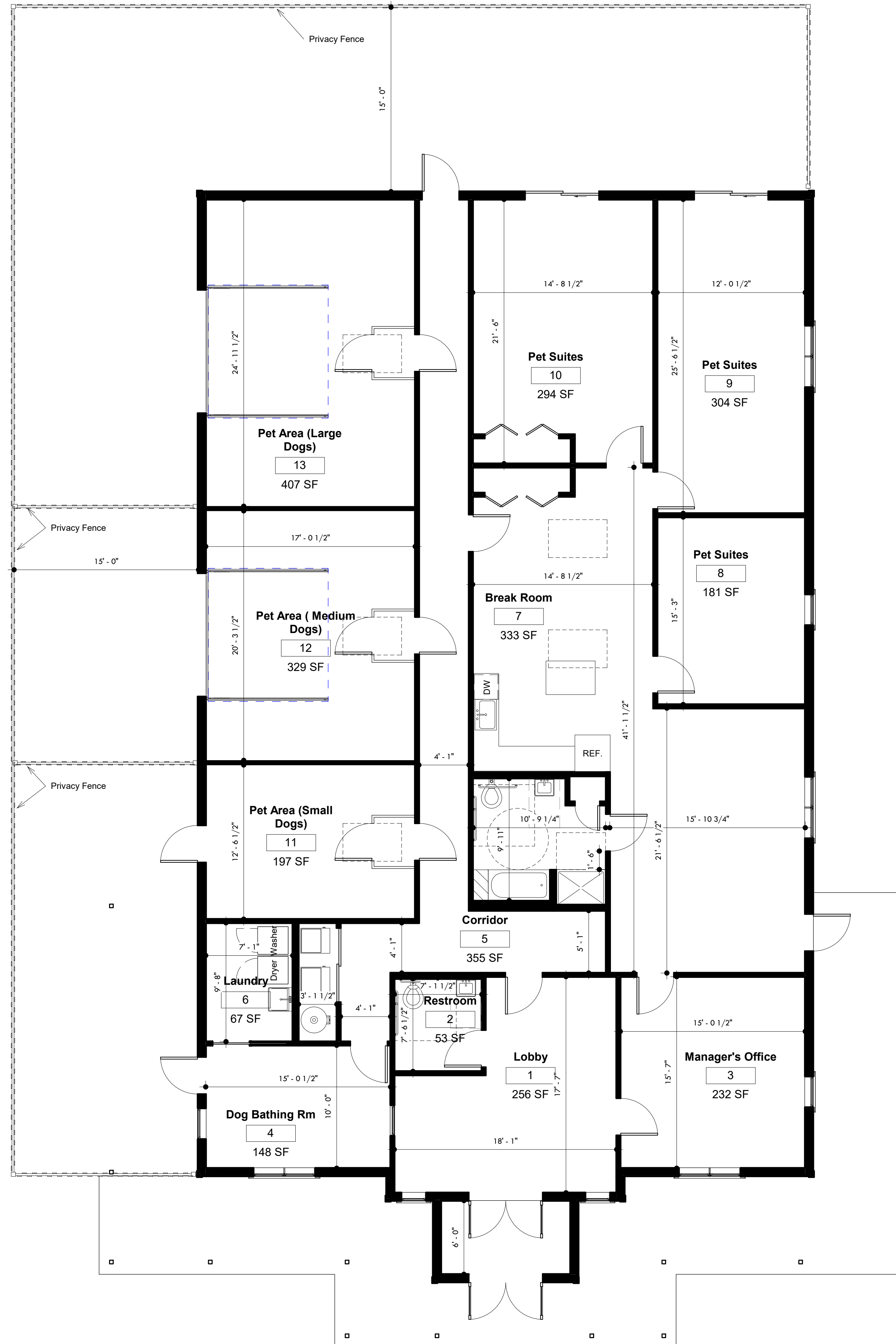
Made For

MADONNA DEVELOPMENT INC.  
8801 W 143RD STREET  
ORLAND PARK, ILLINOIS 60462

DATE: SEPTEMBER 4, 2019	SCALE: 1"=50'	DRAWING NO.:
DRAWN BY: SRH	CHECKED BY: DRM	SV01
PROJECT NO: 194-473.0001	APPROVED BY: DRM	SHEET 1 OF 1



www.archstudioltd.net



① First Floor Plan  
3/16" = 1'-0"

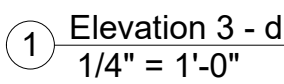
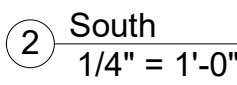
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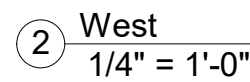
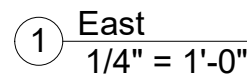
John and Laura Gay
The Pets Home Pet Resort and Spa
Floor Plan

Project number	2019-071
Date	2019-09-10
Drawn by	SAS
Checked by	Checker

A-1.0

Scale	3/16" = 1'-0"
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www.archstudioltd.net



