



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
110 West Madison Street • Court Room • Yorkville, IL • 60560
AGENDA

Wednesday, September 24, 2025 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton, Eric Bernacki (Vice-Chairman), Tom Casey, Dave Hamman, Keith Landovitz (Chairman), Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from August 27, 2025, Special Meeting (Pages 2-55)
Approval of Minutes from August 27, 2025, Regular Meeting (Pages 56-66)

PETITIONS

1. **Petition 25 – 08 – Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC (Pages 67-184)**
Request: Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
PIN: 09-15-200-003
Location: 2241 Route 52, Minooka, in Seward Township
Purpose: Petitioner Wants To Operate an Outdoor Storage of Recreational Vehicles and Boats Business; Property is Zoned A-1

2. **Petition 25 – 15 – Kendall County Planning, Building and Zoning Committee (Pages 185-198)**
Request: Text Amendments to the Kendall County Code Pertaining to Short-Term Rental Zoning Regulations
Purpose: Petitioner Wants To Amend the Zoning Regulations Pertaining to Short-Term Rentals

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

1. Recommendation on FY2025-2026 Meeting Calendar (Page 199)

OLD BUSINESS:

1. Update on Comprehensive Plan Update Project

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 25-09 Rezoning a Portion of 14874 Brisbin Road
2. Petition 25-10 Rezoning a Portion of 14918 Brisbin Road

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Regular Meeting October 22, 2025

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

**KENDALL COUNTY
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE
REGIONAL PLANNING COMMISSION**

***Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois
6:00 p.m.***

Meeting Minutes of August 27, 2025

Chairman Keith Landovitz called the Comprehensive Land Plan and Ordinance Committee meeting and special meeting of the Kendall County Regional Planning Commission to order at 6:04 p.m.

Comprehensive Land Plan and Ordinance Committee Roll Call

Members Present: Keith Landovitz, Bill Ashton, Dave Hamman, Matt Kellogg, Randy Mohr, Alyse Olson, Matthew Prochaska, Jeff Wehrli, and Seth Wormley

Members Absent: Scott Gengler

Kendall County Regional Planning Commission Roll Call

Members Present: Bill Ashton, Eric Bernacki (Vice-Chairman) (Arrived at 6:39 p.m.), Tom Casey, Dave Hamman, Keith Landovitz (Chairman), Karin McCarthy-Lange (Secretary), Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: None

Others Present: Matt Asselmeier, Wanda A. Rolf, Mike Hoffman, Yuchen Ding, Suzanne Casey, Jo Beth Larkin, Dan Larkin, Joan Soltwisch, and Fran Miller

APPROVAL OF AGENDA

Mr. Prochaska made a motion, seconded by Mr. Wehrli, to approve the agenda as presented. With a voice vote of nine (9) ayes, the motion carried.

Member McCarthy-Lange made a motion, seconded by Member Casey to approve the agenda as presented. With a voice vote of nine (9) ayes, the motion carried.

APPROVAL OF MINUTES

Member Hamman made a motion, seconded by Mr. Prochaska, to approve the minutes of the April 23, 2025, meeting, May 27, 2025, gathering, June 4, 2025, gathering, June 17, 2025 gathering, July 14, 2025 gathering, and August 13, 2025 gathering. With a voice vote of ten (10) ayes, the motion carried.

NEW/OLD BUSINESS

Land Resource Management Plan Update

- a. Review Input from Workshops/Survey/Interviews
- b. Updates to Existing Conditions

1. Income/Demographics by Township
 2. Drill Down on Work at Home Topic
 3. Refine Broadband Slides Based on Recent County Efforts
 4. Combined Land Use Showing Composite Municipal Plan Map
 5. County Character Discussion
- c. Discuss Key Vision Elements
- d. Next Steps

Mike Hoffman, with Teska Associates, Inc., spoke about the Land Resource Management Plan update. The team has done five (5) workshops. The team drove around the County and residents participated in online surveys. There were twenty-six hundred (2600) website views. Eighty-one (81) people subscribed to the newsletter. One hundred eighty (180) people responded to the survey. There were fifty-one (51) responses to the surveys. The team received a lot of feedback.

Yuchen Ding, with Teska Associates, Inc., spoke about the fact that people love Kendall County the way it is. People want to preserve farmland, parks and trails and they like the shopping and dining areas. People would like to see road improvements and are concerned about flooding issues.

Mr. Ding spoke to the townships about their concerns. Overall, the townships would like to continue preserving farmland while managing any possible growth in the future. Some rural townships would like to have better internet connectivity. Other townships would like to see expansion of the passenger rail system. Also, they want to be prepared for the incoming economic development as warehouses have been approved for construction.

Mr. Ding stated they have interviewed most of the fire protection district chiefs. The fire protection districts have witnessed rapid growth, and thinning service levels due to the growth. The call volume for emergency medical services has dominated the incoming calls. It has become challenging to hire more staff and to purchase more equipment. Overall, the fire protection districts would like to see better access for their fire trucks with wider roads, multiple entry points, and wider spacing between buildings.

Claire Wilson asked about sprinkler code updates. Mr. Ding stated that all commercial buildings need sprinklers if they are over a certain square footage; sprinklers are not required in single- or multi-family homes. Mr. Wehrli stated that, for properties on well and septic, sprinklers cost too much money and that makes some projects cost prohibitive. Member Wilson asked if the fire protection districts are taking costs into consideration. Member Ashton stated that fire protection districts are not concerned about cost, but the business owners have to incur the cost.

Mr. Hoffman stated that he wants to make sure that the fire protection districts are aware of the ongoing comprehensive land plan updates.

Mr. Hoffman stated that he and his team have spoken to the farm bureau. The farm bureau is concerned about preserving property rights and drainage issues. Transportation and access are

also a concern for farmers as more housing developments are being built. The farmers would like the subdivisions to be built away from the farmland and closer to the municipalities.

Member Wilson stated she was surprised that there was no comment from the farm bureau regarding solar farms. Mr. Hoffman spoke to the farm bureau about solar farms; the farmers stated that they have some concern about solar panels in the middle of farm fields, but the opinion of the farm bureau was, if farmers want to have solar farms on their land, they should be able to have solar farms on their land.

Discussion occurred about who had the most people come to meetings. Mr. Hoffman stated that Seward Township had quite a few compared with Oswego Township, who had a smaller attendance.

Mr. Mohr is concerned that Kendall County is the fastest growing county in Illinois. The residents are moving from areas that are overdeveloped and the home prices here are less expensive. People are going to expect more services from Kendall County, like building sidewalks and street sweeping.

Mr. Hoffman spoke about agritourism, which involves education and activities on a farm or ranch to promote farm products and increase income. One (1) example is Woody's Orchard Fun and Farm in Plano.

Member Bernacki arrived at this time (6:39 p.m.)

Discussion occurred regarding the municipalities creating their own land use maps and the County coordination with the municipalities.

Discussion occurred regarding more people working from home and not worrying about long commutes, which is one (1) of the reasons they move to Kendall County.

Mr. Hoffman discussed the benefits of Kendall County such as the forest preserves, parks, and trails. He also discussed scenic routes.

Discussion occurred about transportation and traffic patterns; the Sheriff's Department would be contacted with regard to the next future land use map.

Mr. Hoffman spoke about diversifying the tax base by having more commercial development.

Mr. Wehrli asked about stormwater ordinances that were put together by engineers from municipalities. Mr. Asselmeier stated that the County has a stormwater management plan, and there has been some discussion with WBK about updating the plan. There have been changes in federal regulations related to the stormwater ordinance and floodplain regulations. FEMA is reviewing proposed changes to the County's stormwater ordinances.

Discussion occurred about solar farms. Member Ashton stated that most residents are not in favor of solar farms. Member Wilson stated that some of the solar companies are in

competition with each other due to the fact that ComEd's grid interconnection services are limited.

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT:

Comprehensive Land Plan and Ordinance Commission and Kendall County Regional Planning Commission

The next meeting will be September 24, 2025.

Member Hamman made a motion to adjourn the Comprehensive Land Plan and Ordinance Committee meeting, seconded by Member Ashton. With a voice vote of nine (9) ayes, the motion carried.

The Comprehensive Land Plan and Ordinance Committee meeting adjourned at 7:09 p.m.

ADJOURNMENT:

Kendall County Regional Planning Commission

The next meeting will be September 24, 2025.

Member Ashton made a motion to adjourn the Comprehensive Land Plan and Ordinance Committee meeting, seconded by Member McCarthy-Lange. With a voice vote of ten (10) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:10 p.m.

Respectfully submitted,
Wanda A. Rolf, Office Assistant

Enc.



Progress Update

Comprehensive Plan Committee/ RPC – August 27, 2025

What We Have Completed

- Spread the word to the municipalities, local communities, social media and press, and taxing districts in the County.
- Conducted stakeholder interviews with municipalities, county staff, brokers, fire districts, townships, farm bureau, etc.
- Completed five workshops and one pop-up event.
- Completed field work.
- Closed the first online survey.
- Completed the Existing Conditions Analysis.



What We Have Completed*

2,685

Website Views

81

E-Newsletter Subscribers

184

Survey Submissions

51

Comment Map Ideas

6

Outreach Events

150

People Attended

As of 8/20/2025

What We Have Heard From the Public*

■ Survey

- Most people choose to live in Kendall County for its rural environment.
- People like Kendall County as it is while still hope for new entertainment, shopping, and dining options.
- Limited economic development and job opportunities, and unplanned growth are concerns for the future of Kendall County
- Keeping taxes affordable is a priority, attracting businesses and managing growth is critical while preserving farmland, open space, rural character, and natural resources to support quality of life should be prioritized.

What We Have Heard From the Public*

■ Comment Map

■ Little Rock

- Galena and Granart Roads are dangerous for bicycling
- Connect Miller and Corneils Roads
- Conserve land along waterways
- Jay Woods Forest Preserve is great for hiking

■ Bristol

- Preserve agricultural/open spaces between municipalities
- Plan for a drainage trail along Eldamain Road in the Raymond Drainage District, providing access to Hoover, Silver Springs, etc.
- Add a regional trail on Galena between Orchard and Bridge
- Add a roundabout at Kennedy and Bristol Ridge

■ Oswego

- Extend trail along the Fox River through Yorkville
- Complete Eola-Ridge Road connection as a rapid corridor
- Complete Wikaduke Trail
- Consider a sports complex on Harvey Road
- 4-way stop signs are often missed at Douglas and Collins
- Need wildlife crossing signs along Reservation Road
- Reservation Road must be protected as a scenic route from excessive traffic
- Lyon Farm is a popular historic destination used for hosting events

■ Fox

- Silver Spring is a popular and beautiful natural area
- The view to the Fox River from the Eldamain Road bridge and the Hoover Forest Preserve is beautiful
- The roundabout at Fox and Eldamain is appreciated

■ Kendall

- Need a grocery store to serve residents living south of Yorkville
- Align Ashley with Minkler at Route 71
- Extend Minkler to a southern roadway (e.g. Ashley, Brisbin, or Grove)
- The section of Route 47 south of Route 71 is deteriorated

■ Na-Au-Say

- The intersection of Wheeler and County Line is dangerous

■ Lisbon

- Gilted Edge Winery is a liked family-owned business

■ Seward

- The headwaters of the Aux Sable flood once every ten years and impact east-west traffic. Elevate the main roadways and improve the drainage
- Extend Black Road between Ridge and County Line and join Van Dyke
- Busy truck traffic on Route 52
- Curve Bell Road into Seil Road for access to I-55 from Ridge Road
- Need an interchange for I-80 at Minooka Road
- Align Sherill to Holt to provide an east-west roadway between Route 47 and Ridge for the warehouse traffic
- Flooding on the Aux Sable blocks Holt Road
- Heavy truck traffic at the Ridge Road interchange to I-80

Municipal Interviews

■ What active projects are going on within Kendall County?

- Residential subdivisions, single-family, multi-family, townhomes, rental housing (duplexes), assisted living facilities
- Commercial developments: restaurants, entertainment, gas stations, Costco,
- Industrial developments such as heavy manufacturing, warehouse
- Parks/playgrounds
- Solar farms
- Data centers
- Infrastructure improvements: Ridge Road widening

Municipal Interviews

■ What are ways the community can work with the County to promote shared objectives?

- Work on shared projects such as transportation and infrastructure improvements.
- Establish intergovernmental agreements for shared services (zoning, permitting, GIS, etc.)
- Expand high-speed internet access to underserved areas
- Engage landowners early in annexation discussions
- Coordinate boundary agreements and expansion plans among municipalities
- Offer incentives for logistics and industrial development
- Maintain open communication channels between municipalities and the County
- Align regulations between County and local departments for consistency
- Apply conservation design principles to protect open space
- Promote diverse housing options
- Involve the public and County Board members throughout the planning process

Municipal Interviews

■ What are planning challenges and opportunities in the next 10 years?

■ Challenges

- Ensure development meets quality standards, appropriate bulk, and includes public improvements
- Expand transportation capacity and access to support future growth
- Address declining demand for commercial uses since the Recession
- Secure sufficient funding to maintain aging infrastructure
- Enforce codes effectively in rural areas
- Reconcile on municipal boundary expansions between smaller and larger communities
- Balance development with farmland and open space preservation
- Identify and extend utility lines to serve remote properties
- Coordinate with railroads and utilities on easements
- Strengthen communication among government entities
- Prioritize infill development to minimize infrastructure costs
- Sustain quality public services and infrastructure despite rising costs

■ Opportunities

- Expand industrial development
- Revitalize downtown areas
- Extend pedestrian and bike trail networks
- Leverage growing visitor interest in Kendall communities
- Use the new Costco as a catalyst for further commercial growth
- Transition to Lake Michigan water supply
- Support expanding residential subdivisions
- Advocate for potential Metra extension and new stations
- Preserve open space and establish protective buffers
- Restart stalled developments from the Recession era
- Capitalize on abundant vacant land for new development
- Establish or renew boundary agreements with neighboring municipalities
- Diversify the tax revenue base

ZPAC and Broker Interviews

■ What are planning challenges and opportunities in the next 10 years?

■ Challenges

- School capacity issues in Yorkville
- Maintaining rural character
- Property taxes
- Preserving and protecting natural areas and water quality, particularly along the Fox River and tributaries and along the Aux Sable
- Funding challenges at the Forest Preserve District
- Current plan allows for too much residential – don't be afraid to show agriculture
- Attracting jobs that would allow people to live and work in the county
- Identifying and attracting businesses with low demand for water/sewer
- Cost to sprinkle buildings in some areas

■ Opportunities

- Potential legislation to allow funding of the Forest Preserve District through sales tax
- Expanded tourism
- Continued opportunities for shared services (GIS, planning and building, etc.)
- Industrial development in key corridors (47, Ridge, Eldamain southern portions of County along Brisbin and Sherrill.)
- Opportunity for small lot industrial park
- Partnerships – all governments working together towards shared vision

Township Interviews*

■ What are priorities for your township?

- Preserving farmland
- Managing growth
- Maintaining roads, drainage tiles, snow plowing, and mowing
- Improving internet connectivity and coverage
- Expanding the county trail system
- Enhancing water services (Na-Au-Say and Oswego Townships)
- Strengthening public transit services (Oswego Township)
- Preparing for new economic development (Na-Au-Say Township)

Fire Protection District Interviews*

- **Rapid growth** is stretching capacity and driving plans for more stations, gear, and staff.
- **EMS dominates call volume**, shaping training, staffing, and resource priorities.
- **Hiring is tough** — smaller candidate pools, retention challenges, and shifting work preferences.
- **Volunteer reliance is minimal**; most interviewed districts run on full-time/part-time crews.
- **Big-ticket needs take years** — apparatus and facilities require early orders and long-range funding.
- **Development must allow access** with wide roads, multiple entry points, and safe spacing.
- **Sprinkler/code updates** are a shared focus, especially for dense housing.
- **Coordination across boundaries** improves planning, codes, and mutual aid.
- **Budgets are under pressure** from rising costs, pensions, and revenue lags.
- **Planning ahead** is the norm — land banking, strategic plans, and code modernization.

Agricultural Concerns*

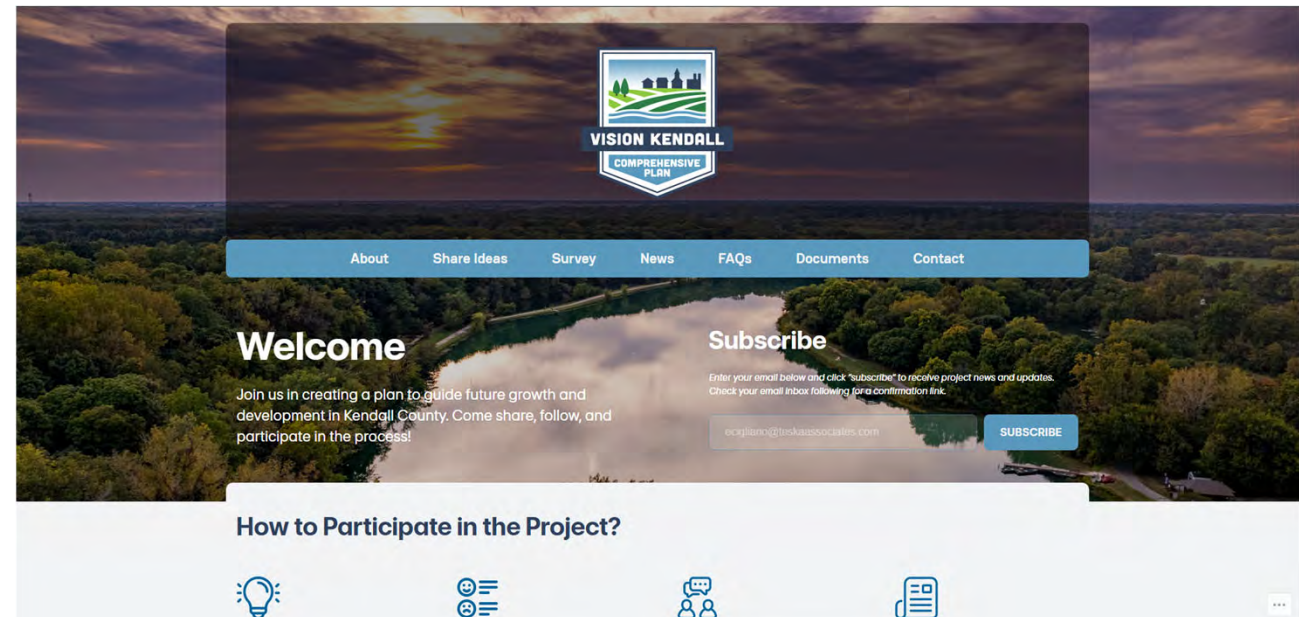
- Property rights are critical
- Drainage and protecting waterways
- Transportation – good access to markets here in Kendall, but increasing conflicts with commuters
- Agritourism is growing and helps to diversify revenue streams
- Plan should promote compact, contiguous growth – avoid spot development
- Continue to educate new or prospective residents about life in an agricultural community



Outreach & Marketing*



Postcard



Project Website



Social Media Graphics

Teska Video Posted to:

- Facebook
- LinkedIn
- Instagram



Chairman's Video

- <https://www.facebook.com/share/v/1BiJftuwTQ/>

A blurred background image of a workshop or meeting. Several people are seated around a table, working on papers and laptops. A single, glowing incandescent lightbulb hangs from the ceiling in the foreground, casting a warm light. The overall atmosphere is professional and collaborative.

Other Promotion Idea's for Next Round of Workshops?

What is a Current Conditions Analysis?

- A Conditions Analysis is an assessment of the current social, economic, physical, and environmental conditions of a planning area.
- This analysis acts as a baseline of facts that will inform the goals, strategies, and recommendations outlined in the Comprehensive Plan.
- This document is a work in progress, and current through April 23, 2025. It will be updated with additional materials.



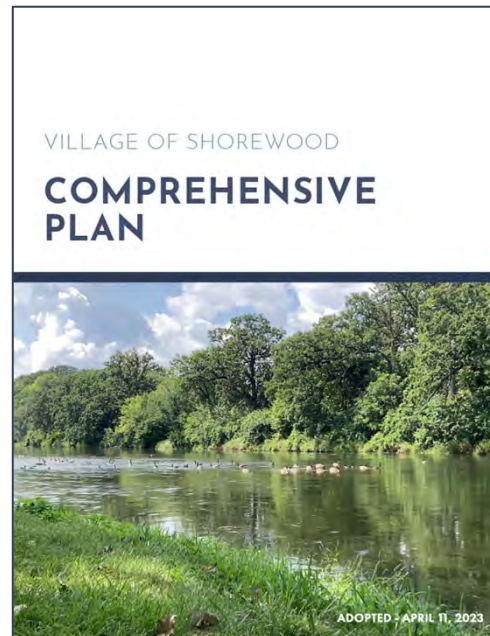
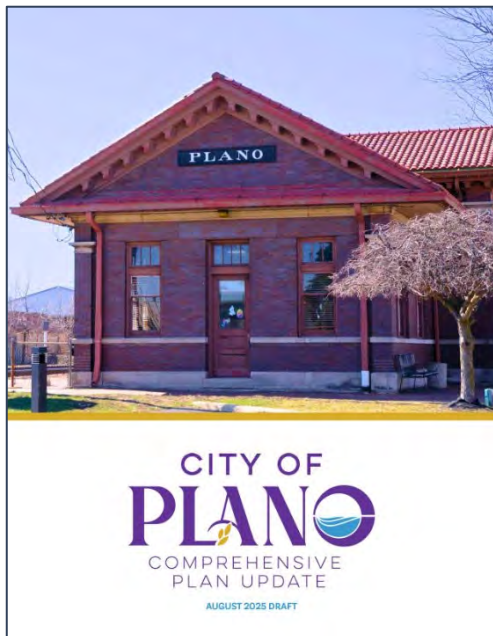


EXISTING CONDITIONS UPDATES

Past Planning Efforts

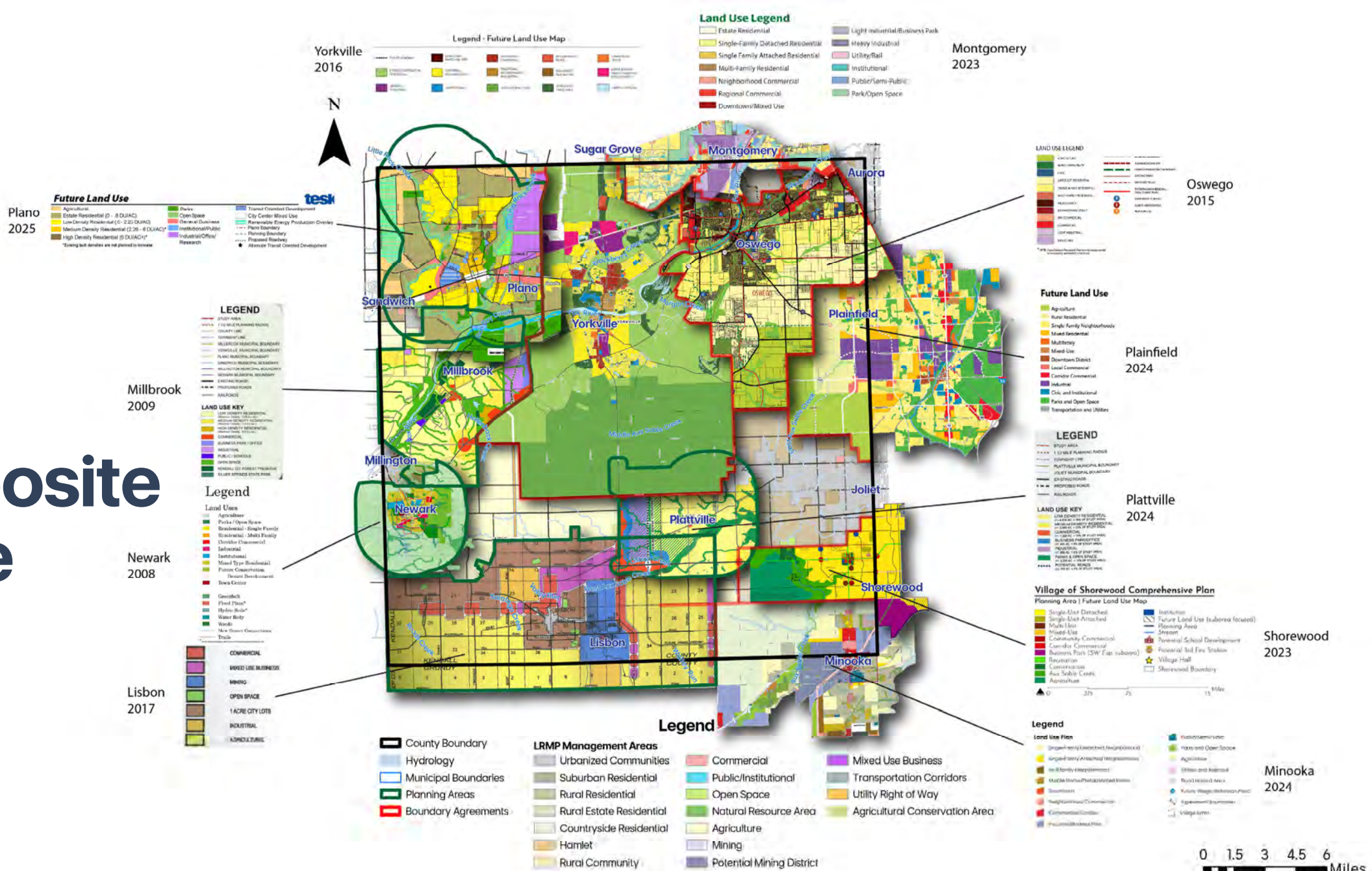
Municipal Comprehensive Plans

- Municipal planning and control over area within municipality.
- Joint County/Municipal planning within 1 ½ miles of municipal boundary.



Municipality	Most Recent Update
Plano	August 2025
Yorkville	June 2025
Sandwich	February 2012
Oswego*	August 2015
Plainfield	October 2024
Joliet*	July 1959
Shorewood	April 2023
Minooka	May 2024
Plattville	July 2009
Lisbon	January 2009
Newark	February 2008
Millington	?
Millbrook	May 2009 - Oct 2025?
Montgomery	April 2014
Aurora	?

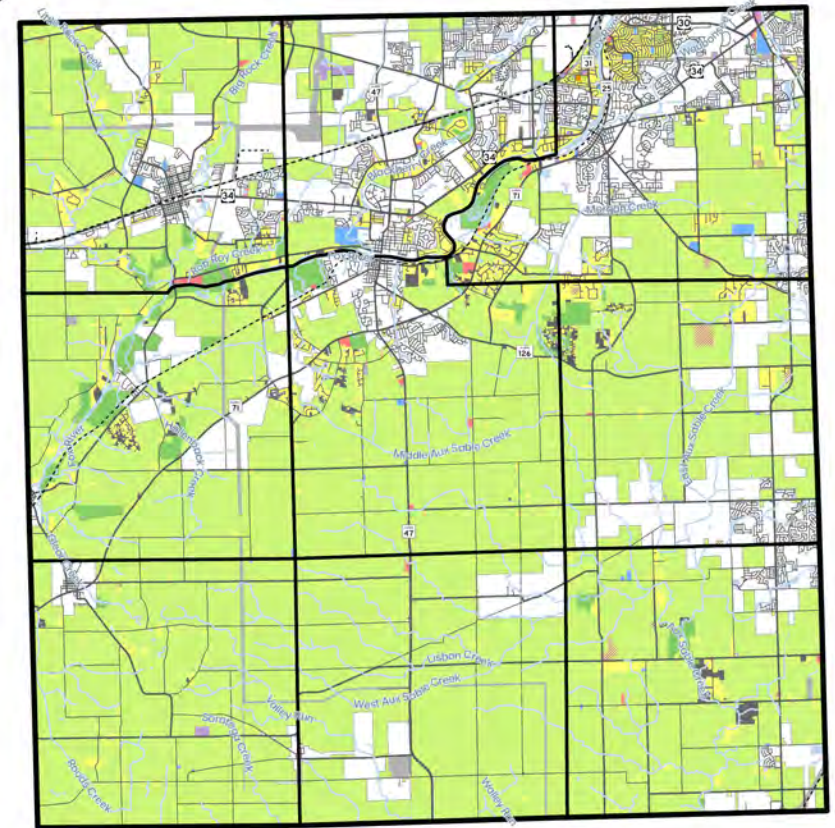
Composite Future Land Use Map



Existing Land Use*

- Kendall County remains primarily agricultural.
- The more developed area is mostly concentrated along the Fox River Valley corridor with numerous municipalities, multiple transportation corridors and railroads running across the area.
- Ridge Road has also witnessed increase of development as more farmlands are being annexed into municipalities for industrial and residential developments.

* This is a continuously updated map based on the 2020 Land Use Inventory published by CMAP.



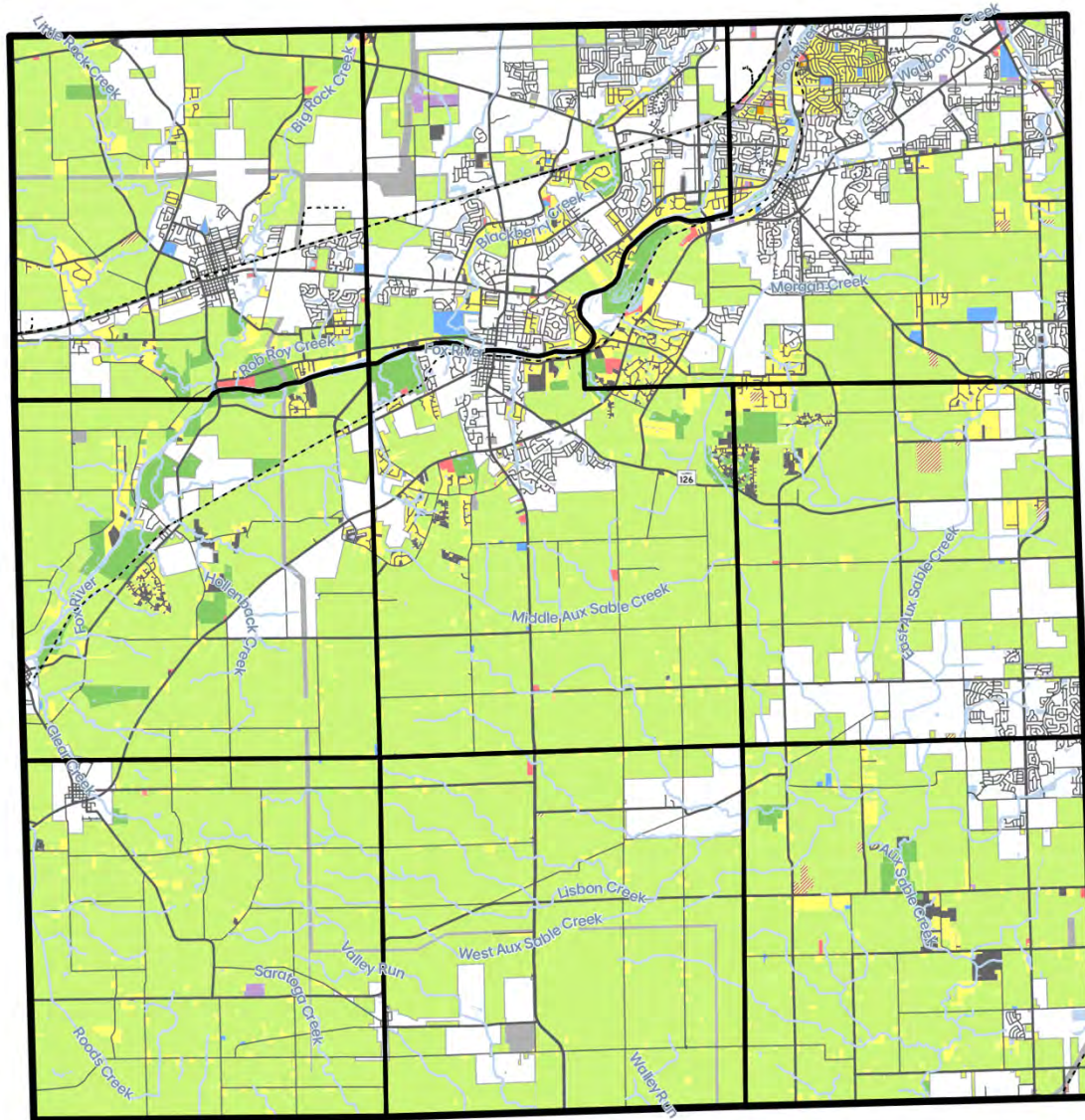
Source: CMAP 2020

0 1.5 3 4.5 6 Miles

Legend

Existing Land Use

Agricultural	Commercial	Water
Agricultural Tourism	Institutional	Roadways
Single-Family Detached	Industrial	Railroads
Single-Family Attached	Utilities	Municipalities
Multi-Family	Open Space	Kendall County Boundary
	Vacant/Under Construction	




















Source: CMAP 2020

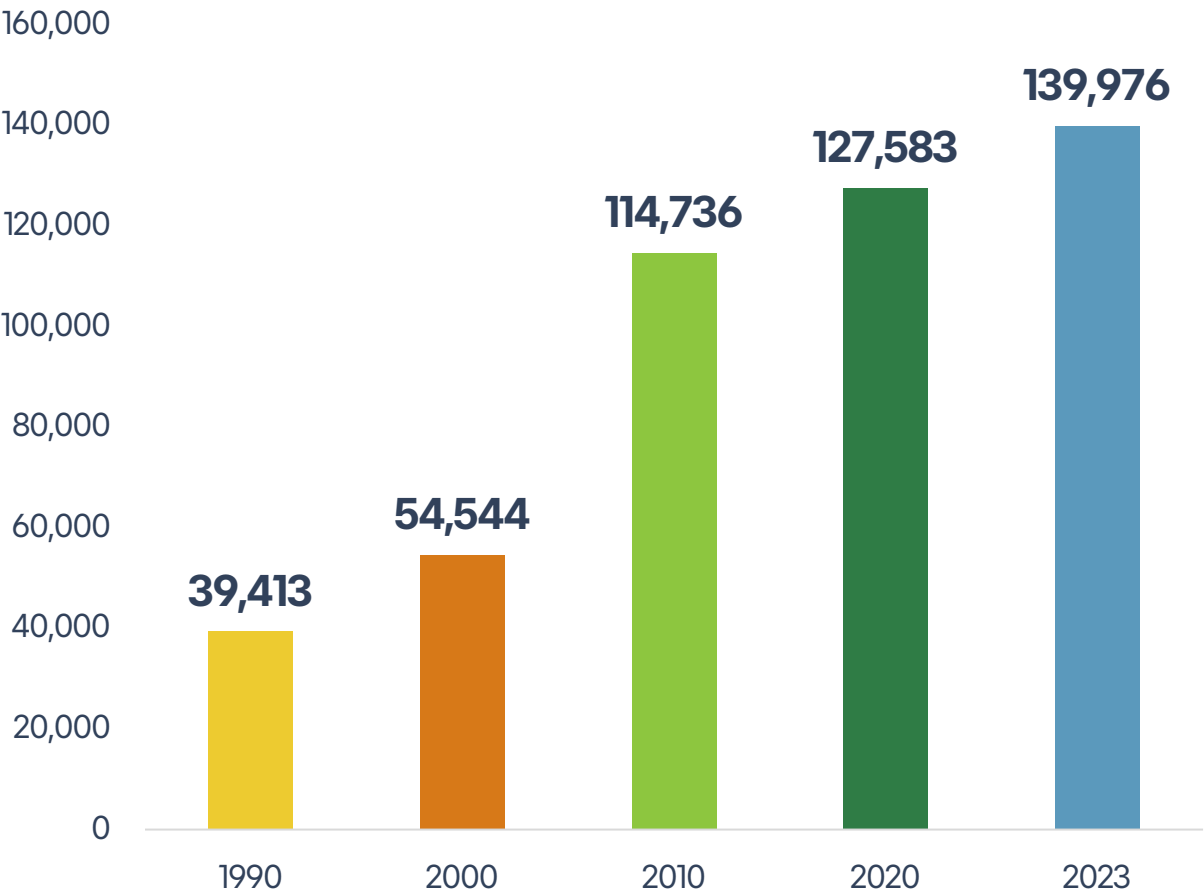
0 1.5 2.5 4.5 6
Miles

Legend

Existing Land Use

-  Agricultural
-  Agricultural Tourism
-  Single-Family Detached
-  Single-Family Attached
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Utilities
-  Open Space
-  Vacant/Under Construction
-  Water
-  Roadways
-  Railroads
-  County
-  Townships
-  Municipalities

County Population Trends (1990-2023)



■ The County's population has grown rapidly (+85,432 people or 157%) since the 2000s with the construction of new housing units over time.

Source: 1990, 2000, 2010, 2020 Decennial Census and 2023 American Community Survey 1-Year Estimates

Township Demographics*

	Little Rock	Bristol	Oswego	Fox	Kendall	Na-au-Say	Big Grove	Lisbon	Seward
Total Population	14,411	33,120	56,912	1,636	8,995	10,875	1,753	683	6,668
Median Age	34.7	35.4	38.2	39.8	33.9	32.6	39.2	34.6	32.9
Average Household Size	3.01	2.99	2.97	3.08	2.93	3.35	2.99	3.25	3.41
Median Household Income	\$91,653	\$106,435	\$113,198	\$96,641	\$119,750	\$123,339	\$118,594	\$106,667	\$115,631

Source: 2023 American Community Survey 5-Year Estimates

Employment

Top Residence Locations

Aurora	9.5%
Oswego	7.8%
Yorkville	6.6%
Joliet	4.9%
Plano	4.3%

Top Employment Locations

Chicago	12.8%
Aurora	9.1%
Naperville	6.1%
Oswego	4.6%
Yorkville	3.2%

20,833

Live Elsewhere,
Work in Kendall County

9,265

Live & Work in
Kendall County

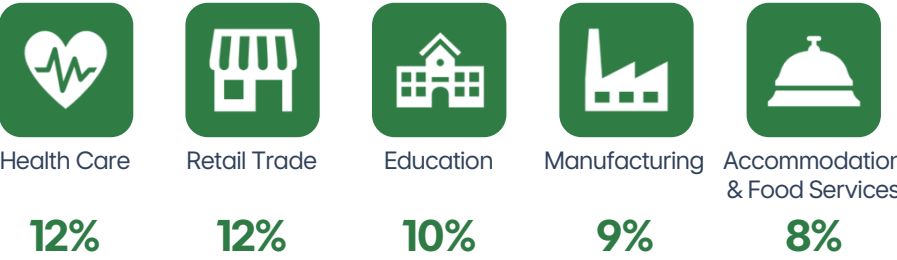
70,087

Live in Kendall County,
Work Elsewhere

Top Industry Sectors in Kendall County



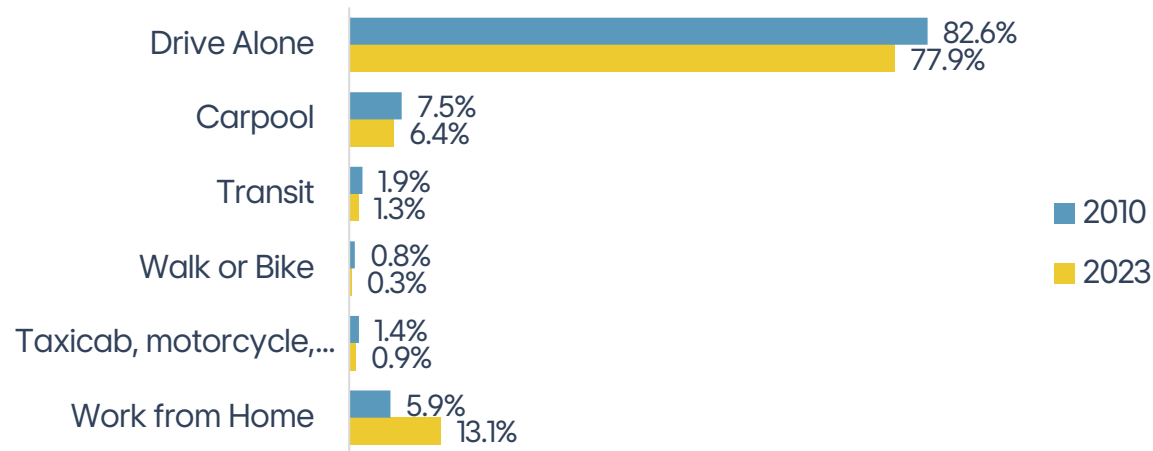
Top Industry Sectors for Kendall Residents



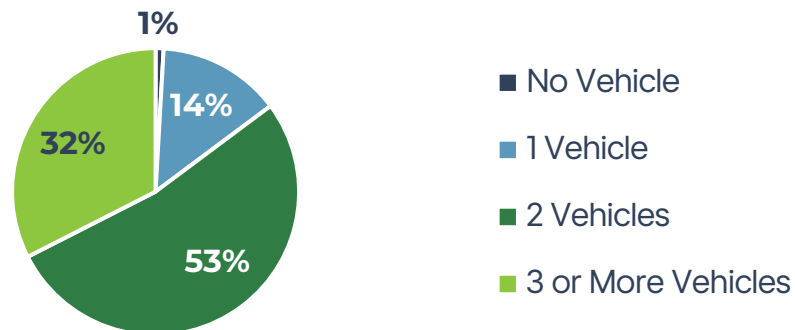
Source: 2023 American Community Survey 1-Year Estimates, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022).

Commuting*

Mode of Travel to Work (2010 vs. 2023)

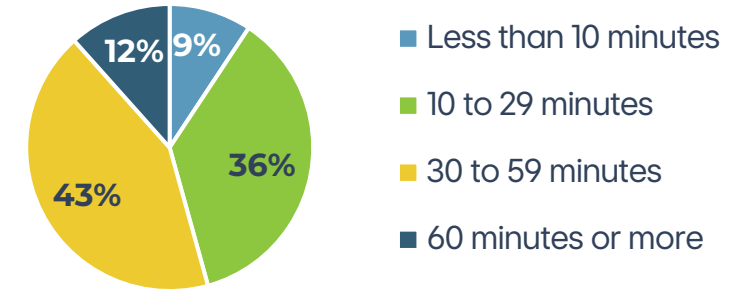


Vehicles Available per Household (2023)



Source: 2023 American Community Survey 1-Year Estimates

Travel Time to Work (2023)



Mean Commute Time (2023)

32.6 Minutes

- Driving remains the primary mode of commuting (78%), though it has declined since 2010.
- Remote work has grown: 13% of residents now work from home, up 7% since 2010.
- For those commuting to a job site, the average travel time is 32.6 minutes, and more than half spend over 30 minutes on the road.