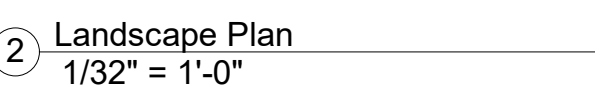
## Canopy Trees

### Decidious Shrubs

### Evergreen Shrubs

### Groundcovers, Grasses, and Perennials

<u>SYMBOL</u>	<u>QUANTITY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>COMMENTS</u>
MP	6	Miscanthus sinensis Purpurascens	Purple Miscanthus Grass	1 gal.	-

[illegible]

Project number	2019-071
Date	2019-09-10
Drawn by	Author
Checked by	Checker

A-3.0

Scale	As indicated
-------	--------------





Fixture Type: F4

# LED TRADITIONAL WALLPACKS (SWPM)



**CONSTRUCTION:** Precision die-cast aluminum housing with stainless steel hardware, tempered borosilicate glass refractor and ingress resistant gasket. Knock-out on housing for available button photocell accessory

**LEDs:** Select High-performance LEDs. Color temperature available in 5000K and 4000K

**CRI:** Reference below Technical / Lumen Output chart

**ELECTRICAL:** Class 2 driver has universal voltage (120-277V, 50/60 Hz) input. 10Kv surge protection standard.

**DIMMING:** 0-10 volt dimming, standard

**OPERATING TEMPERATURE:** -35° through 40°C (-31° through 104°F)

**PHOTOCELL:** 120-277 photocell standard with cover.

**DISTRIBUTION:** Highly specular forward throw reflector

**FINISH:** Chip and fade resistant powder coat finish

**PHOTOMETRICS:** Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data

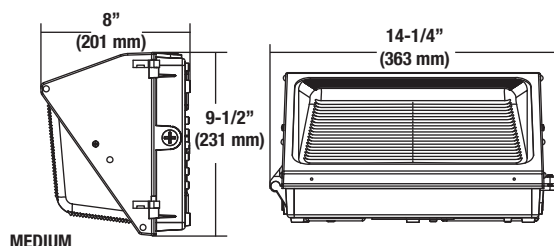
**INSTALLATION:** Luminaire features a back plate designed to be easily mounted to a 4" square electrical junction box

**EXPECTED LIFE:** Minimum 50,000 hours

**WARRANTY:** Limited 5-year warranty

**LISTING:** UL listed to U.S. and Canadian safety standards. Suitable for wet locations.

## DIMENSIONS



## TECHNICAL INFORMATION

SWPM	PL1		PL2	
Color Temperature	4000K	5000K	4000K	5000K
System Wattage	50w	50w	68w	68w
Replaces	150w HID	150w HID	250w HID	250w HID
Lumens	4837 lms	5018 lms	6237 lms	6365 lms
Lumens Per Watt	98 lpw	100 lpw	92 lpw	94 lpw
CRI	80	80	84	83
Dimensions (Inches)	7.5" x 14.3" x 9.2"			
Weight	8.82 lbs.			



**IP65**  
**lighting facts®**  
A Program of the U.S. DOE

LED TRADITIONAL  
WALLPACKS (SWPM)

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **SWPM WB LED PL1 40 UE BRZ PD**

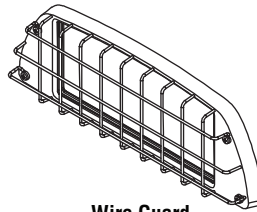
Fixture Type: F4

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish <sup>1</sup>	Controls
SWPM (Medium LED Wall Pack)	WB - Wide Beam Flood	LED	PL1 - Performance Level 1 PL2 - Performance Level 2	40 - 4000K 50 - 5000K	UE - Universal Voltage (120-277V)	BRZ - Bronze	PD - Photocell Dimming

1. Black, white and specialty finishes available. Consult factory for prices and lead time.

## ACCESSORIES ORDERING INFORMATION

Order Number	Description
SWPMWG - Medium Wire Guard	



Wire Guard

## BUG Listing

## SWPM - TYPE WB

Perform. Level	Color Temp. *	Lumens	Watts	LER	BUG Rating
PL1	40	4837	50	98	B1-U4-G3
	50	5018	50	100	B1-U4-G3
PL2	40	6239	68	92	B1-U4-G4
	50	6364	68	94	B1-U4-G4

\* Color Temperature: 40-4000K, 50-5000K



IP65

lighting facts<sup>®</sup>  
A Program of the U.S. DOE

DESCRIPTION

The classic lines and sophisticated construction of Vision Site LED luminaire makes it an ideal complement to site design. Offering LED technology across the AVS and AVM, the Vision Site luminaire provides true family scaling in both physical form and lumen capability for architectural site lighting applications. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