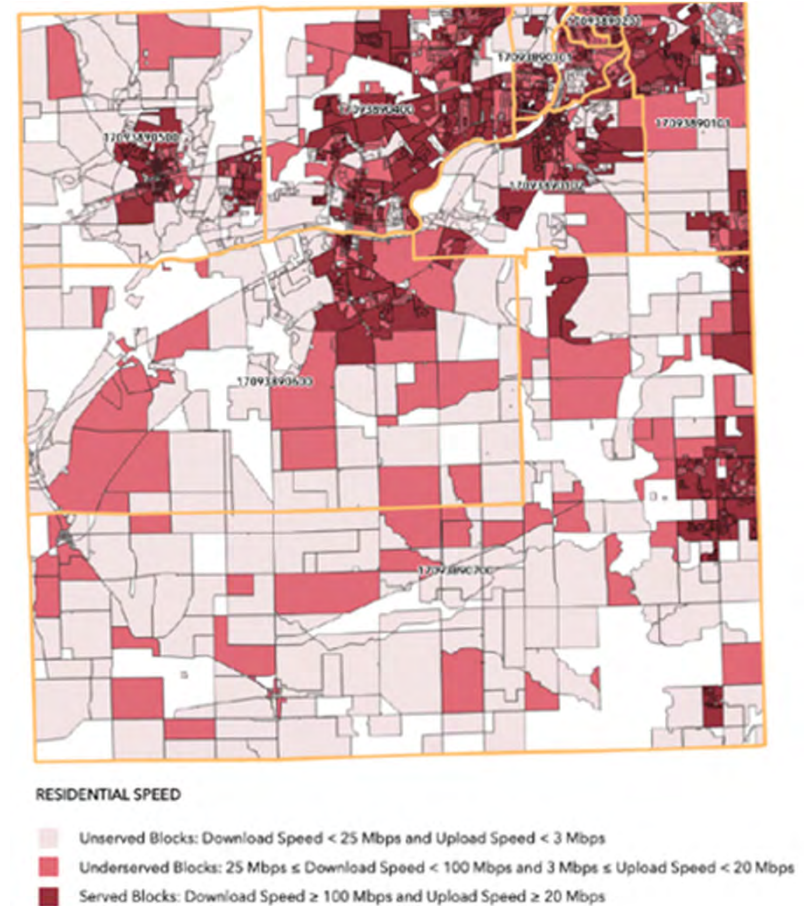
Broadband - Connect Kendall County*

- Connect Illinois is an equity-focused broadband infrastructure program targeting areas of greatest need, particularly underserved rural areas and disadvantaged communities.
- In 2023, the Illinois Office of Broadband released Connect Illinois Round 3, with a total of \$350 million grants for broadband development in Illinois.
- In March 2024, Kendall County worked with Pivot Tech to receive a \$15 million grant from the State to develop a public-private partnership, resulting in more than \$62 million in investment.
- The County has established partnership with Fox Fiber, a non-profit entity, which will build and operate the network.
- The project is funded through the grant and \$30 million revenue bonds issued by Fox Fiber. Kendall County will claim full ownership of the network once the bonds are paid off.

Broadband Coverage	Percent
25M/3M Households (%):	99.94
25M/3M Wireline Households (%)	93.48
100M/20M Households (%)	99.59
100M/20M Wireline Households (%)	93.28
100M/100M Households (%)	81.74
100M/100M Wireline Households (%)	77.42
1G/1G Households (%)	74.29
1G/1G Wireline Households (%)	74.29

Broadband - Connect Kendall County*

- The first phase includes two blended last- and middle-mile broadband access projects to extend fiber and fixed wireless connectivity to more than 11,000 homes, businesses, and public facilities in the County.
- One ring of broadband network will be in the northeast part of the County, including Oswego. The second ring will cover from the northern to southwestern portions, including Yorkville, Millington, and Newark.
- The Connect Kendall County Commission is formed to oversee and manage the project.
- The construction is scheduled for Fall 2024 and aims to complete by 2027.

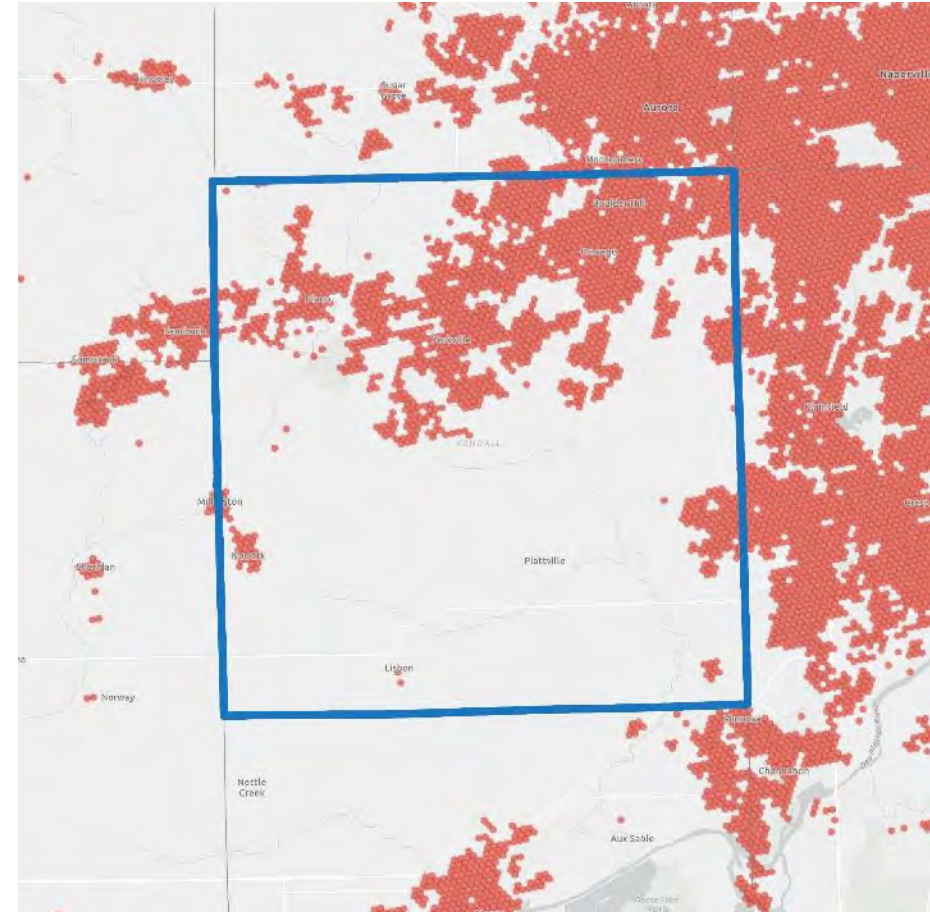


Source: Kendall County

Cable Broadband Coverage

- Technology: Uses the same coaxial cables as cable TV, often through a shared neighborhood line.
- Speed: 100 Mbps to 1 Gbps download; upload speeds are usually lower (asymmetric).
- Reliability: Generally reliable, but can slow down during peak usage due to shared bandwidth.
- Use Case: Common in suburban and urban areas, good for households with heavy streaming and browsing needs.
- Coverage in the County: Highest coverage compared with other technologies and covers some of the smaller communities.

* As the most recent data is from 2024, actual coverage may have since improved or changed

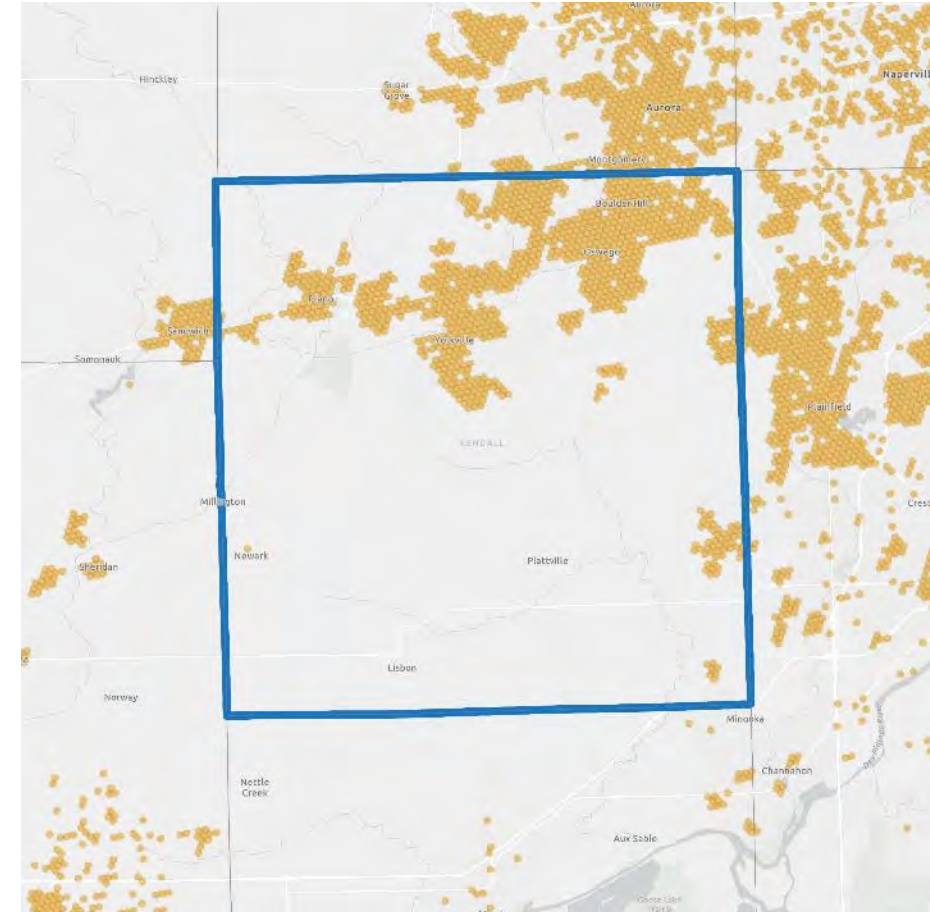


Source: IDCEO 2024

Fiber Broadband Coverage

- **Technology:** Transmits data as light through glass strands, offering the fastest speeds and most capacity.
- **Speed:** 100 Mbps to 10 Gbps+, often symmetrical (same upload and download speed).
- **Reliability:** Excellent. Not affected by distance, weather, or electrical interference.
- **Use Case:** Ideal for remote work, 4K/8K streaming, cloud computing, and future-proof infrastructure.
- **Coverage in the County:** Lower coverage than cable due to newer and more expensive technologies.

* As the most recent data is from 2024, actual coverage may have since improved or changed



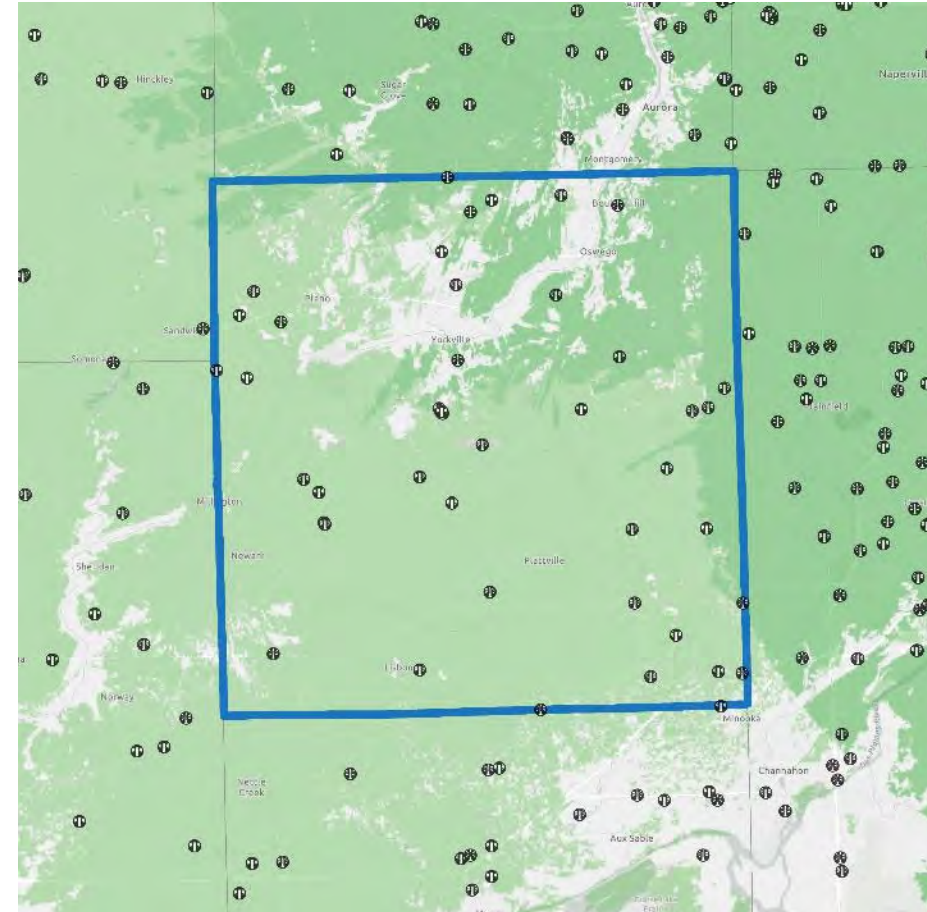
Source: IDC EO 2024

Wireless Internet Coverage

- **Technology:** Delivers internet from a central tower or satellite directly to a home antenna or modem. Includes fixed wireless, mobile broadband, and satellite (like Starlink or HughesNet).
- **Speed:** Reliability: Varies — 10 Mbps to 250+ Mbps, depending on technology and spectrum.
- **Reliability:** Can be affected by distance, weather, and obstructions like trees or buildings.
- **Use Case:** Reliability: Can be affected by distance, weather, and obstructions like trees or buildings.
- **Coverage in the County:** Mostly available in the County at a moderate speed. The higher speed service is available in the area to the north and east where more antennas are available.

* As the most recent data is from 2024, actual coverage may have since improved or changed

Coverage



Source: IDC EO 2024

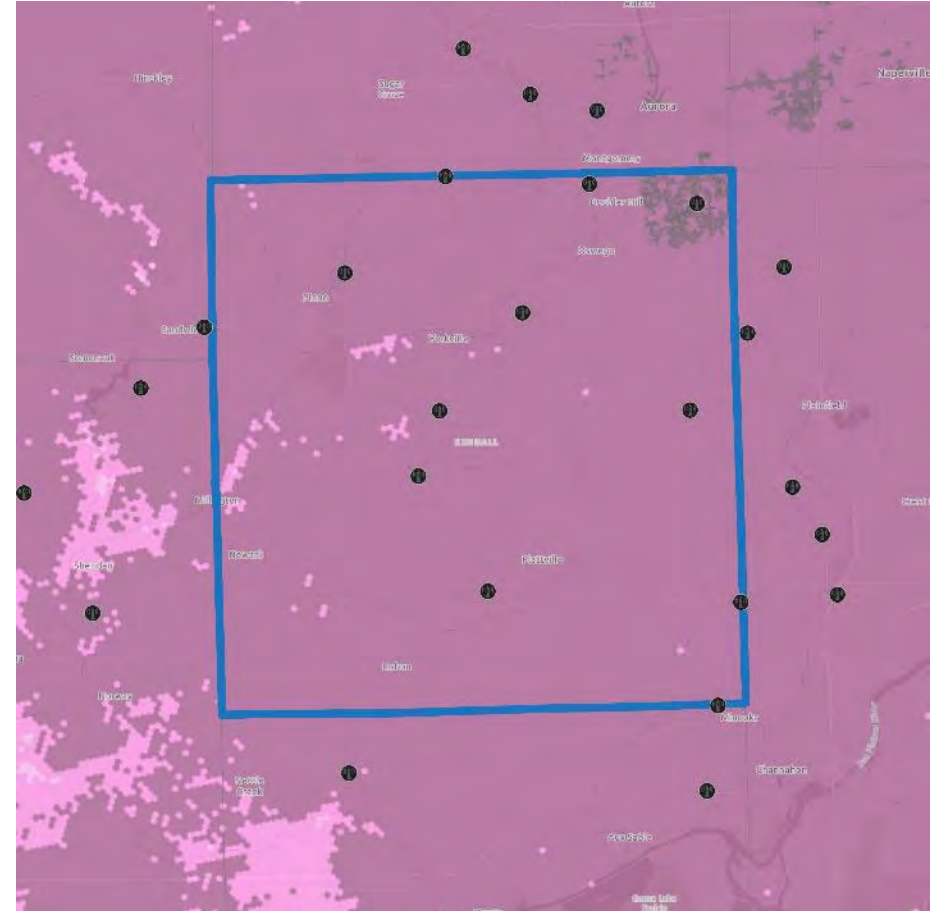
Wireless Mobile Coverage

- Coverage in the County: 5G has covered most part of the County with only a few spots in the rural areas still served by 4G LTE.

* As the most recent data is from 2024, actual coverage may have since improved or changed

Speed

- 5G (35M/3M Minimum Speed)
- 5G (7M/1M Minimum Speed)
- 4G LTE (5M/1M Minimum Speed) 📶 Cell Towers



Source: IDCEO 2024

Solar Energy*

- County requires all solar farms within 1 ½ miles of a municipality to annex to that municipality
- Existing
 - Kendall Co. Gov. Complex site
 - Newark Road (County)
- Under Construction
 - Minooka – Ridge Road
 - Lisbon – White Willow Road
- Approved
 - Yorkville – 3 projects
 - Kendall County – Ament Road
- Proposed
 - Plano
 - Kendall County – 9000 block Corneils Rd.





7 COUNTY CHARACTER

Agricultural Heritage



Agricultural Heritage



Community



Public Open Space



Private Open Space



Agritourism



45



40

Electrical Demand - Renewables



Housing

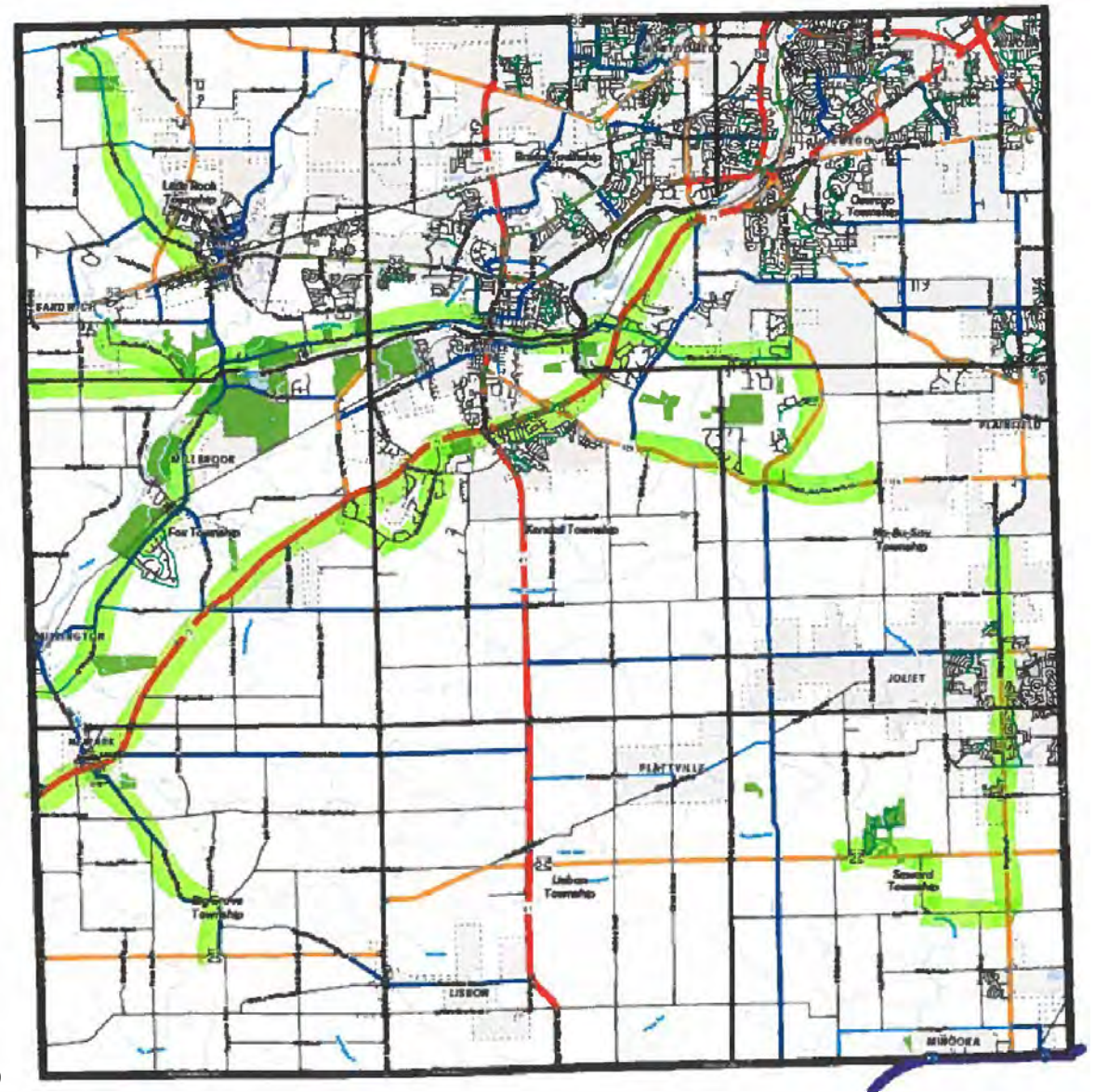


Transportation



Route	Segment
Creek Road	Galena to Little Rock
Burr Oak Road	Griswold Springs to Millhurst
Millhurst Road	Millington Rd. to Millhurst
River Road	Fox River Dr. to Rt. 47
Fox River Drive	River Rd. to County Line
Route 71	Orchard Dr. to County Line
Highpoint Rd.	Route 71 to Route 71
Townhouse Rd.	Route 71 to Route 52
Van Emmon Rd.	Yorkville to Route 71
Reservation Rd.	Minkler to Grove
Grove Rd.	Reservation to Rt. 126
Route 126	Schlapp and Minkler
Ridge Rd.	Wheeler to Bell
Jughandle Rd.	Route 52 to Bell
Bell Rd.	Jughandle to Ridge
Route 52	Jughandle to O'Brien

Scenic Routes



Key Vision Elements

Preserve Rural Character

- Preserve Natural Areas
- Farmland Preservation
- Agritourism

Promote Economic Development

- More local, good paying jobs
- Enhance Tax Base
- Promote Tourism

Communications/Coordination

- Engage residents
- Governmental coordination between County, Towns and Townships

Connectivity

- Expand Trail Network
- Connect roads/Improve intersections

Conflicting Opinions

Metra Extension

- Easier to get downtown
- Cost and Tax implications

Data Centers

- Help property tax base
- Could result in higher electrical bills

Solar Farms

- Could lower electrical costs
- Could also use up prime farmland and restrict municipal growth

Other Important Considerations

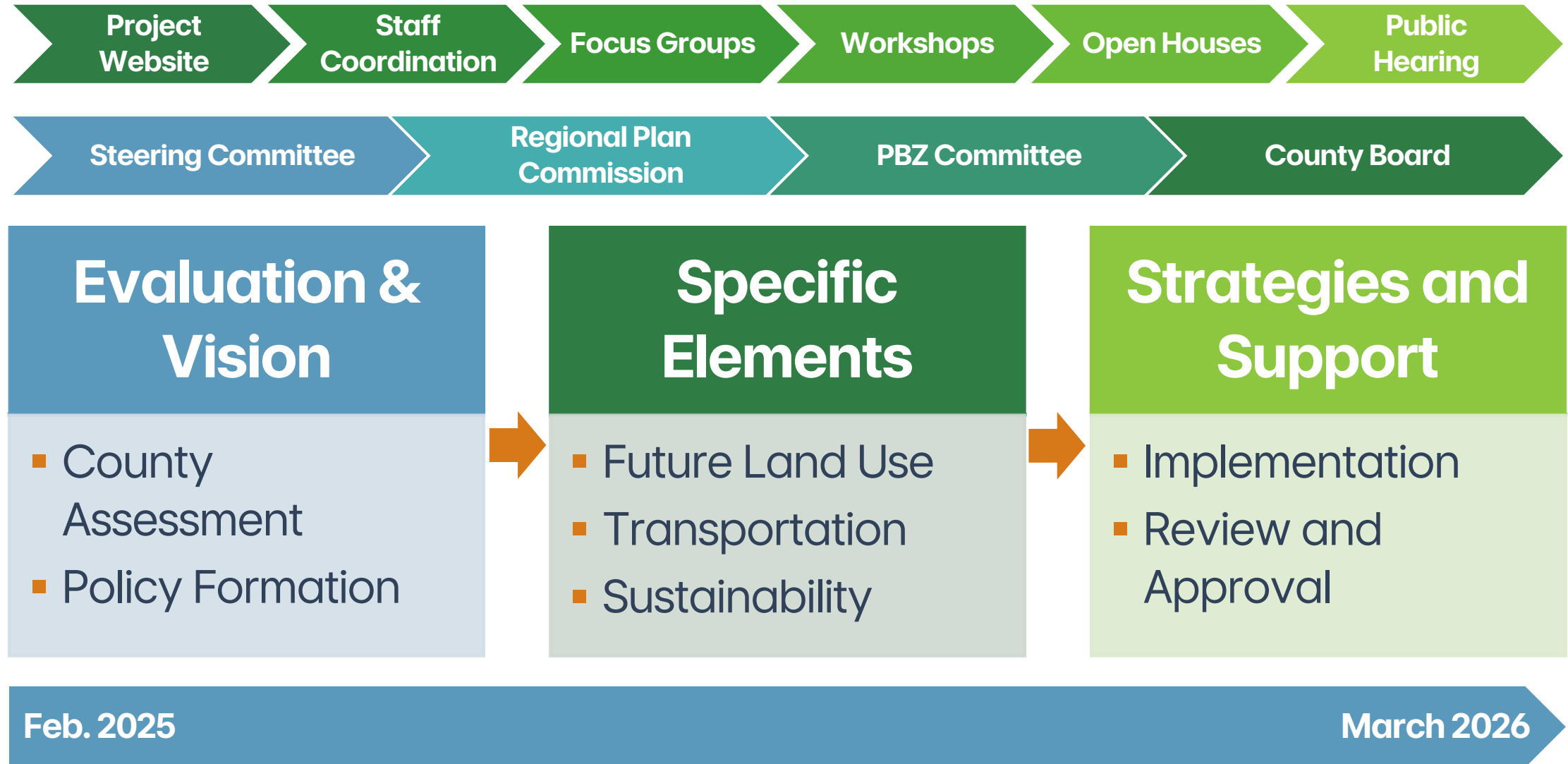
Water Supply

Stormwater Management – particularly along the Aux Able

Housing

Funding

Kendall County Land Resource Management Plan Update



What's Next

- Develop Draft Land Use, Transportation and Sustainability Elements (Teska)
- WIKADUKE Trail Meeting – Sept/Oct.
- Review with Committee – Oct. 22
- Revisions, Strategies (Teska)
- Review with Committee – Dec. 10
- Schedule Next Round of Workshops



Thank You

Learn more at visionkendall.org

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Historic Court House
Court Room
110 W. Madison Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of August 27, 2025 - 7:00 p.m.

Chairman Keith Landovitz called the meeting to order at 7:20 p.m.

ROLL CALL

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

Members Absent: None

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

Others Present: Mike Hoffman, Joan Soltwisch, JoBeth Larkin, Dan Larkin, and Fran Miller

APPROVAL OF AGENDA

Chairman Landovitz announced that the Petitioners for Petition 25-08 failed to post notice in a timely manner.

Member Wormley made a motion, seconded by Member Rodriguez, to approve the agenda with an amendment removing Petition 25-08 from the agenda.

Member Wilson stated that she had evidence that the Petitioners for Petition 25-08 were not operating a forestry business. She was asked to provide that information to Mr. Asselmeier. She encouraged Commissioners to visit the property and neighbors.

With a voice vote of ten (10) ayes, the motion carried.

APPROVAL OF MINUTES

Member McCarthy-Lange made a motion, seconded by Member Hamman, to approve the minutes of the June 25, 2025, meeting, July 14, 2025, gathering, and August 13, 2025, gathering. With a voice vote of ten (10) ayes, the motion carried.

PETITIONS

Petitions 25-09 and 25-10 Irma Loya Quezada

Without objections, Chairman Landovitz combined Petitions 25-09 and 25-10.

Mr. Asselmeier summarized the request.

The Petitioner is requesting a map amendment rezoning approximately three point two (3.2) acres of the northwest corner of 14874 Brisbin Road, Minooka from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house. The Petitioner is also requesting a map amendment rezoning approximately three point two (3.2) acres of the southwest corner of 14918 Brisbin Road, Minooka from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house.

The Petitioner plans to use Plat Act exemptions to divide the larger parcel.

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

The southwest corner of the parcel was rezoned to R-1 in 2022 by Ordinance 2022-15.

The application materials, plat of survey, and Ordinance 2022-15 were provided.

The property at 14874 Brisbin Road is approximately ten point three-seven more or less (10.37 +/-) acres total with approximately three point two plus or minus (3.2 +/-) acres proposed for rezoning. The property at 14918 Brisbin Road is approximately ten point four-two plus or minus (10.42 +/-) acres total with approximately three point two plus or minus (3.2 +/-) acres proposed for rezoning.

The existing land uses are Agricultural and Single-Family Residential.

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

Brisbin Road is a Township maintained Major Collector.

There are no trails planned for the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Farmstead, Single-Family Residential, and Hogan's Market.

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

The County's plan calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's plan calls for the area to be Low Density Residential.

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

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

EcoCat submitted on July 22, 2025, and consultation was terminated.

NRI application submitted as part of the rezoning request in 2022. The LESA Score was 199 indicating a low level of protection. The NRI Summary Report was provided.

Seward Township was emailed information on July 24, 2025. The Seward Township Planning Commission met on August 5, 2025, and recommended denial of the proposal by a vote of three (3) against the proposal and one (1) in favor of the proposal. The reasons for denial were as follows: The same family rezoned their original ten (10) acres three (3) years ago to allow for two (2) residential homes and now they are re-zoning once again on the two (2) remaining properties. Row after row of houses rezoned to residential along rural roads was not the intention of the residential plan put in place by the county in the Comprehensive Plan and Seward Township approved a new Comprehensive Plan that shows the area as Agricultural and not Residential. An email with this information was provided.

The Seward Township Board met on August 12, 2025, reviewed the proposal on August 12, 2025, and recommended approval by a vote of three (3) in favor and two (2) in opposition. The minutes of the meeting were provided.

The Village of Plattville was emailed information on July 24, 2025. No comments received.

The Lisbon-Seward Fire Protection District was emailed information on July 24, 2025. No comments received.

ZPAC reviewed this proposal at their meeting on August 6, 2025. Discussion occurred regarding the conflict between the Seward Township Plan and the County Land Resource Management Plan. ZPAC voted to forward the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

The Petitioner desires to rezone the subject property in order to build one (1) house.

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

No public or private utilities are onsite.

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

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

No new odors are foreseen.

Any new lighting would be for residential use only.

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

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per the Kendall County Code.

The proposed findings of fact are as follows:

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

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

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

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant.

The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single-family residential uses found in rural settings.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

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

Member Wilson recused herself at this time (7:32 p.m.).

Member Bernacki requested clarification regarding which portions of the subject properties were already zoned R-1.

Member Wilson stated that she represented the Petitioner. She stated the proposal was consistent with the County's Future Land Use Map and the LaSalle Factors.

Joan Soltwisch said that the property is very wet. She said there were different interpretations to the LaSalle Factors. She discussed the care for planning the County has taken in this area. She believed the Petitioner was told incorrect information when she purchased the property. Member Wilson stated that the Petitioner was mislead by their Realtor. Member Wilson also noted that Seward Township changed their plan after the Petitioner purchased the property.

JoBeth Larkin stated that she and her family own property adjacent to the subject properties. She said the land was not well drained. She discussed the layout of drain tile in the area. She expressed concerns regarding placing more houses in the area and the impact on the draining. She said that Realtors still say that people can build houses on smaller lots. She asked if other properties in the area could ask for the same request; she believes the flooding will get worse. She asked how the eastern portions of the subject properties would be farmed.

Dan Larkin discussed the drainage in area. He believed that building more houses will make drainage worse.

Chairman Landovitz asked Mr. Asselmeier about the drainage aspect of the request. Mr. Asselmeier said the proposal was a rezoning request. Rezoning the property does not guarantee buildability. Drainage issues would have be addressed during the building permitting review process, including field tile review.

Member Ashton did not agree with Mr. Asselmeier; he asked why would a property be rezoned if they could not use it a certain way. Mr. Asselmeier responded that zoning allows people to lawfully engage in certain activities on their property, but it does not guarantee use. There are other parcels zoned for residential uses that have not had houses constructed on them because of drainage and other issues. Mr. Asselmeier also noted that, if the subject properties are rezoned to R-1, they cannot be rezoned back to A-1, unless the new Future Land Use Map is amended. Member Ashton felt this type of rezoning contradicted the forty (40) acre rule. Mr. Asselmeier stated that the new plan could change the classification of the properties in this area so they could not be rezoned to R-1. Mr. Asselmeier also said the division of land by five (5) acre is allowed by the Plat Act, but building on those properties is determined by the zoning of the property.

Member Wilson said the property is too small to farm. Member Ashton felt the Petitioner made the property too small to farm. Member Wilson said that the Petitioner must fix tiles if damaged. Member Ashton discussed a case where someone did not repair the tiles; he also discussed a time when people water-skied on Route 52 in the area.

Member Stewart expressed concerns regarding additional driveways on Brisbin Road. He felt this might be a case of spot zoning because it would no longer be country living.

Member Casey asked how many houses could be built if the proposals were approved. Mr. Asselmeier that a total of four (4) houses on the two (2) parcels.

Discussion occurred regarding sump pump usage in the area.

Ms. Soltwisch said she was not against the Quezadas; they are good people. She discussed the drainage of the property.

Member Wormley had a question regarding why the Seward Township Board voted for the proposal while the Seward Township Planning Commission voted against the proposal. Ms. Soltwisch discussed the LaSalle Factors as they related to what was best for the community. The Seward Township Attorney felt the County would not win a court case if they voted against the proposal. Member Wormley discussed the legal ramifications of voting against the proposal. Fran Miller discussed the legal precedent of approving rezonings in the area; she felt that the threat of litigation should prevent taking certain votes.

Chairman Landovitz asked if there was a request to rezone a property to a residential zoning classification that was consistent with the Comprehensive Plan that was denied by the County Board. Mr. Asselmeier discussed the mining cases, the rezoning of the Estates of Millbrook, and a rezoning in Oswego Township that were denied by the County Board, but were overturned by the court.

Chairman Landovitz asked if anyone felt that the request was inconsistent with the County's plan as it currently exists.

Member Wormley asked if Seward Township would assist the County financially in the court case. Ms. Miller felt that fear should dictate action. Chairman Landovitz discussed the potential for litigation in any case and the consequences of voting against the Comprehensive Plan. Chairman Landovitz noted that the rezoning might not be a good idea for the Petitioner because of potential basement flooding problems; he also wanted to make sure the building permit review process was followed correctly.

Member Bernacki discussed the need for following the plan.

Ms. Larkin discussed the drainage in area and the impact of a culvert under Brisbin Road that was installed by Seward Township in the area. The Seward Township Highway Commissioner did not submit any comments on the proposal. She also said that the eastern parts of the properties could be farmed. She asked what the residents could do to prevent future developments. She was advised to attend Vision Kendall meetings.

Discussion occurred regarding why the County was updating the Land Resource Management Plan at this time; the timing was based on the census and timing of municipalities updating their plans.

Ms. Larkin asked if she should attend the Zoning Board of Appeals. The response was that she should attend future meetings and get her information on record.

Member Wormley discussed the impact of State law on his decision-making process.

Ms. Larkin asked if the Petitioner could ask to rezone the eastern portion of the property. The properties would not have access to Brisbin Road.

Chairman Landovitz hoped that conflicts between the County's plan and Seward Township's plan are resolved.

Ms. Larkin said that she did not receive notice in the mail. Mr. Asselmeier said a notice was mailed to her; he would check on the status of the mailing.

Member Bernacki noted that the repairing of drain tile is a civil matter.

Member Wormley made a motion, seconded by Member Rodriguez, to forward the proposals to the Kendall County Zoning Board of Appeals.

The votes were as follows:

Ayes (5): Hamman, Landovitz, McCarthy-Lange, Rodriguez, and Wormley
Nays (0): None
Absent (4): Ashton, Bernacki, Casey, and Stewart
Abstain (1): Wilson

The motion carried.

The proposal goes to the Kendall County Zoning Board of Appeals on September 2, 2025.

Member Wormley said the Zoning Board of Appeals hearing is the legal hearing. Chairman Landovitz discussed the findings of fact made by the Zoning Board of Appeals.

Member Ashton discussed the importance of residents attending meetings.

Chairman Landovitz discussed the importance of the Future Land Use Map.

Member Stewart questioned jumping over farmland to rezone a parcel away from a municipality or other residential development. Discussion occurred regarding incorporating primary and secondary growth areas in the new plan and not allowing rezoning in secondary growth areas until a certain percentage of the primary growth area is rezoned.

Discussion occurred regarding the residential zoning districts currently in existence in the County.

Discussion occurred regarding the differences between the A-1 and R-1 districts.

Discussion occurred regarding the exemptions in the Plat Act.

Member Wilson returned to the meeting at this (9:07 p.m.).

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 25-05 and 25-06 were approved by the County Board.

Mr. Asselmeier stated, that due to the passage of Petition 25-06 and the change to application calendar, the new application deadline would be after the monthly Regional Planning Commission meeting. To date, assuming that proper notice occurs, Petition 25-08 and a proposed text amendment related to short-term rental zoning regulations were the only agenda items for the September meeting.

OTHER BUSINESS/ANNOUNCEMENTS

None

ADJOURNMENT

Member Hamman made a motion, seconded by Member Rodriguez, to adjourn. With a voice vote of ten (10) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:10 p.m.

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

Enc.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
AUGUST 27, 2025**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE
MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR
ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Joan Soltunich		
Harkin family Gabriel & Dan Harkin		
Donna M. Wilson		
Fran Miller		

STATE OF ILLINOIS
Kendall County
Seward Township

The board of trustees met at the office of the Town Clerk at Seward Town Hall on August 12th, 2025 for a regularly scheduled board meeting. The meeting started at 7:30 p.m.

Present:

Tim O'Brien, Supervisor
Jim Martin, Trustee
Fran Miller, Trustee
Dan Roberts, Trustee
Sharleen Smith, Trustee
Michelle Salato, Clerk
Megan Lamb - Attorney

The pledge of allegiance was said.

Trustee Miller made a motion to approve the minutes from last month's meeting held on July 8th, 2025. Second by Trustee Martin, motion carried - 4 yes, 1 abstain, 0 no.

Account Balances

Corporate	\$1,594,684.64
General Assistance	\$4,890.88
Hard Road	\$846,139.45
Road & Bridge	\$802,297.89
Special Bridge	\$1,130,576.05
Cemetery Checking	\$6,518.75
Cemetery COD	\$15,641.62

Motion to accept account balances made by Trustee Martin, second by Trustee Smith, motion carried 5 yes, 0 no.

Expenditures

Corporate Fund	\$18,195.71	motion Roberts, second Smith - carries 5 yes, 0 no
Road & Bridge	\$17,648.58	motion Martin, second Smith - carries 5 yes, 0 no
Special Bridge	\$1075.00	motion Roberts, second Smith - carries 5 yes, 0 no
Permanent Road	\$1098.36	motion Roberts, second Smith - carries 5 yes, 0 no
Cemetery	\$2525.42	motion Martin, second Miller - carries 5 yes, 0 no
Road & Bridge Payroll	\$16,694.00	motion Martin, second Miller - carries 5 yes, 0 no
Reimbursement	\$31.12	motion Smith, second Miller - carries 5 yes, 0 no

Supervisors Report - If anyone wishes to attend the Education Workshop in September/October, I have a form that I can give you and you can register.

A public notice for audit review has been sent for publication to Shaw Media and will appear in the paper on Thursday, August 14th, 2025. If anyone wishes to view, please call me and we can arrange a time to meet.

I discussed with Macchietto the fee for Direct Deposit for the 3 Road & Bridge Employees and also the 3 Township Employees. They confirmed that it's a Quickbooks Charge. If you look at the statement that has been provided it does indicate that the charge is to Quickbooks. The bank statements also show the electronic funds transfer is paid to Quickbooks.

In the books, I have provided Expenses by Vendor Summary to the Trustee & Profit & Loss Budget Overview. Quickbooks has now been amended for these documents to be available.

Highway Commissioner's Report - none

Clerk's Report - none

Trustee's Report - none

Unfinished Business - recommend to put notice for cemetery in Kendall County Record and Joliet Herald News in the public service community news in brief. Let the public know that ownership has switched to the township. Update schedule of fees before we publish.

New Business - Matt Asselmeier - grant for the county historical preservation. The county did a survey in Kendall and Bristol townships. There is a book with narratives and maps. The county was awarded money for structure surveys for Seward and Na-Au-Say townships this year. Asking for volunteers to do surveys. 127 properties in Seward Township.

25-08 Dippold/Tebugge - Best Budget Tree LLC - want to do boat and RV storage - 35 foot stalls - want to use Arbeiter Road to access the storage area. Phase 1 - 3 acres. Phase 2 - 3 acres. The property is currently zoned age with forestry. Land Resource Plan Committee heard proposal regarding Dippold/Tebugge. This property was never intended for parking. Access zoned from Route 52 only. Decrease in home value on Arbeiter Road. No lighting. Land resource plan committee made a motion to deny and the motion was carried.

Discussion -

Romero Guzman - Is there any benefit to my property? Lots of noise. Traffic flies down Arbeiter already - this will add more traffic.

Steve Papaeliou - pollution is unbelievable

Ron Miller - it was stated that the boats and RV's would only move about 2-3 times a year. This is just a big parking lot.