**HOUSING:** Heavy-wall one-piece, die-cast aluminum housing has precise tolerance control and repeatability in manufacturing. Housing features a partition wall that isolates driver components for cooler operation. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR:** One-piece, die-cast aluminum construction with tool-less release latch. Door swings down and is retained on two catch hinges. **GASKET:** Continuous gasket provided to seal housing to optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Tool-less release door latch is stainless steel/aluminum construction, painted to match housing and allows access to internal housing and electrical components.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K

CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

**ARM:** One-piece extruded aluminum arm available in standard 5" lengths (AVS) and 6" and 10" (AVM). Internal bolts guides allow easy positioning of fixture during installation to pole or wall surface. **STRUCTURAL MOUNT:** Die-cast aluminum cleat

factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish color or optional natural finish. Product works in conjunction with dedicated accessory arms (order separately). Poles are provided pre-drilled when structural mount option drill pattern is specified. Additional mounting accessories available.

Finish

Housing is finished in five-stage super premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.



AVS/AVM  
VISION SITE LED

1 - 6 LightBARs  
Solid State LED

AREA/SITE LUMINAIRE



CERTIFICATION DATA

UL/cUL Listed  
ISO 9001  
IP66 LightBARs  
LM79 / LM80 Compliant  
1.5 G Vibration Tested  
DesignLights Consortium™ Qualified\*

ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

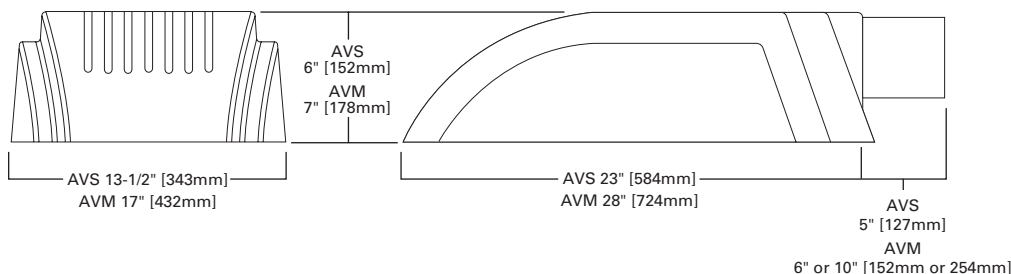
EPA

**Effective Projected Area:** (Sq. Ft.)  
**AVS Single:** 1.18 w/Arm  
**AVS Single Structural:** 1.27 w/Arm  
**AVM Single:** 1.89 w/Arm  
**AVM Single Structural:** 2.09 w/Arm

SHIPPING DATA

**Approximate Net Weight:**  
**AVS:** 35 lbs. (15.91 kgs.)  
**AVM:** 51 lbs. (23.18 kgs.)

DIMENSIONS



POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	150W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	3,064	6,128	9,192	12,255	15,319	18,383
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	3,084	6,168	9,252	12,336	15,420	18,504
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	3,022	6,044	9,066	12,088	15,110	18,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
5MQ	Lumens	3,224	6,448	9,672	12,896	16,120	19,344
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	3,184	6,368	9,551	12,735	15,919	19,103
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
5XQ	Lumens	3,181	6,361	9,542	12,722	15,903	19,083
	BUG Rating	B2-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G4	B4-U0-G4
SL2	Lumens	3,055	6,110	9,165	12,220	15,275	18,331
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
SL3	Lumens	3,036	6,072	9,108	12,145	15,181	18,217
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
SL4	Lumens	2,954	5,908	8,862	11,816	14,771	17,725
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
RW	Lumens	3,124	6,248	9,372	12,496	15,620	18,744
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,782	5,565	8,347	11,130	13,912	16,695
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4

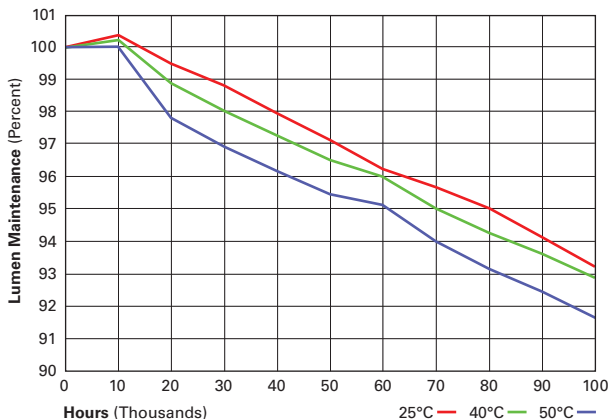
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs		F01	F02	F03	F04	F05	F06
Drive Current		1A Drive Current					
Power (Watts)		26W	55W	78W	102W	133W	157W
Current @ 120V (A)		0.22	0.46	0.66	0.86	1.12	1.31
Current @ 277V (A)		0.10	0.21	0.29	0.37	0.50	0.58
Power (Watts)		32W	60W	85W	105W	137W	164W
Current @ 347V (A)		0.11	0.19	0.28	0.30	0.41	0.49
Current @ 480V (A)		0.09	0.15	0.21	0.22	0.31	0.37
T2	Lumens	2,529	5,059	7,588	10,117	12,646	15,176
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,546	5,092	7,638	10,183	12,729	15,275
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,495	4,990	7,484	9,979	12,474	14,969
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,662	5,323	7,985	10,646	13,308	15,969
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,628	5,257	7,885	10,513	13,142	15,770
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,626	5,251	7,877	10,502	13,128	15,754
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3	B4-U0-G4
SL2	Lumens	2,522	5,044	7,566	10,088	12,610	15,132
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,506	5,013	7,519	10,026	12,532	15,039
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL4	Lumens	2,439	4,877	7,316	9,755	12,193	14,632
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	2,579	5,158	7,737	10,316	12,894	15,473
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
SLL/SLR	Lumens	2,297	4,594	6,891	9,188	11,485	13,782
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3