Pat Frescura - traffic on Arbeiter is fast - more traffic will make it worse

Anne Vickery - Hope for the sake of the community and Arbeiter Road that Matt Asselmeier will take this to the county board.

Plan commission meeting is August 27th at 7pm.

Board of appeals meeting is September 2nd at 7pm.

Trustee Smith - we are listening, we can make a recommendation, we can make a statement to the county board

Dave Shively - can we invite the voters to come and see what he has going on there?

Trustee Roberts made a motion to not recommend approval of a special use permit. Trustee

Smith 2nd - motion carries 5 yes, 0 no.

25-09/25-10 - petition to rezone from 3 acres of 2 parcels of property. Rezone tract A and tract B to R1. Currently it is zoned agricultural. Planning commission rezoned 3 years ago for R1 and now we are doing it again. Trustee Martin made a motion to recommend the petition as presented. Trustee Roberts - 2nd. Motion carries 3 yes, 2 no.

Trustee Roberts made a motion to rehire Mack and Associates for the next three years. Trustee Smith - 2nd. Motion carries 5 yes, 0 no.

Motion to adjourn by Trustee Martin, second Trustee Smith, motion carried 5 yes, 0 no.

The meeting ended at 9:14 p.m.



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 25-08

**Jeremy M. and Samantha L. Dippold on Behalf of Best Budget
Tree, LLC**

**A-1 Special Use Permit for Recreational Vehicle and Boat Storage
Business**

INTRODUCTION

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property.

Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

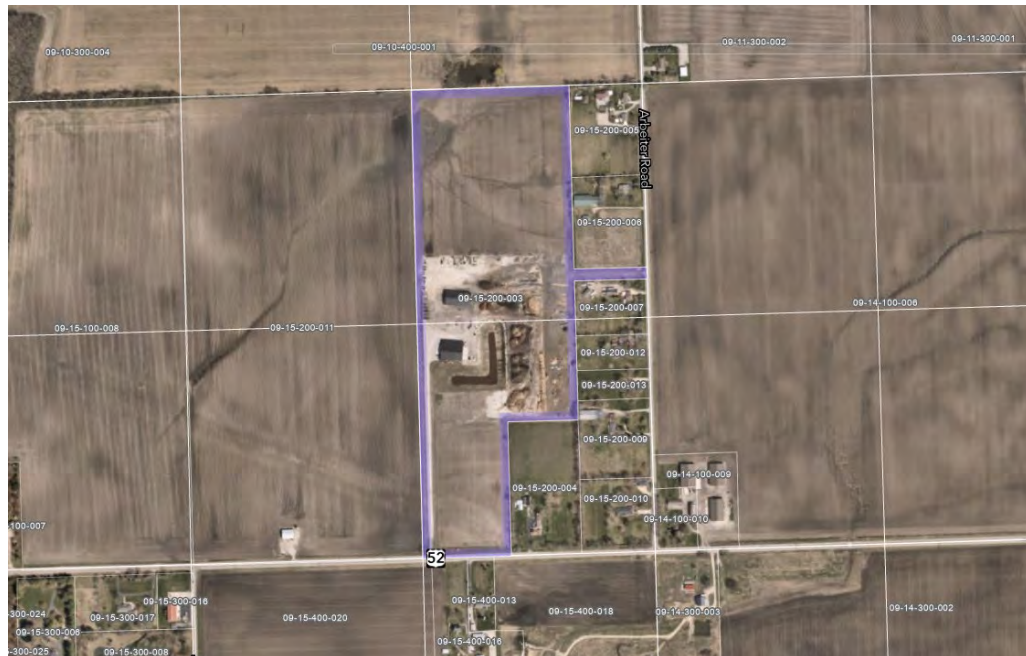
The application materials, including the business plan, are included as Attachment 1. The site plan, including the landscaping plan, is included as Attachment 2. The plat of survey is included as Attachment 3.

SITE INFORMATION

PETITIONERS: Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC

ADDRESS: 2241 Route 52, Minooka

LOCATION: Approximately 0.1 Miles West of Arbeiter Road on the North Side of Route 52



TOWNSHIP: Seward

PARCEL #: 09-15-200-003

LOT SIZE: 48.3 +/- Acres (Total) 6.5 +/- (Parking Area)

EXISTING LAND USE: Agricultural/Forestry Business

ZONING: A-1

LRMP:	Future Land Use	Rural Residential (Max 0.65 DU/Acre) (County) Residential and Commercial (Shorewood)
	Roads	Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.
	Trails	Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.
	Floodplain/ Wetlands	There are no floodplains on the property. There is a wetland near the northwest corner of the property.

REQUESTED ACTION: Special Use Permit for Storage of Recreational Vehicles and Boats

APPLICABLE REGULATIONS: Section 36-282 (54) – A-1 Special Uses
Chapter 36, Article II, Division 3 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Residential (Max 0.65 Du/Acre) (County) Residential (Joliet) Residential and Institution (Shorewood)	A-1
South	Agricultural/Single-Family Residential	A-1	Rural Residential and Commercial (County) Residential and Commercial (Shorewood)	A-1
East	Agricultural/Single Family-Residential	A-1 and R-3	Suburban Residential (Max 1.00 Du/Acre) (County) Residential and Commercial (Shorewood)	A-1 and R-3
West	Agricultural	A-1	Rural Residential (County) Residential (Shorewood)	A-1, A-1 SU, and R-1

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

Aux Sable Creek INAI Site
Greater Redhorse (*Moxostoma valenciennesi*)

Further consultation will occur, see Attachment 1, Pages 67-69.

On June 16, 2025, the Illinois Department of Natural Resources submitted a letter stating adverse impacts were unlikely and consultation was terminated. This letter is included as Attachment 12.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report is included as Attachment 1, Pages 21-66.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on July 25, 2025.

The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue). The email with this information is included as Attachment 5.

The Seward Township Board met on August 12, 2025, and unanimously recommended denial of the proposal. The minutes of the meeting are included as Attachment 9.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on July 25, 2025. On August 27, 2025, the Village of Shorewood submitted an email stating they had no objections to this proposal. This email is included as Attachment 10.

MINOOKA FIRE PROTECTION DISTRICT

Petition information was sent to the Minooka Fire Protection District on July 25, 2025.

The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan. This letter is included as Attachment 6.

ZPAC

ZPAC reviewed the proposal at their meeting on August 6, 2025. Discussion occurred regarding the number of employees at the property, the use of Arbeiter Road, and the proposed hours of operations. ZPAC voted to forward the proposal to the Kendall County Regional Planning Commission by a vote of five (5) in favor, zero (0) in opposition, one (1) present, and four (4) absent. The minutes of the meeting are included as Attachment 7.

RPC

The Petitioners failed to publish notice fifteen (15) days prior to the September 2, 2025, Zoning Board

of Appeals hearing. At the August 27, 2025, Kendall County Regional Planning Commission meeting, prior to the vote to remove the Petition from the agenda, Claire Wilson provided evidence that the current operation was not a forestry business. This information is included as Attachment 11.

GENERAL INFORMATION

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.
2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

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

BUSINESS OPERATIONS

According to the business plan (Attachment 1, Page 2), the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the site plan (Attachment 2, Page 6), a total of three hundred twenty-six (326) parking stalls are proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three (163) stalls are proposed in Phase II. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan (Attachment 1, Page 2), hours of operation would be daily from 7:00 a.m. until 4:30 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners plan to start operations in the fall of 2025.

BUILDINGS AND BUILDING CODES

Per the site plan (Attachment 2), there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building. Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

ENVIRONMENTAL HEALTH

There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan (Attachment 2, Pages, 3, 4, and 6) east of the parking area. No information was provided regarding the type of fence used for the dumpster enclosure.

STORMWATER

The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan (Attachment 2) shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application. On August 18, 2025, WBK submitted a letter with RPC Memo – Prepared by Matt Asselmeier – September 16, 2025

Page 4 of 7

questions and comments related to applicable permits, the stormwater management report, and engineer plans. This letter is included as Attachment 8.

ACCESS

Per the site plan (Attachment 2), the Petitioners plan to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit. The outdoor storage area will not have any access to Route 52

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email is included as Attachment 4.

PARKING AND INTERNAL TRAFFIC CIRCULATION

According to site plan (Attachment 2, Page 6), the Petitioners plan to install two (2) sixty foot wide (60') driving aisles with parking stalls on both sides of the aisles.

EASEMENTS

Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

LIGHTING

No lighting is proposed in the outdoor parking and storage area.

SIGNAGE

According to the site plan (Attachment 2, Page 3, 4, and 6), one (1) non-illuminated sign is proposed east of the gravel driveway in the landscaped area. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

SECURITY

According to the business plan (Attachment 1, Page 2) and site plan (Attachment 2), an eight foot (8') tall black chainlink fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be five feet (5') off of the property line. The site plan also shows a security access gate.

LANDSCAPING

According to the business plan (Attachment 1, Page 2) and the site plan (Attachment 2), two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

NOISE CONTROL

No information was provided regarding noise control.

ODORS

No new odors are foreseen by the proposed use.

RELATION TO OTHER SPECIAL USES

If approved, this would be the sixth (6th) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. All five (5) of the existing special use permits allow some form of outdoor storage.

FINDINGS OF FACT

§ 36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation and control measures for leaks.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer a loss in property values and the use will not negatively impact the adjacent land uses.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.***

*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. **If the County Board approves the outdoor storage request, this is true. No variances are required.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents”.***

RECOMMENDATION

Staff recommends approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions; as of the date of this memo, the Petitioner had not agreed to these conditions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 2).
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.
5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m.
6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.

10. The noise regulations are as follows:

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

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

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

11. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance of Arbeiter Road. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.
12. KenCom and other emergency responding organizations shall be provided the access code to the Knox Box (**Added after ZPAC**).
13. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
17. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

ATTACHMENTS

1. Application Materials (Including the Business Plan, Petitioner's Findings of Fact, NRI Report, and EcoCat)
2. Site Plan (Including the Landscaping Plan)
3. Plat of Survey
4. July 25, 2025, Right-Of-Way Dedication Email
5. August 6, 2025, Seward Township Planning Commission Email
6. August 5, 2025, Letter from the Minooka Fire Protection District.
7. August 6, 2025, ZPAC Meeting Minutes (This Petition Only)
8. August 18, 2025, Letter from WBK Engineering
9. August 12, 2025, Seward Township Meeting Minutes
10. August 27, 2025, Email from the Village of Shorewood
11. August 29, 2025, Email from Claire Wilson
12. June 12, 2025, Letter from IDNR



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Best Budget Tree Site Plan

FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Best Budget Tree Service - Jeremy & Samantha Dippold		
CURRENT LANDOWNER/NAME(s) Best Budget Tree Service - Jeremy & Samantha Dippold		
SITE INFORMATION ACRES 48.59	SITE ADDRESS OR LOCATION 2241 US Highway 52, Minooka, IL	ASSESSOR'S ID NUMBER (PIN) 09-15-200-003
EXISTING LAND USE Ag	CURRENT ZONING A1	LAND CLASSIFICATION ON LRMP Rural Residential
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.) AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT Jeremy Dippold	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) 630-880-9663
ENGINEER CONTACT John Tebrugge	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT [REDACTED]		DATE 6.17.25

 FEE PAID: \$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

 Date Stamp Here If
 Checklist Is Complete

**Proposed Use and Business Plan
For Best Budget Tree RV/Boat Storage Special Use
2241 US Route 52
Minooka, IL 60447**

The Petitioners, Jeremy M Dippold and Samantha L Dippold, are requesting a Special Use Permit to operate an RV/Boat Storage Company. The RV/Boat Storage will be located in the northeast corner of the site utilizing the access drive off Arbeiter Road.

A. Employees:

There are currently no plans to hire additional employees for this business. Parking rentals will be made online and access to the site will be thru the gate with keypad control. Jeremy and Samantha Dippold will be available by phone for any customer questions.

B. Hours of Operation:

The Petitioners will operate between the hours of 7:00am to 4:30pm 7 days a week

The Petitioners plan to start operations by late Fall 2025.

C. Vehicles in Use:

The storage area will be for RV/Boat Storage traffic only.

D. Materials:

The RV/Boat Storage area will be covered with asphalt grindings and parking stalls will be numbered with signs at the front of each stall.

E. Lighting:

No lighting is proposed in the RV/Boat Storage area.

F. Site Plan:

The Petitioners shall develop the property in accordance with the Site Plan submitted with the Application. An 8' tall black chain-link fence will be installed on the north, east and south sides of the RV/Boat Storage area.

The perimeter of the property has been landscaped with 2 rows of evergreen trees spaced at 40' centers. No trees were installed near the pipeline crossing the property.

LEGAL DESCRIPTION

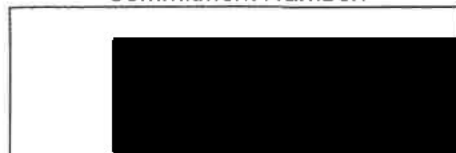
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 1043.62 FEET OF THE EAST 417.40 FEET THEREOF AND ALSO EXCEPT THE SOUTH 417.42 FEET OF THE EAST 417.42 FEET THEREOF, AND ALSO EXCEPT THAT PART OF THE EAST 417.40 FEET LYING NORTH OF THE NORTH LINE OF THE SOUTH 417.42 FEET AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1109.62 FEET THEREOF, AND ALSO EXCEPT THE WEST 402 FEET OF THE EAST 819.42 FEET OF THE SOUTH 417.42 FEET THEREOF, AND ALSO EXCEPT THE WEST 402.02 FEET OF THE EAST 819.42 FEET OF THE NORTH 341.07 FEET OF THE SOUTH 758.49 FEET THEREOF), IN THE TOWNSHIP OF SEWARD, IN KENDALL COUNTY, ILLINOIS.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:


Fidelity National Title
Insurance Company

Commitment Number:

**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

 Authorized Officer or Agent

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)



FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]**Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company, LLC 674 Veterans Pkwy, Unit C Yorkville, IL 60560 Main Phone: (630)553-3041 Email: ilyorkville@fnf.com	Fidelity National Title Company, LLC 674 Veterans Pkwy, Unit C Yorkville, IL 60560 Main Phone: (630)553-3041 Main Fax: (630)553-3047

Name and Address of Title Insurance Agent: John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

Order Number: [REDACTED]

Property Ref.: 48 US Highway 52, Minooka, IL 60447

SCHEDULE A

1. Commitment Date: March 7, 2022
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Jeremy Dippold and Samantha Dippold
Proposed Policy Amount: \$607,425.00
 - (b) ALTA Loan Policy 2006
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns as their respective interests may appear
Proposed Policy Amount: \$485,940.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Fecht Brothers, Inc.
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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Attachment 1, Page 6
EXHIBIT "A"
Legal Description

The East 1/2 of the Northeast 1/4 of Section 15, Township 35 North, Range 8 East of the Third Principal Meridian, (except the North 1043.62 feet of the East 417.40 feet thereof and also except the South 417.42 feet of the East 417.42 feet thereof, and also except that part of the East 417.40 feet lying North of the North Line of the South 417.42 feet and lying South of the South Line of the North 1109.62 feet thereof and also except the West 402 feet of the East 819.42 feet of the South 417.42 feet thereof and also except the West 402.02 feet of the East 819.42 feet of the North 341.07 feet of the South 758.49 feet thereof), in the Township of Seward, in Kendall County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)



Printed: 04/05/22 @ 03:11 PM

FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]

Name and Address of Title Insurance Agent: John Robert Felton
 2804 Breckenridge Circle
 Aurora, IL 60504

**SCHEDULE B, PART I
 REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Fidelity National Title office regarding the application of this new law to your transaction.
6. Payment of real estate taxes affecting the land that may be due or payable prior to closing (or as may be required by a lender to be insured). Schedule B tax exception will be amended accordingly based on a later date search and payment as noted herein.
7. For all mortgages and liens referenced below, we should be furnished with proper payoff figures, authorizations, funds and documents sufficient to pay off and release said liens at or prior to closing.
8. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
9. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
11. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.
12. A mortgage to secure an indebtedness as shown below
 Amount: \$500,000.00
 Dated: March 30, 2020

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**SCHEDULE B, PART I
REQUIREMENTS
(continued)**

Mortgagor: Fecht Brothers, Inc.
 Mortgagee: Compeer Financial, PCA
 Recording Date: April 9, 2020
 Recording No: 20200005551

(Affects land and other property)

13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Fecht Brothers, Inc.

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- 14. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- 15. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)
- 16. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- 17. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent

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ALTA Commitment for Title Insurance (08/01/2016)



**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

18. Note for Information regarding endorsement requests:

All endorsements requests should be made prior to closing to allow ample time for the Company to examine required documentation.

END OF SCHEDULE B, PART I

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO**

Name and Address of Title Insurance Agent: John Robert Felton
2804 Breckenridge Circle
Aurora, IL 60504

**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

A 7. Taxes for the years 2021 and 2022.

Taxes for the years 2021 and 2022 are not yet due or payable.

Permanent Tax No.: 09-15-200-003-0000

Note: Taxes for the year 2020 amounting to \$1,357.62 are paid of record.

H 8. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

B 9. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

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ALTA Commitment for Title Insurance (08/01/2016)



SCHEDULE B, PART II
EXCEPTIONS
 (continued)

- C 10. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, including, but not limited to that part thereof falling within Route 52 and that part thereof falling within Arbeiter Road.
- D 11. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-3521, affecting that part of the Land falling within the road on the Southerly line.
- E 12. Grant dated July 23, 1949 and recorded August 29, 1949 in book 107 of deeds, page 62 made by Clifford Findlay and Dortha Findlay, his wife to Michigan-Wisconsin Pipeline Company, a Delaware, Corporation, its successors and/or assigns, of the right to lay, maintain, operate and remove a pipe line for the transportation of oil, gas, petroleum or any of its products with the right of ingress and egress to and from the same, on, over and through a strip of Land 75 feet in width extending in a Southeasterly direction across the Southwest 1/4 of the Land, and a grant dated February 4, 1960 and recorded February 29, 1960 for a new pipe line to be constructed two feet below the existing tile or at the same depth of the presently existing pipe line.
- F 13. Easement in favor of Lakehead Pipe Line Company for the purpose of an exclusive right-of-way and perpetual easement to construct, operate, maintain, inspect (including aerial patrol), remove, abandon in place, replace and reconstruct a pipeline, together with valves, fittings, protective apparatus and all other equipment and appurtenances, as may be convenient in connection therewith for the transportation of crude petroleum and any product, by-product and derivatives thereof, whether liquid or gaseous, or any material or substance which can be conveyed through a pipeline on, over under and across a strip of Land, recorded/filed June 12, 1998 as Document No. 9807782, and the terms and provisions contained therein. See Document for exact location.
- G 14. Easement in favor of Guardian pipeline, LLC for the purpose of an exclusive perpetual easement in, through, upon and over a strip of Land 50 feet in width to lay, construct, test, operate, inspect, maintain, patrol, replace, repair, reconstruct, alter, relocate, enlarge and remove a pipeline with any associated valves, connections and appurtenances for the transmission of gas and associated condensates in, through, upon and over said Strip of Land, together with the right of ingress and egress to said Strip of Land at convenient points recorded/filed June 21, 2002 as Document No. 200200014405, and the terms and provisions contained therein. See Document for exact location.
- I 15. Note: The only conveyance(s) affecting said Land recorded within 24 months of the date of this commitment are as follows:
- Grantor: Alan Leupold, as Trustee under Trust Agreement dated June 22, 2006 and known as the Wayne Leupold Revocable Trust
 Grantee: Fecht Brothers, Inc.
 Recording Date: May 2, 2011
 Recording No: 201100007151

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

END OF SCHEDULE B, PART II

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.****COMMITMENT CONDITIONS****1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO.** [REDACTED]

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Fidelity National Title Company, LLC
 674 Veterans Pkwy, Unit C
 Yorkville, IL 60560
 Phone: (630)553-3041 Fax: (630)553-3047

John Robert Felton
 2804 Breckenridge Circle
 Aurora, IL 60504

INITIAL FEE QUOTE

Order Number:	YK22006640	Invoice Date:	4/5/2022
Delivered:		Invoice Number:	
Buyer/Borrower(s):	Jeremy Dippold and Samantha Dippold	Seller(s):	Fecht Brothers, Inc
Lender:	Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy		

Property Description (1):

48 US Highway 52, Minooka, IL 60447
 Parcel ID(s): 09-15-200-003-0000

Policies Applied For:	ALTA Loan Policy 2006	\$485,940.00
	ALTA Owner's Policy 2006	\$607,425.00

Description	Seller Charge	Buyer Charge
Owner's Policy (Coverage \$607,425.00) (ALTA Owner's Policy 2006)	2,695.00	0.00
Loan Policy (Coverage \$485,940.00) (ALTA Loan Policy 2006)	0.00	525.00
ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	0.00	175.00
ALTA 9-06 - Restrictions, Encroachments, Minerals	0.00	175.00
SE 32-06 - Homeowner's Inflation Protection (Residential)	0.00	175.00
Extended Coverage Endorsement	0.00	0.00
Escrow Fees - Borrower	0.00	2,000.00
CPL Fee to Buyer	0.00	25.00
CPL Fee to Seller	50.00	0.00
CPL Fee to Lender	0.00	25.00
Overnight Delivery & Handling	50.00	50.00
Recording Fees (Deed, Mortgage/Deed of Trust)	0.00	134.00
County Transfer Tax (Deed)	303.75	0.00
State Transfer Tax	607.50	0.00
Recording Service Fee	0.00	15.00
Commitment Update Fee	150.00	0.00
Policy Update Fee	0.00	150.00
Chain of Title 24 Month	0.00	250.00
State of Illinois Policy Registration Fee	3.00	3.00
Email Package Service Fee	0.00	50.00
Tax Paying Agent Fees	50.00	0.00
Wire Transfer Service Fee	50.00	50.00
TOTALS:	\$3,959.25	\$3,802.00
GRAND TOTAL:		\$7,761.25

Invoice Notes: 1. Recording Fees are an estimate. Please refer to www.FNTiweb.com for actual recording fees.

2. Settlement Agent License ID: TA.13.1303663

3. Preliminary Fee Quote includes an estimated Tax Paying Agent Fee in the event Fidelity is paying taxes at closing.

Matt Asselmeier

From: Alyse Olson <alyse@kendallswcd.org>
Sent: Friday, June 13, 2025 3:22 PM
To: Matt Asselmeier
Cc: info@tebruggeengineering.com
Subject: [External] Best Budget Tree Service NRI Report
Attachments: NRI_2202_Report.pdf

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

Hi Matt,

I just spoke with John at Tebrugge Engineering regarding Best Budget Tree Service's special use permit application & the NRI requirement. The original NRI report was prepared in May 2022. The NRI report is good for a period of 3 years. Since we are only 1 month outside of that 3-year window, we can use the original report for their special use application. I have attached a copy of the original report to this email.

Please let me know if you have any questions.

Thanks,
Alyse

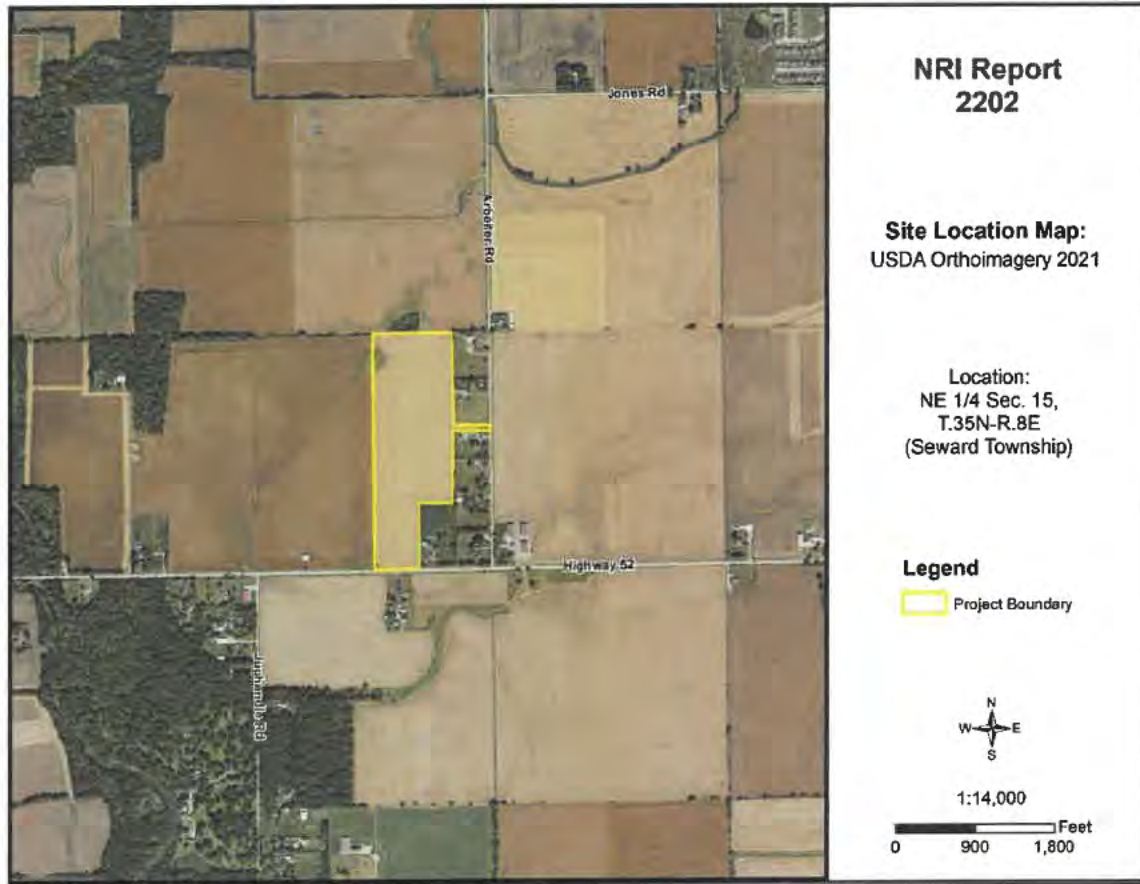
Alyse Olson
Resource Conservationist



**Kendall County Soil & Water
Conservation District**
7775A Route 47
Yorkville, IL 60560
Office: (630) 553-5821 x3
Direct: (630) 708-4009
www.kendallswcd.org

Please note my new email address: alyse@kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2202



May
2022

Petitioner: Best Budget Tree Service
Contact: Jeremy Dippold

Prepared By:


Kendall County Soil & Water
Conservation District

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

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

Natural Resource Information Report Number	2202
Date District Board Reviews Application	May 2022
Applicant's Name	Best Budget Tree Service
Size of Parcel	48.59 acres
Current Zoning & Use	A-1 Agricultural
Proposed Zoning & Use	A-1 SU Agricultural with Special Use Permit; Tree Service Business
Parcel Index Number(s)	09-15-200-003
Contact Person	Jeremy Dippold

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

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

PURPOSE AND INTENT

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

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

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

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

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

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

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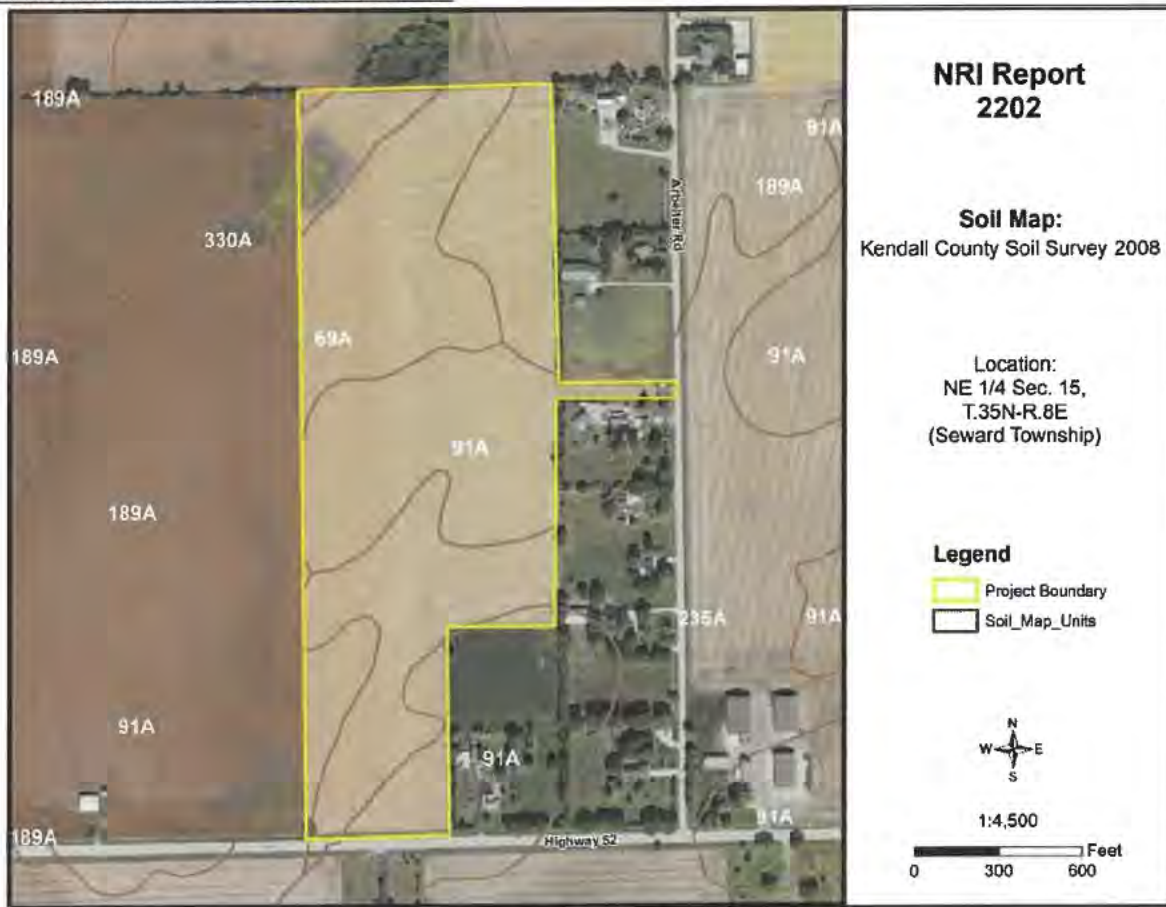
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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2202
Petitioner	Best Budget Tree Service
Contact Person	Jeremy Dippold
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NE ¼ of Section 15, Township 35 North, Range 8 East (Seward Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Best Budget Tree Service
Existing Zoning & Land Use	A-1 Agricultural
Proposed Zoning & Land Use	A-1 SU Agricultural with Special Use Permit; Tree Service Business
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	Wet Bottom Detention Pond
Size of Site	48.59 acres
Land Evaluation Site Assessment Score	210 (Land Evaluation: 85; Site Assessment: 125)

NATURAL RESOURCE CONSIDERATIONS**Figure 1: Soil Map****SOIL INFORMATION**

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
69A	Milford silty clay loam, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
91A	Swygert silty clay loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
189A	Martinton silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric	Prime Farmland
235A	Bryce silty clay, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if drained
330A	Peotone silty clay loam, 0-2% slopes	Very Poorly Drained	C/D	Hydric	Prime Farmland if drained

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, three are classified as hydric soil (69A Milford silty clay loam, 235A Bryce silty clay, and 330A Peotone silty clay loam), and the remaining soils are classified as non-hydric soils with hydric inclusions likely (91A Swygert silty clay loam and 189A Martinton silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, all are designated as prime farmland.

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings with basements, dwellings without basements, small commercial buildings, shallow excavations, lawns/landscaping, and local roads and streets. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Conventional Septic Systems
69A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited
91A	Somewhat Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
189A	Very Limited	Very Limited	Somewhat Limited	Suitable / Not Limited
235A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited
330A	Very Limited	Very Limited	Very Limited	Unsuitable / Very Limited

Septic Systems – The factors considered for determining suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

**Figure 2: Soil Limitations**

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is

based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

- The Land Evaluation score for this site is **85**, indicating that this site is **well suited** for agricultural uses.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
 - The Site Assessment score for this site is **125**.

The **LESA Score for this site is 210 out of a possible 300, which indicates a medium level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map **indicates the presence** of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0145H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel is **not located within** the floodplain or floodway.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state, and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Best Budget Tree Service for the Special Use Permit request to construct and operate a tree service and landscaping business on one parcel (Parcel Index Number 09-15-200-003) within Seward Township of Kendall County located in the NE ¼ of Section 15, Township 35N, and Range 8E of the 3rd Principal Meridian. Based on the information provided by the petitioner, and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are classified as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored an 85 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 210 out of a possible 300, which indicates a medium level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for shallow excavations, 68% are very limited for small commercial buildings, and 55% are very limited for lawns/landscaping. The remaining land is considered somewhat limited for these types of developments/uses. Additionally, 55% of the soils are considered unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River watershed and the Minooka Branch Aux Sable Creek sub watershed. This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).



SWCD Board Representative

5/2/2022
Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2202

NE ¼ of Section 15, Township 35 North, Range 8 East (Seward Township) on 48.59 acres. This parcel is located south of Van Dyke Road, north of U.S. Route 52, east of McKanna Road, and west of Arbeiter Road in Minooka, IL. The parcel is part of unincorporated Kendall County.

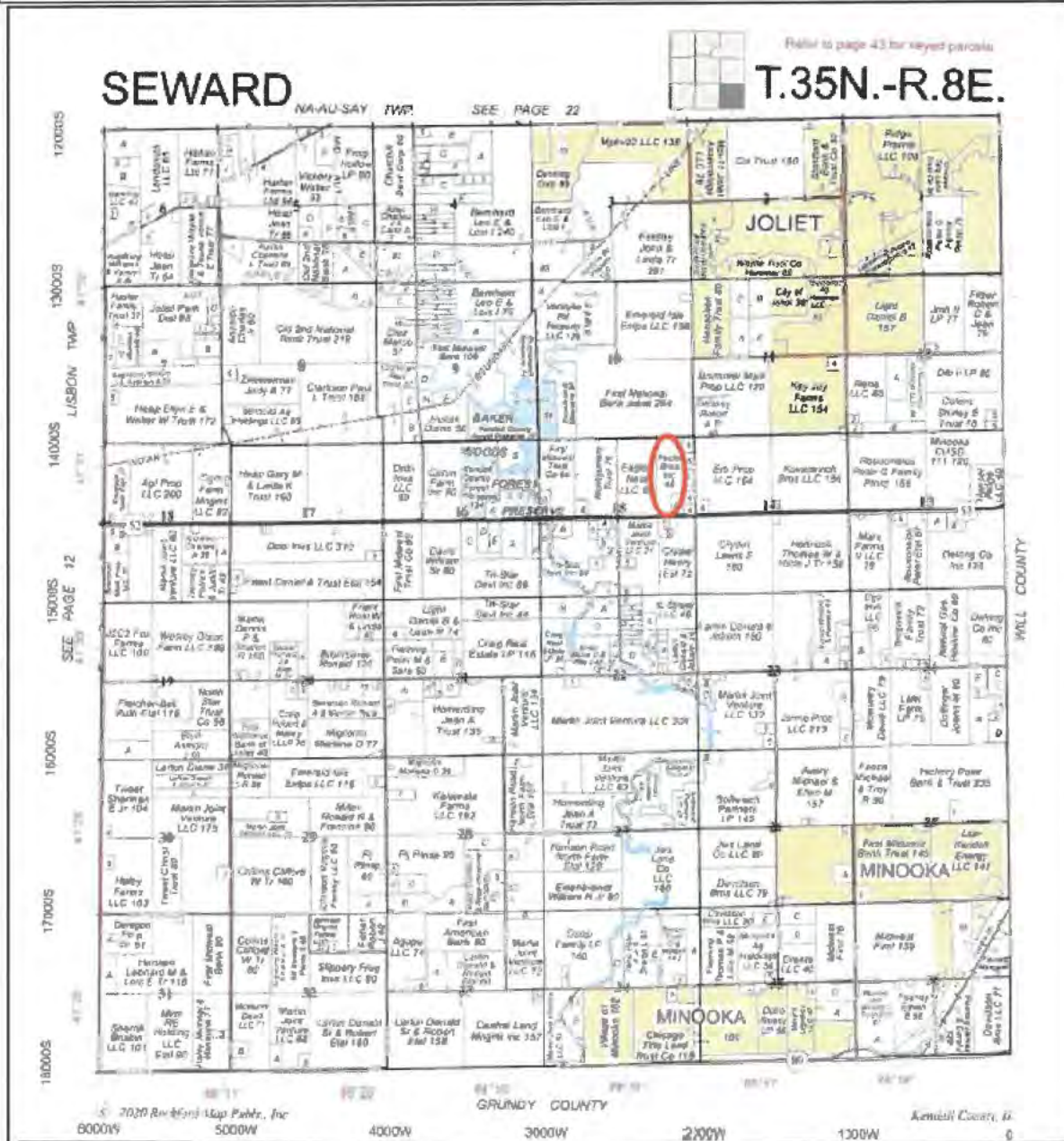


Figure 3: 2021 Plat Map

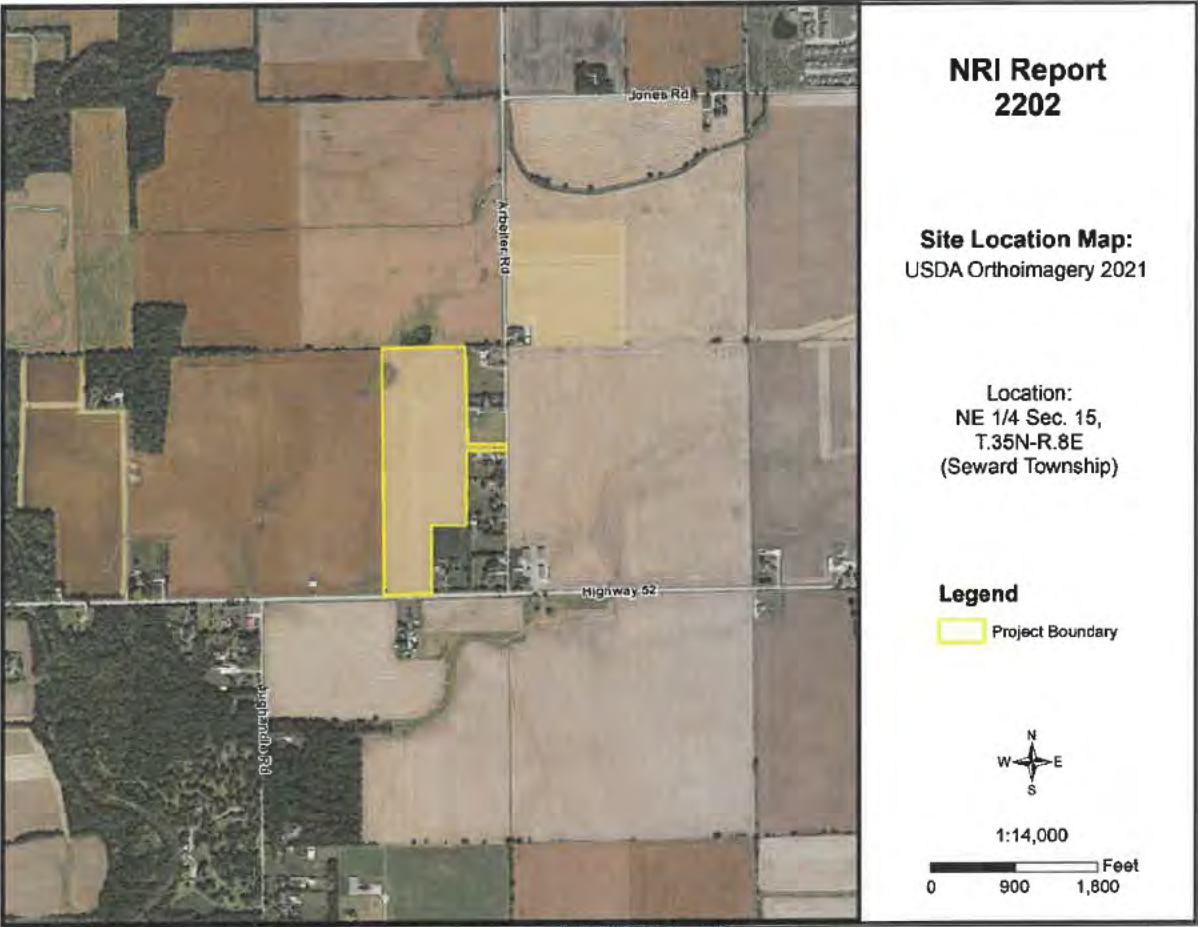


Figure 4: 2021 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to “grow” a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?¹

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of “going to the country,” they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin’s human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that ecologically sensitive area(s) are located on or near the parcel in question (PIQ). There is a freshwater emergent wetland located in the northwest corner of the PIQ. There is also the Aux Sable Creek and Baker Woods Forest Preserve within a mile of the PIQ to the west.