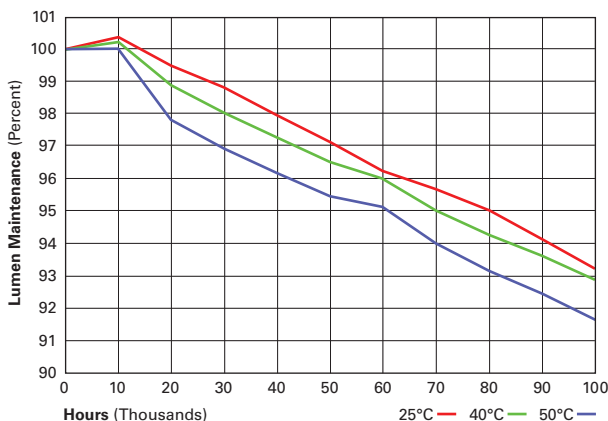
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

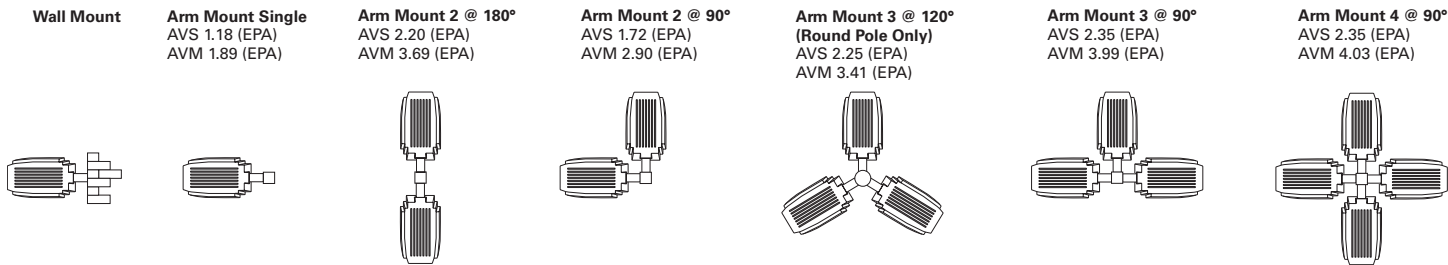
\* Per IESNA TM-21 data.

LUMEN MULTIPLIER

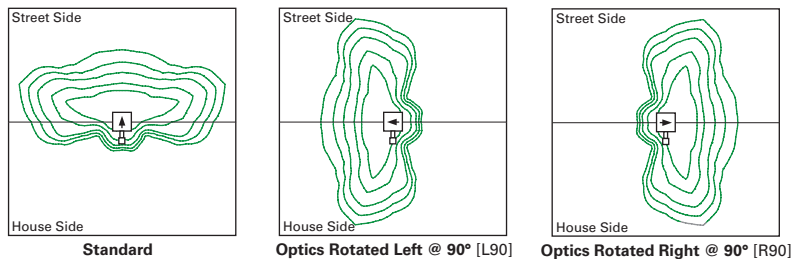
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



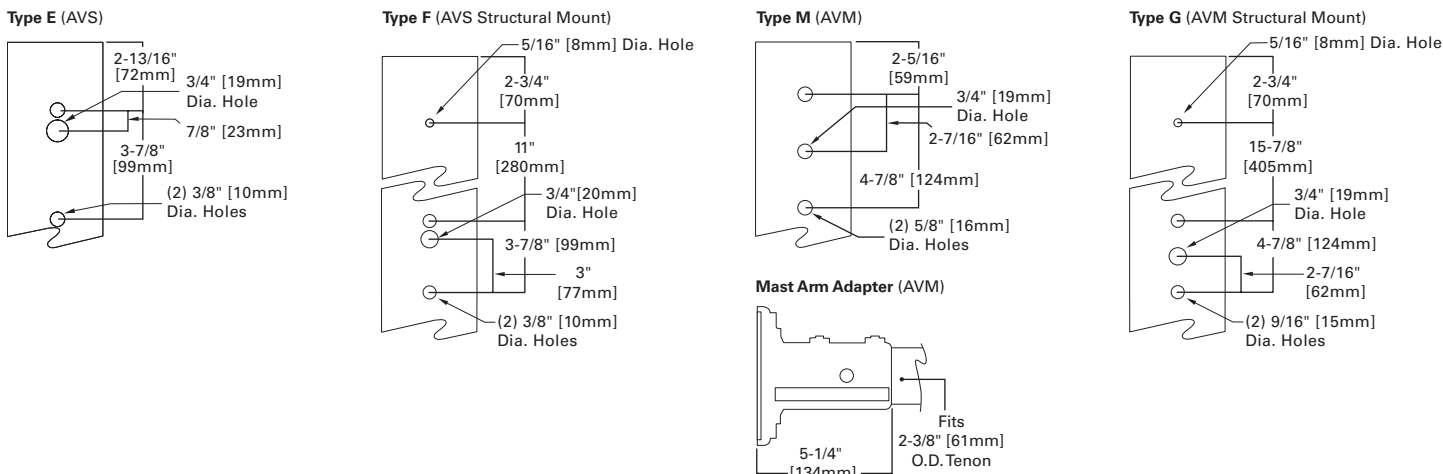
MOUNTING VARIATIONS AND EPAS



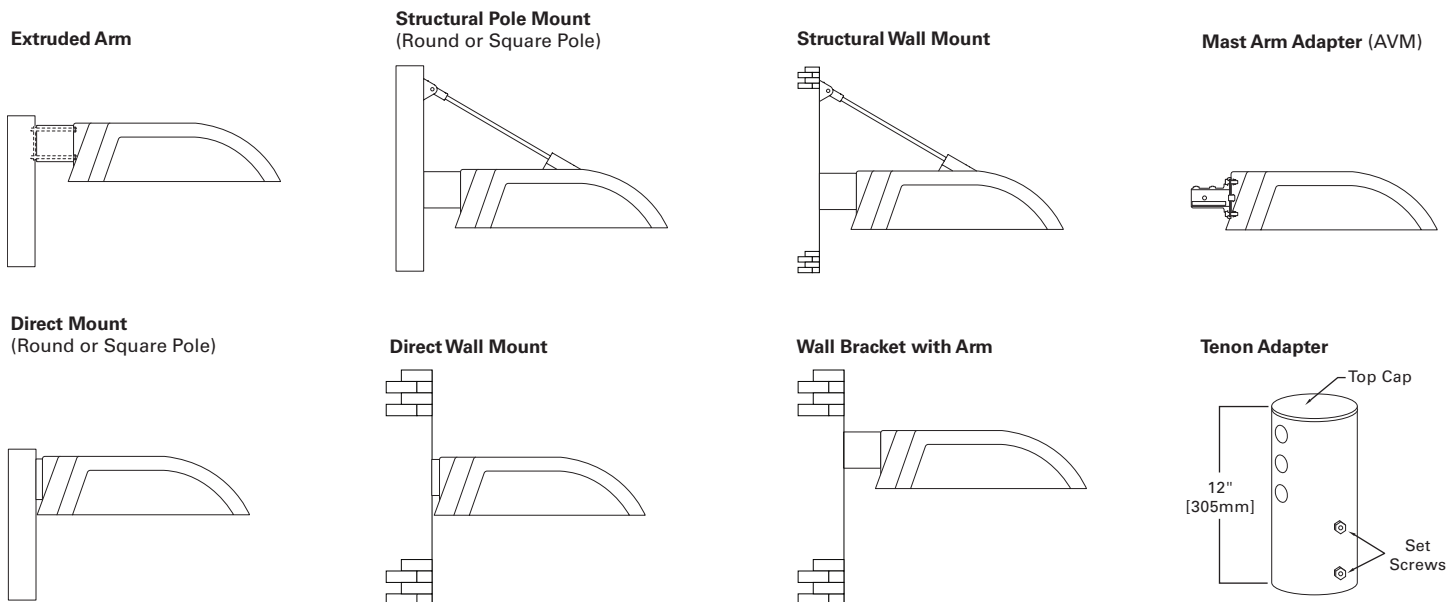
OPTIC ORIENTATION



POLE DRILLING PATTERNS AND MOUNTING OPTIONS



MOUNTING OPTIONS AND ACCESSORIES



## ORDERING INFORMATION

Sample Number: AVS-E04-LED-E-U-T3-AP-CPS

Product Family <sup>1,2,3</sup>	Number of LightBARs <sup>4,5</sup>	Lamp Type	Ballast Type	Voltage	Distribution	Color <sup>8</sup>
AVS=Vision Site Small AVM=Vision Site Medium	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs <sup>6</sup> E06=(6) 21 LED LightBARs <sup>6</sup> F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs <sup>6</sup> F06=(6) 7 LED LightBARs <sup>6</sup>	LED=Solid State Light Emitting Diode	E=Electronic	U=Universal (120-277V) 8=480V <sup>7</sup> 9=347V	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Structural Options <sup>3,9</sup>			Options (Add as Suffix)			
<p><b>Pole Mount</b></p> <p>CPS=Strut Rod/Square Pole (Painted to match fixture. Does not include arm) <sup>10</sup></p> <p>CSS=Strut Rod/Square Pole Stainless Steel (Clevis painted to match fixture. Does not include arm) <sup>10</sup></p> <p>CPR=Strut Rod/Round Pole (Painted to match fixture. Does not include arm) <sup>11</sup></p> <p>CSR=Strut Rod/Round Pole Stainless Steel (Clevis painted to match fixture. Does not include arm) <sup>11</sup></p> <p><b>Wall Mount</b></p> <p>CPW=Strut Rod/Wall Mount (Painted to match fixture. Does not include arm) <sup>12</sup></p> <p>CSW=Strut Rod/Wall Mount Stainless Steel (Clevis painted to match fixture. Does not include arm) <sup>12</sup></p>			<p>2L=Two Circuits <sup>13</sup></p> <p>7030=70 CRI / 3000K CCT</p> <p>7050=70 CRI / 5000K CCT <sup>14</sup></p> <p>7060=70 CRI / 5700K CCT</p> <p>8030=80 CRI / 3000K CCT</p> <p>L90=Optics Rotated Left 90°</p> <p>R90=Optics Rotated Right 90°</p> <p>3=Three-Position Terminal Block</p> <p>4=NEMA Photocontrol Receptacle</p> <p>U=UL Listed/CSA Certified</p> <p>ICB=Integral Cold Weather Battery Pack (Specify 120 or 277V) <sup>15</sup></p> <p>DIM=0-10V Dimming Driver</p> <p>MS-LXX=Motion Sensor for ON/OFF Operation <sup>16</sup></p> <p>MS/X-LXX=Motion Sensor for Bi-Level Switching <sup>17</sup></p> <p>DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>18</sup></p> <p>DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>18</sup></p> <p>HSS=Field Installed House Side Shield <sup>19</sup></p>			