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

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

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

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

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

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

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

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

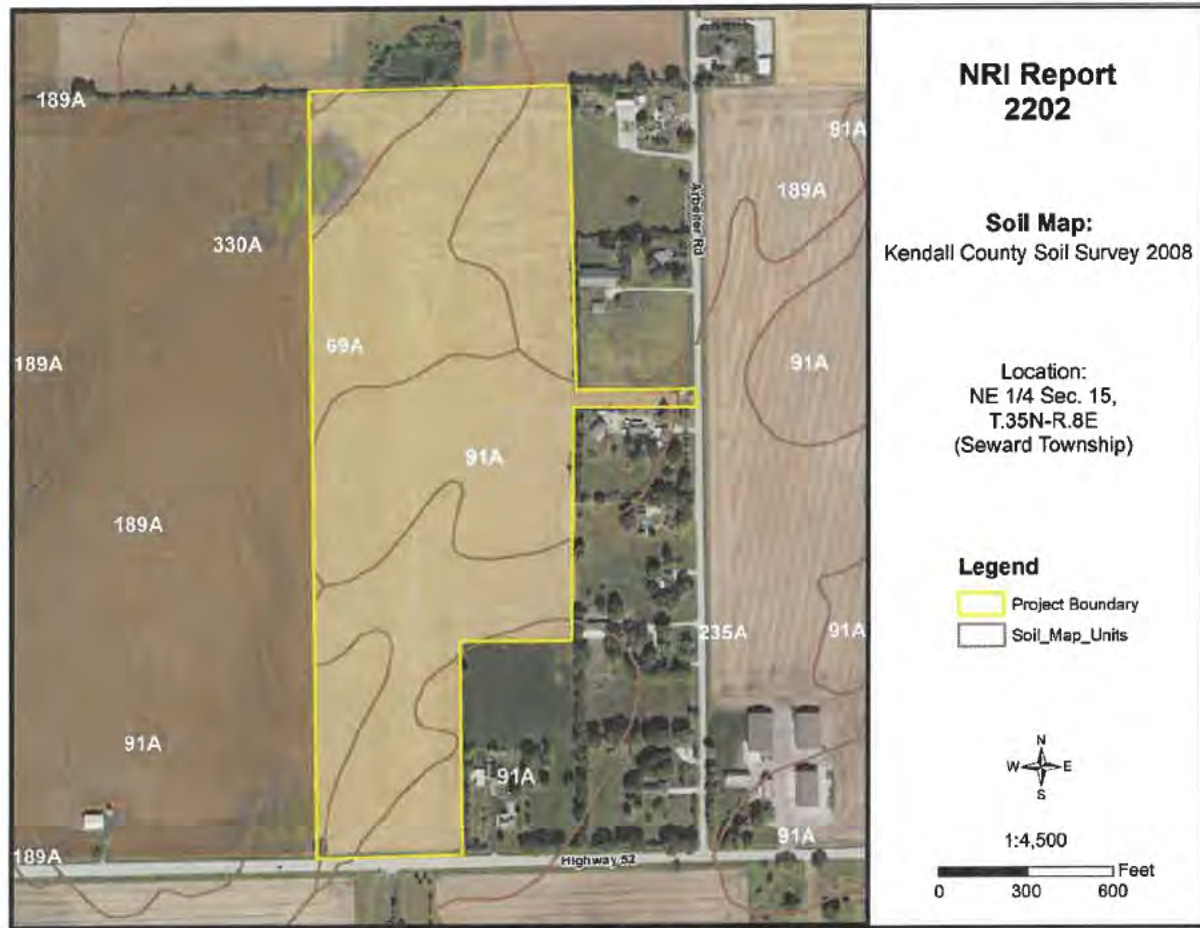


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
69A	Milford silty clay loam, 0-2% slopes	14.1	29.0%
91A	Swygert silty clay loam, 0-2% slopes	15.8	32.4%
189A	Martinton silt loam, 0-2% slopes	6.0	12.3%
235A	Bryce silty clay, 0-2% slopes	10.1	20.8%
330A	Peotone silty clay loam, 0-2% slopes	2.7	5.5%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMITATIONS RATINGS

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

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

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

Small Commercial Buildings – Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

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

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

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

NRI 2202

May 2022

Table 4: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
69A	Very Limited: Ponding Depth to saturated zone Shrink-swell	Very Limited: Ponding Depth to saturated zone Unstable excavation walls Dusty Too clayey	Very Limited: Ponding Depth to saturated zone Dusty	Unsuitable/Very Limited: Wet	14.1	29.0%
91A	Somewhat Limited: Depth to saturated zone Shrink-swell	Very Limited: Depth to saturated zone Too clayey Dusty Unstable excavation walls	Somewhat Limited: Depth to saturated zone Dusty	Suitable/Not Limited	15.8	32.4%
189A	Very Limited: Shrink-swell Depth to saturated zone	Very Limited: Depth to saturated zone Dusty Unstable excavation walls	Somewhat Limited: Depth to saturated zone Dusty	Suitable/Not Limited	6.0	12.3%
235A	Very Limited: Ponding Depth to saturated zone Shrink-swell	Very Limited: Ponding Depth to saturated zone Too clayey Unstable excavation walls Dusty	Very Limited: Ponding Depth to saturated zone Too clayey Dusty	Unsuitable/Very Limited: Wet	10.1	20.8%
330A	Very Limited: Ponding Depth to saturated zone Shrink-swell	Very Limited: Ponding Depth to saturated zone Unstable excavation walls Dusty Too clayey	Very Limited: Ponding Depth to saturated zone Dusty	Unsuitable/Very Limited: Wet	2.7	5.5%
% Very Limited	67.6%	100%	55.3%	55.3%		



Figure 6A: Map of Building Limitations – Small Commercial Buildings

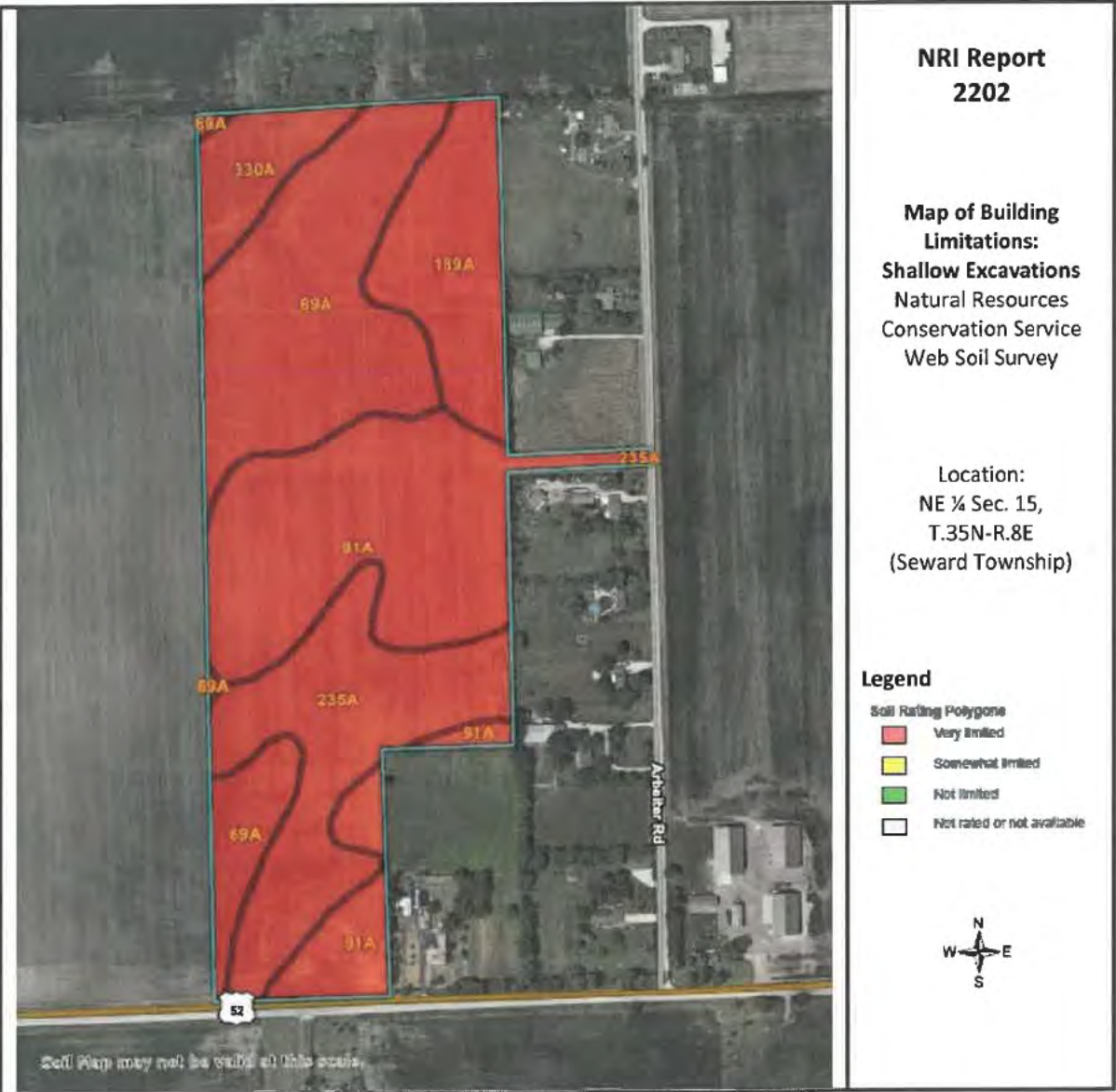


Figure 6B: Map of Building Limitations – Shallow Excavations

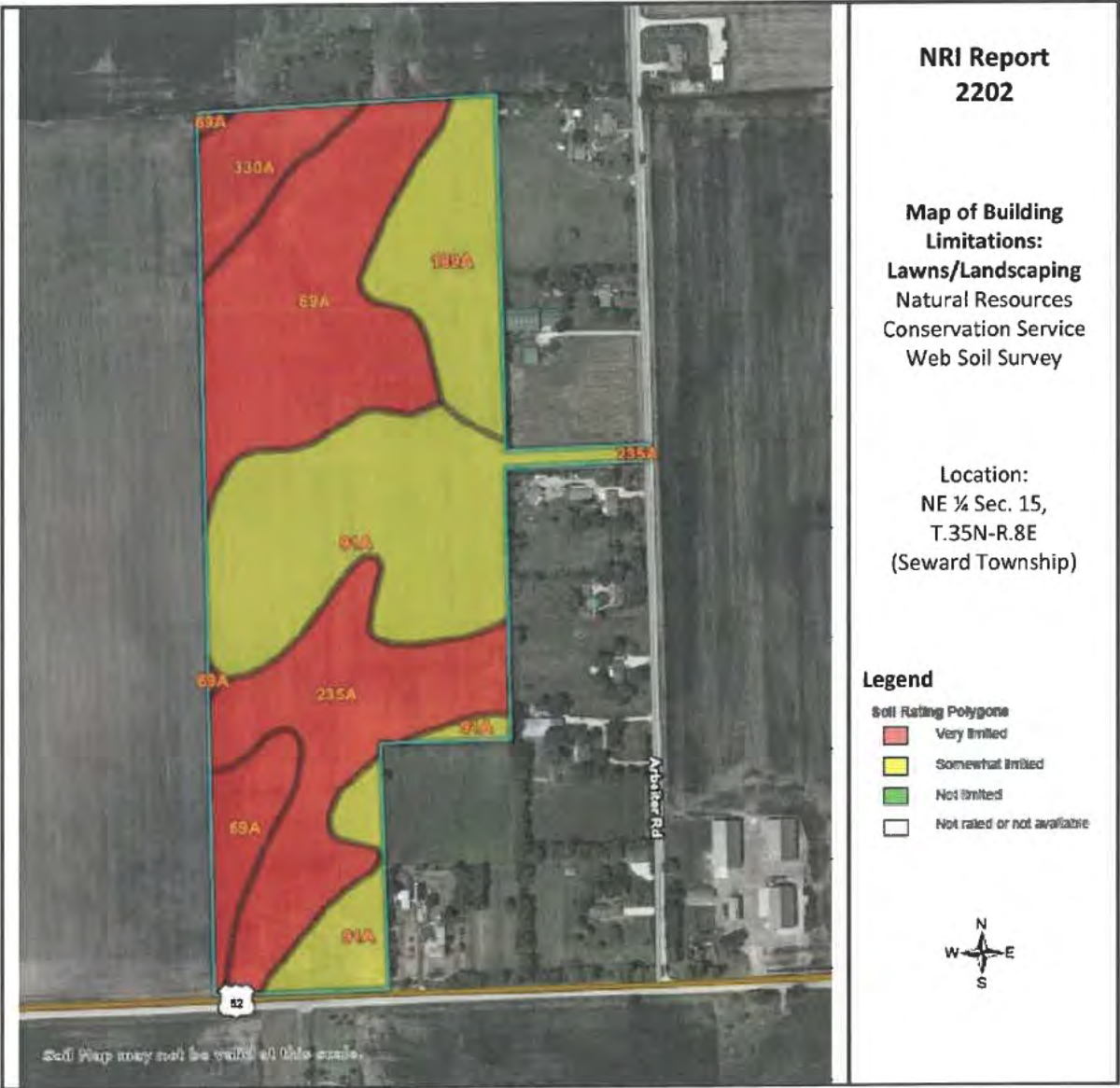


Figure 6C: Map of Building Limitations – Lawns/Landscaping

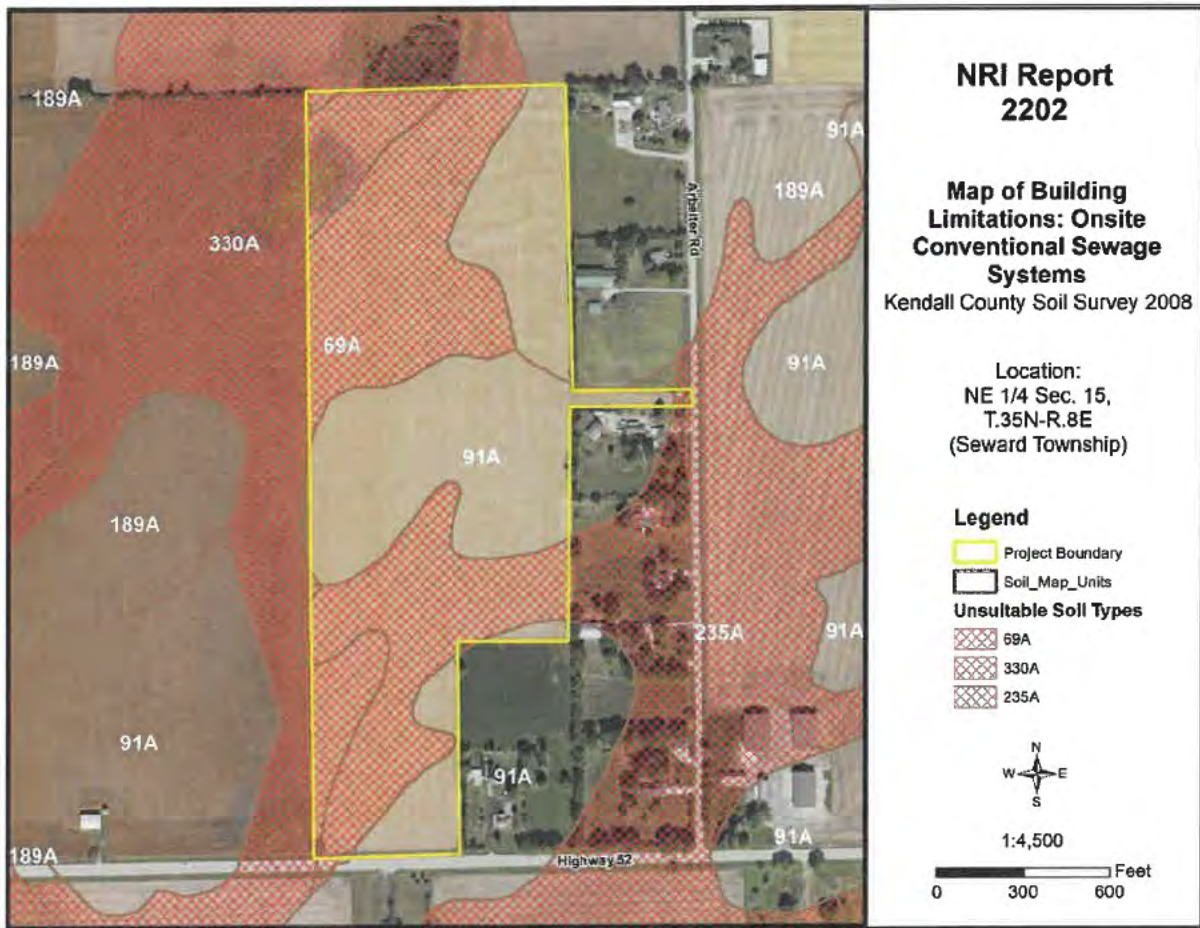


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained, or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration, and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and *frequent* means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
69A	C/D	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: --	<u>January – December</u> Duration: -- Frequency: None
91A	C/D	Medium	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 2.9'-4.8' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
189A	C/D	Low	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 6.0' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
235A	C/D	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper Limit: -- Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: --	<u>January – December</u> Duration: -- Frequency: None
330A	C/D	Negligible	<u>January – June</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>July – December</u> Upper Limit: -- Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – December</u> Surface Water Depth: -- Duration: -- Frequency: --	<u>January – December</u> Duration: -- Frequency: None

SOIL EROSION AND SEDIMENT CONTROL

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

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

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

The general principles of erosion and sedimentation control measures include:

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

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

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

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
69A	0-2%	Slight	14.1	29.0%
91A	0-2%	Slight	15.8	32.4%
189A	0-2%	Slight	6.0	12.3%
235A	0-2%	Slight	10.1	20.8%
330A	0-2%	Slight	2.7	5.5%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
69A	Prime Farmland if drained	14.1	29.0%
91A	Prime Farmland	15.8	32.4%
189A	Prime Farmland	6.0	12.3%
235A	Prime Farmland if drained	10.1	20.8%
330A	Prime Farmland if drained	2.7	5.5%
% Prime Farmland	100%		

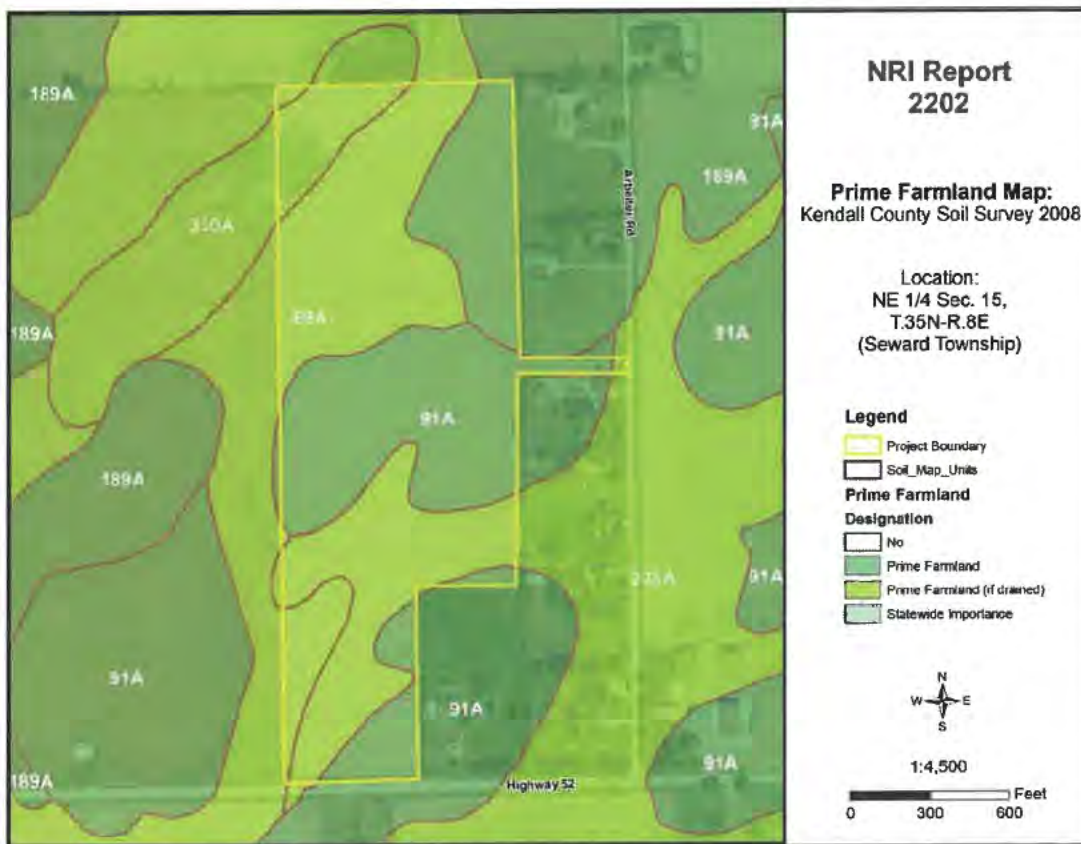


Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
69A	3	87	14.1	1,226.7
91A	4	79	15.8	1,248.2
189A	2	94	6.0	564
235A	3	87	10.1	878.7
330A	30	87	2.7	234.9
Totals			48.7	4,152.5
LE Calculation			(Product of relative value / Total Acres) 4,152.5 / 48.7 = 85.3	
LE Score			LE = 85	

The Land Evaluation score for this site is 85, indicating that this site is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	15
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	10
	Site Assessment Score:	125

The Site Assessment score for this site is 125. The Land Evaluation value (85) is added to the Site Assessment value (125) to obtain a LESA Score of 210. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

Land Evaluation Value: 85 + Site Assessment Value: 125 = LESA Score: 210

The LESA Score for this site is 210 which indicates a medium level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

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

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

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

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

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

WHAT IS A WATERSHED?