Accessories (Order Separately) <sup>20</sup>						
OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA1223=10kV Circuit Module Replacement LS/HSS=Factory Installed House Side Shield <sup>21</sup>  AVS SA1071-XX=5" Arm for Square Pole SA1073-XX=Direct Mount for Square Pole SA1074-XX=5" Arm for Round Pole SA1076-XX=Direct Mount for Round Pole SA1077-XX=Wall Bracket with 5" Arm <sup>22</sup> SA1200-XX=Direct Wall Mount Kit <sup>22</sup> SA1101-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon SA1102-XX=2 @180° Tenon Adapter for 2-3/8" O.D. Tenon SA1103-XX=3 @120° Tenon Adapter for 2-3/8" O.D. Tenon SA1104-XX=4 @90° Tenon Adapter for 2-3/8" O.D. Tenon SA1105-XX=2 @90° Tenon Adapter for 2-3/8" O.D. Tenon SA1106-XX=3 @90° Tenon Adapter for 2-3/8" O.D. Tenon SA1107-XX=2 @120° Tenon Adapter for 2-3/8" O.D. Tenon		SA1108-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon SA1109-XX=2 @180° Tenon Adapter for 3-1/2" O.D. Tenon SA1110-XX=3 @120° Tenon Adapter for 3-1/2" O.D. Tenon SA1111-XX=4 @90° Tenon Adapter for 3-1/2" O.D. Tenon SA1112-XX=2 @90° Tenon Adapter for 3-1/2" O.D. Tenon SA1113-XX=3 @90° Tenon Adapter for 3-1/2" O.D. Tenon SA1114-XX=2 @120° Tenon Adapter for 3-1/2" O.D. Tenon  AVM SA1050-XX=6" Arm for Square Pole SA1051-XX=10" Arm for Square Pole <sup>23</sup> SA1052-XX=6" Arm for Round Pole SA1053-XX=10" Arm for Round Pole <sup>23</sup> SA1054-XX=Wall Mount Kit with 6" Arm SA1056-XX=Direct Mount for Square Pole SA1057-XX=Direct Mount for Round Pole SA1058-XX=Wall Bracket with 6" Arm <sup>22</sup> SA1201-XX=Direct Wall Mount Kit <sup>22</sup> SA1207-XX=Mast Arm Adapter		SA1231-XX=Structural Mount Wall Mount Arm <sup>24</sup> SA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon SA1018-XX=2 @180° Tenon Adapter for 2-3/8" O.D. Tenon SA1019-XX=3 @120° Tenon Adapter for 2-3/8" O.D. Tenon SA1045-XX=4 @90° Tenon Adapter for 2-3/8" O.D. Tenon SA1048-XX=2 @90° Tenon Adapter for 2-3/8" O.D. Tenon SA1115-XX=3 @90° Tenon Adapter for 2-3/8" O.D. Tenon SA1116-XX=2 @120° Tenon Adapter for 2-3/8" O.D. Tenon SA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon SA1011-XX=2 @180° Tenon Adapter for 3-1/2" O.D. Tenon SA1012-XX=3 @120° Tenon Adapter for 3-1/2" O.D. Tenon SA1013-XX=4 @90° Tenon Adapter for 3-1/2" O.D. Tenon SA1014-XX=2 @90° Tenon Adapter for 3-1/2" O.D. Tenon SA1015-XX=2 @120° Tenon Adapter for 3-1/2" O.D. Tenon SA1016-XX=3 @90° Tenon Adapter for 3-1/2" O.D. Tenon		

## NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- Arm not included. Order separately.
- Standard 4000K CCT and greater than 70 CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Available on AVM only.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your customer service representative for more information.
- Add as suffix in the order shown.
- Compatible with 5" SA1071 (AVS) or 10" SA1051 (AVM) arm only.
- Compatible with 5" SA1074 (AVS) or 10" SA1053 (AVM) arm only.
- Wall mount structural options do not include arm assembly (See accessories). Compatible with 5" SA1071 (AVS) or SA1231 (AVM) arm only.
- Low-level output varies by bar count. Consult factory. Requires two or more light bars.
- Extended lead times apply. See website for IES files.
- Available with E01-E02 and F01-F02 configurations only (AVS) or E01-E04 and F01-F04 configurations only (AVM). Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one light bar for 90-minutes. Not available in all configurations, consult factory. Rated for use in 25°C ambient.
- Sensor mounted to the luminaire. Available in E01-E04 and F01-F04 configurations (AVS) or E01-E06 and F01-F06 configurations (AVM). Replace XX with mounting height in feet for proper lens selection (e.g., MS-L25). Consult factory for more information.
- Sensor mounted to the luminaire. Available in E02-E04 and F02-F04 configurations (AVS) or E01-E06 and F01-F06 configurations (AVM). Replace X with number of light bars operating at low output mode and replace XX with mounting height in feet for proper lens selection (e.g., MS/3-L25). Maximum four light bars in low output mode. Consult factory for more information.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt application information.
- Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
- Replace XX with color designation.
- One required for each light bars. Not available with L90 or R90 options.
- For use in downlighting applications only.
- Use when mounting fixture heads at 90° increments.
- Includes arm only. Must specify CPW or CSW in fixture ordering logic. Downlighting applications only.



## ASX ALUMINUM SQUARE STRAIGHT

Catalog #		Type
Project		
Comments		Date
Prepared by		

### FEATURES

- Straight square shaft 6005-T6 aluminum alloy polished
- 356-T6 cast aluminum alloy base with aluminum knock-in bolt covers
- 8'-35' mounting heights
- Drilled or tenon (specify)

### DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit [www.eaton.com/lighting](http://www.eaton.com/lighting) for available options, accessories and ordering information.

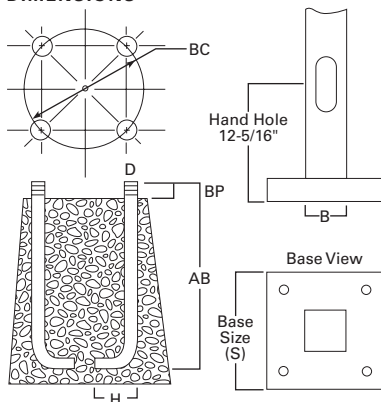
### ORDERING INFORMATION

SAMPLE NUMBER: ASX4T08WGM1G

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
ASX=Aluminum Square Straight	4=4" 5=5" 6=6" 9=9" Steel; 6-3/4" Aluminum	T=0.125" M=0.188" X=0.250"	8=8' 10=10' 12=12' 15=15' 18=18' 20=20' 25=25' 30=30' 35=35'	W=Aluminum	AP=Grey BA=Anodized Bronze BK=Black BZ=Bronze CA=Anodized Clear DA=Anodized Black DP=Dark Platinum GM=Graphite Metallic GN=Hartford Green WH=White	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) - Slide/Flite/Epic 5=3" O.D. Tenon (4" Long) - Mesa 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) - SDM1/SDM2 A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling X=None	1=Single 2=2 at 180° 3=Triple <sup>2</sup> 4=4 at 90° 5=2 at 90° X=None	A=1/2" Tapped Hub <sup>3</sup> B=3/4" Tapped Hub <sup>3</sup> G=Ground Lug H=Additional Hand Hole <sup>4</sup> V=Vibration Damper C=Convenience Outlet <sup>5</sup> E=GFCI Convenience Outlet <sup>5</sup> F=Vibration Pad

**NOTES:** 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 5. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only.

### DIMENSIONS



See technical information.

## Attachment 3, Page 15

## Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Base Square <sup>3</sup> (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		70 mph	80 mph	90 mph	100 mph	
8	ASX4T08W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	23	26.6	19.9	15.2	11.9	350
12	ASX4T12W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	32	16.0	11.5	8.5	6.3	260
15	ASX4T15W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	39	9.1	6.2	4.2	2.8	200
15	ASX4M15W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	55	14.8	10.6	7.7	5.6	200
15	ASX5T15W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	52	16.0	11.3	8.1	5.8	260
18	ASX4T18W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	46	6.4	4.0	2.3	1.1	100
18	ASX4M18W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	66	11.0	7.4	5.0	3.3	150
18	ASX5T18W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	61	11.8	7.8	5.1	3.2	150
18	ASX5M18W	0.188	11-9/16	11	3-1/4	5	3/4 x 17 x 3	85	19.2	13.5	9.6	6.8	260
20	ASX4M20W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	72	8.8	5.6	3.5	1.9	150
20	ASX5T20W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	66	9.5	5.9	3.5	1.7	100
20	ASX5M20W	0.188	11-9/16	11-1/8	3-1/4	5	3/4 x 17 x 3	94	16.4	11.2	7.6	5.0	150
25	ASX5M25W	0.188	11-1/2	11	3-1/4	5	3/4 x 17 x 3	115	10.2	6.0	3.2	1.1	100
25	ASX6M25W	0.188	12-3/4	12-1/2	4	6	1 x 36 x 4	140	16.6	10.6	6.5	3.5	260
30	ASX6X30W	0.250	12-3/4	12-1/2	4	6	1 x 36 x 4	215	14.8	9.0	5.0	2.1	260
30	ASX9X30W <sup>5</sup>	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	237	21.1	13.5	8.2	4.5	260
35	ASX9X35W <sup>5</sup>	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	274	14.1	7.6	3.1	--	150

## Effective Projected Area (18" Above Pole Top)

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Base Square <sup>3</sup> (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		70 mph	80 mph	90 mph	100 mph	
8	ASX4T08W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	23	22.2	16.6	12.7	10	350
12	ASX4T12W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	32	14.1	10.1	7.4	5.5	260
15	ASX4T15W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	39	8.2	5.6	3.8	2.5	200
15	ASX4M15W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	55	13.4	9.6	6.9	5.1	200
15	ASX5T15W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	52	14.4	10.2	7.3	5.2	260
18	ASX4T18W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	46	5.9	3.6	2.1	0.9	100
18	ASX4M18W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	66	10.0	6.8	4.6	3.0	150
18	ASX5T18W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	61	10.8	7.2	4.7	2.9	150
18	ASX5M18W	0.188	11-9/16	11	3-1/4	5	3/4 x 17 x 3	85	17.6	12.4	8.8	6.2	260
20	ASX4M20W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	72	8.1	5.2	3.2	1.7	150
20	ASX5T20W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	66	8.8	5.5	3.2	1.5	100
20	ASX5M20W	0.188	11-9/16	11-1/8	3-1/4	5	3/4 x 17 x 3	94	15.2	10.3	7.0	4.7	150
25	ASX5M25W	0.188	11-1/2	11	3-1/4	5	3/4 x 17 x 3	115	9.5	5.6	3.0	1.0	100
25	ASX6M25W	0.188	12-3/4	12-1/2	4	6	1 x 36 x 4	140	15.6	9.9	6.1	3.3	260
30	ASX6X30W	0.250	12-3/4	12-1/2	4	6	1 x 36 x 4	215	14.0	8.5	4.7	2.0	260
30	ASX9X30W <sup>5</sup>	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	237	20.0	12.8	7.8	4.3	260
35	ASX9X35W <sup>5</sup>	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	274	13.5	7.2	2.9	--	150

## NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
5. Factory installed vibration damper.



**PUBLIC NOTICE**  
**KENDALL COUNTY**  
**\*\*KENDALL COUNTY ZONING, PLATTING,**  
**ADVISORY COMMITTEE (ZPAC) \*\***

Notice is hereby given that the Kendall County Zoning, Platting Advisory Committee (ZPAC) shall hold their regularly scheduled meetings for Fiscal Year 2019-2020 on the first Tuesday of each month at 9:00 a.m. at the Kendall County Office Building, Room 209 & 210 at 111 West Fox Street, Yorkville, IL.

The specific dates of these meetings are as follows:

December 3, 2019	January 7, 2020	February 4, 2020	March 3, 2020
April 7, 2020	May 5, 2020	June 2, 2020	July 7, 2020
August 4, 2019	September 1, 2020	October 6, 2020	November 3, 2020

Questions can be directed to the same department, telephone (630) 553-4139. Fax (630) 553-4179. All interested persons may attend and be heard. Written comments should be directed to the Department but shall only be entered as part of the record at the discretion of the Kendall County Zoning, Platting Advisory Committee (ZPAC).

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

**KENDALL COUNTY ZONING, PLATTING ADVISORY COMMITTEE (ZPAC)**