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

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

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

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

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

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

IMPORTANCE OF FLOOD INFORMATION

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

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

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

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

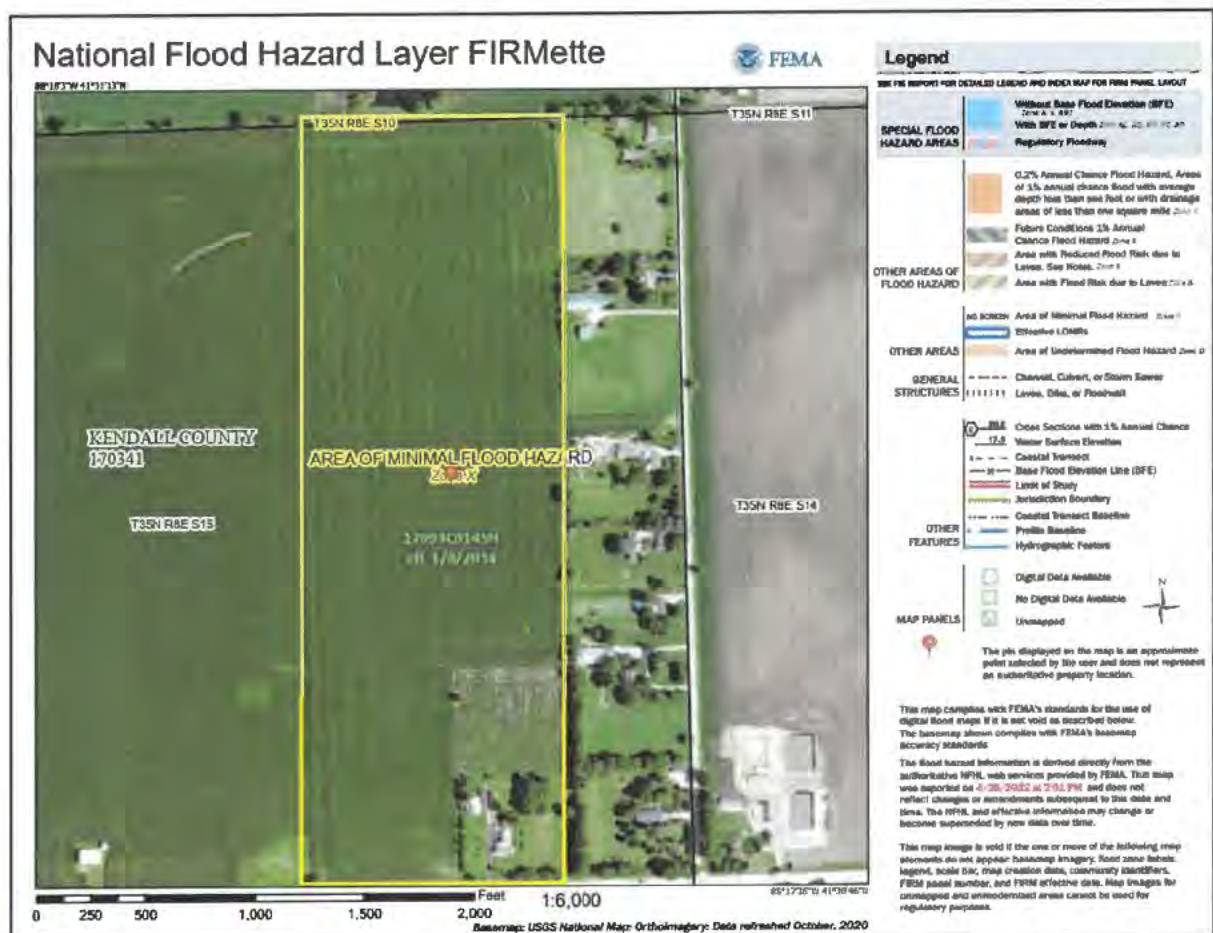
It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative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

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

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

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

This parcel is located on minimal topography (slopes 0 to 2%) and an elevation range of approximately 582'-588' above sea level. According to the FEMA Floodplain Map, the parcel in question does not contain floodway or floodplain. The parcel drains predominantly to the south.



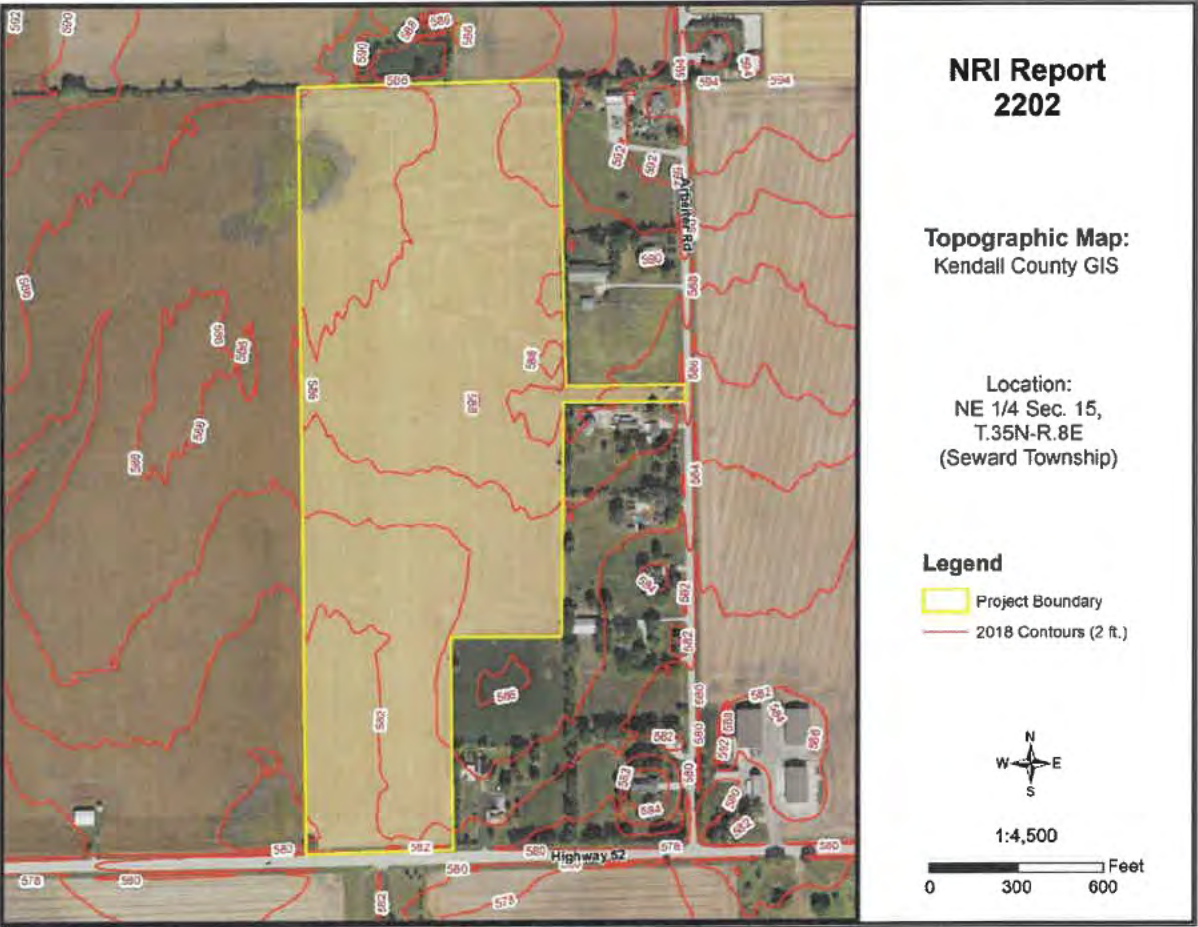


Figure 9: Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

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

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving a construction site
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing styles and types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Shrink lot size and create more open space
- Maintain historical and cultural resources
- Treat water where it falls
- Preserve views
- Establish and link trails

This parcel is located within the Upper Illinois River watershed and the Minooka Branch Aux Sable Creek sub watershed.

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

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

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

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

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

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

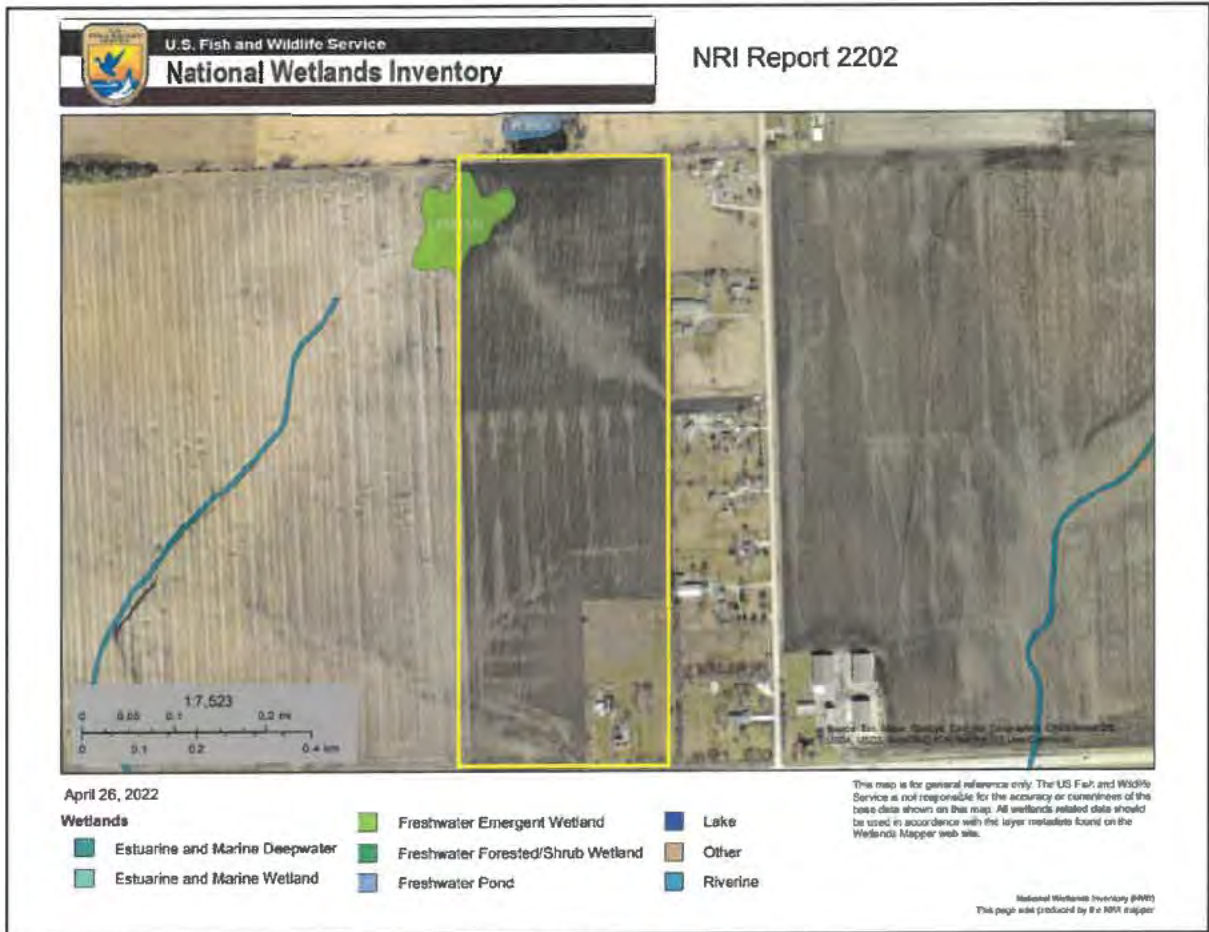


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that a mapped freshwater emergent wetland is present near the northwest corner on the parcel in question (PIQ).

HYDRIC SOILS

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

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

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

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

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
69A	Poorly Drained	Hydric	No	14.1	29.0%
91A	Somewhat Poorly Drained	Non-Hydric	Yes	15.8	32.4%
189A	Somewhat Poorly Drained	Non-Hydric	Yes	6.0	12.3%
235A	Poorly Drained	Hydric	No	10.1	20.8%
330A	Very Poorly Drained	Hydric	No	2.7	5.5%

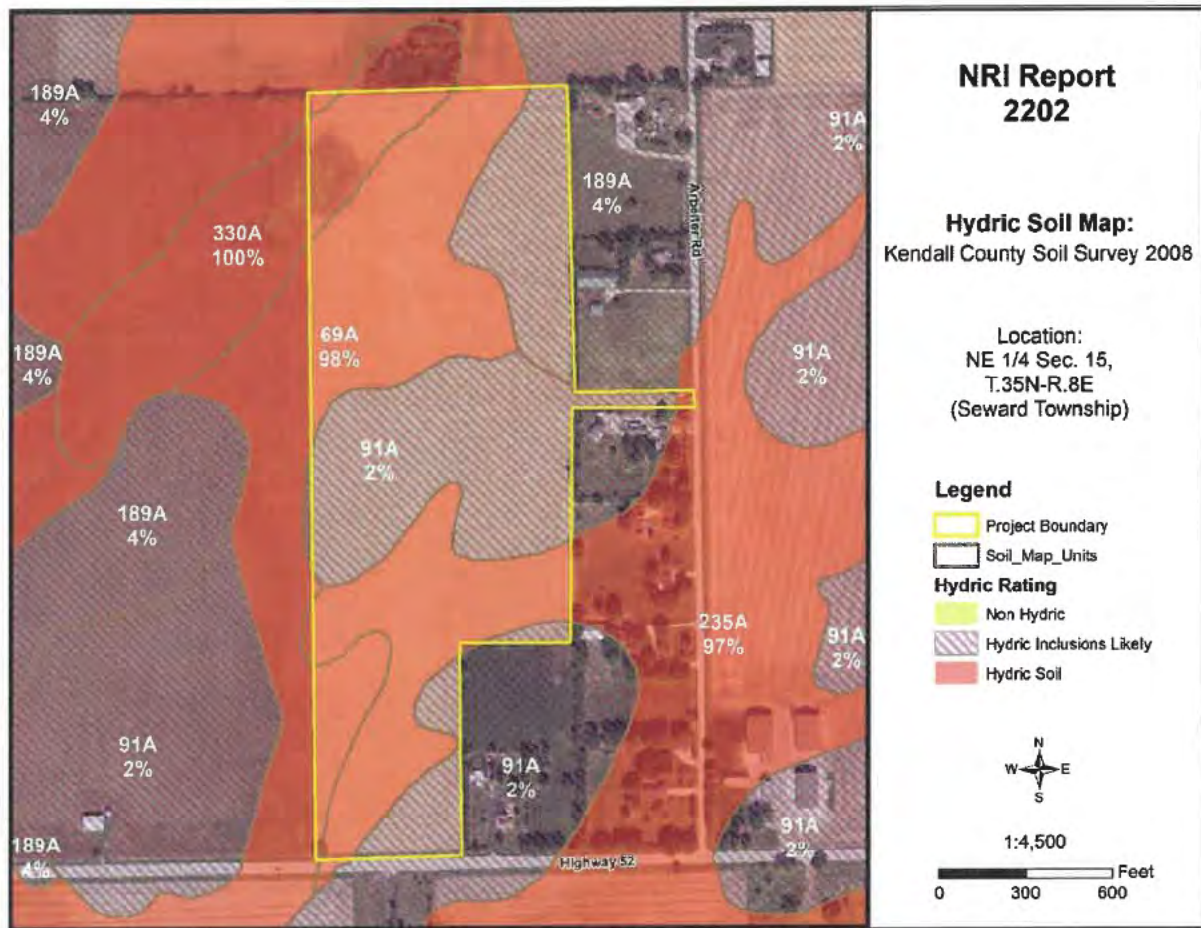


Figure 11: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters:** U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, Rock Island, IL
- **Floodplains:** Illinois Department of Natural Resources/Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270.
- **Water Quality/Erosion Control:** Illinois Environmental Protection Agency, Springfield, IL

COORDINATION

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PALUSTRINE - Name given to inland freshwater wetlands.

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

PIQ - Parcel in question

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

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

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

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

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

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

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

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

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

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

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

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

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

REFERENCES

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

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

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

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

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

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

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

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

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

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

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

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

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



Applicant: Best Budget Tree Service
 Contact: Jeremy Dippold
 Address: [REDACTED]

IDNR Project Number: 2514265
 Date: 06/16/2025

Project: Best Budget Tree RV/BOAT Storage Site Plan
 Address: 2241 US Route 52, Minooka

Description: Re--Zoning for a special use on an existing Agricultural/Forestry Business to have RV and Boat Storage in the rear of the lot with an additional entrance off Arbeiter Road in Minooka, IL

Natural Resource Review Results

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

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

Aux Sable Creek INAI Site
 Greater Redhorse (*Moxostoma valenciennesi*)

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

Location

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

County: Kendall

Township, Range, Section:

35N, 8E, 14

35N, 8E, 15



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

Government Jurisdiction
 Kendall County
 Matt Asselmeier
 807 West John Street
 Yorkville, Illinois 60560 -9249

Disclaimer

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

Terms of Use

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

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

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

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

Security

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

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

Privacy

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

IDNR Project Number: 2514265

**EcoCAT Receipt****Project Code** 2514265**APPLICANT****DATE**Best Budget Tree Service
Jeremy Dippold
[REDACTED]

6/16/2025

DESCRIPTION**FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID**\$ 127.81**

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

Please fill out the following findings of fact to the best of your capabilities. §36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan detailing the measures to be taken to ensure

that the use will not have a negative impact on public health, safety, morals, comfort or general welfare.

The Petitioner agrees to follow all applicable public health and public safety related laws.

That the special use will not be substantially injurious to the use and enjoyment of other 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.

True. Conditions are proposed that will regulate the hours of operation and overall site layout for the

area of RV/Boat Storage. The Site Plan makes provisions for fencing, landscaping, open buffer space

and improvements to ensure the proposed use will not adversely impact the adjacent uses and is

compatible with the surrounding area and County.

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

True. The property will have adequate utilities, access to the property with only one point of ingress and

egress off of Arbeiter Road for the RV/Boat Storage area located in the northeast corner of the site. The

property sheet flows east to west and a detention pond will be built in the northwest corner of the site to

handle storm flows off the storage area.

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 True. No variances will be requested.

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

True. The proposed use is consistent with an objective found on pages 3-5 of the Kendall County Land

Resource Management Plan which calls for a "strong base of agricultural, commercial and industrial use

that provides a broad range of job opportunities, a healthy tax base and improved quality of services..."



DEPARTMENT OF PLANNING, BUILDING & ZONING
 807 West John Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179
ENGINEERING CONSULTANT FEES

I, Jeremy Dippold understand that Kendall County uses the services of a
Applicant Name

consultant for engineering reviews and inspections and that I will be responsible for
 payment of services on Best Budget Tree Service project. I authorize the consulting
Project Name
 services to proceed.

☒ IF THIS IS **NOT** PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX AND
 COMPLETE THIS SECTION:

I hereby submit a deposit of _____ payable to the **Kendall County Treasurer**
\$ Amount

to be used by Kendall County to reimburse consultant for charges invoiced for work
 done in the review, approval and inspection of the proposed improvements.

I understand that if the deposit is depleted that I may be required to replenish the deposit
 to have work proceed.

I further understand that Kendall County will not issue a Building Permit or a Certificate of
 Occupancy as the case may be until I provide payment or proof of payment for the
 engineering services.

Signature of Applicant: _____

Date: 6/17/25

ENGINEERING PLANS FOR BEST BUDGET TREE RV/BOAT STORAGE SITE PLAN

SECTION 15, TOWNSHIP 35 NORTH , RANGE 8 EAST
2241 US HIGHWAY 52
MINOOKA, IL 60447
KENDALL COUNTY
JULY, 2025

LEGEND

- PROPERTY BOUNDARY
--- EXISTING CONTOUR LINE
--- EXISTING STORM SEWER
--- EXISTING SANITARY SEWER LINE
--- EXISTING WATERMAIN
--- EXISTING UNDERGROUND ELECTRIC
--- EXISTING OVERHEAD ELECTRIC
--- EXISTING GAS SERVICE
--- EXISTING TELEPHONE
--- EXISTING FIBER OPTIC
--- 673 --- PROPOSED CONTOUR LINE
--- PROPOSED HIGH WATER LINE
--- PROPOSED WATERMAIN
--- PROPOSED STORM SEWER
--- PROPOSED SANITARY SEWER LINE
--- PROPOSED GREASE SERVICE LINE
--- PROPOSED VENT LINE
--- EXISTING FENCELINE
--- PROPOSED SILT FENCE
x 686.00 EXISTING SPOT SHOT
x 686.00 PROPOSED SPOT GRADE
~~686.00~~ AS-BUILT SPOT GRADE/TEXT

- EXIST PROP
WATER: B-BOX
HYDRANT
VALVE
VALVE VAULT
STORM: INLET-CURB
INLET OR MANHOLE
FLARED END SECTION
SANITARY: CLEANOUT
MANHOLE
PAVEMENT: GRAVEL
ASPHALT
CONCRETE
R.O.W. MONUMENT
PROPERTY PIN
P.K. NAIL
CHISELED MARK
BENCHMARK
HUB & TACK
SOIL BORING
OVERLAND RELIEF
FLOW DIRECTION
DS DOWNSPOUT
UTILITY POLE
GUY WIRE LOC.
UTIL CABINET
UTIL PEDESTAL
LIGHT POLE
TRAFFIC SIGNAL
ELECTRIC VAULT
GAS VALVE
DOWNSPOUT SPLASH

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. OVERALL CIVIL SITE PLANS
4. CIVIL SITE PLAN I
5. GENERAL NOTES & DETAILS



Know what's below.
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

TOPOGRAPHY STATEMENT

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY TEBRUGGE ENGINEERING. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

LOCATION MAP

N.T.S.



PROJECT LOCATION



BENCHMARKS:

1. NATIONAL GEODETIC SURVEY MONUMENT - PID - DP5485
THE STATION IS LOCATED 37 FT (11.3 M) NORTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 9.5 FT (2.9 M) SOUTH OF A CULTIVATED FIELD AND 8 FT (2.4 M) EAST OF THE EAST END OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE.
NAVD 88 DATUM
ELEVATION = 577.39

PLANS PREPARED FOR:

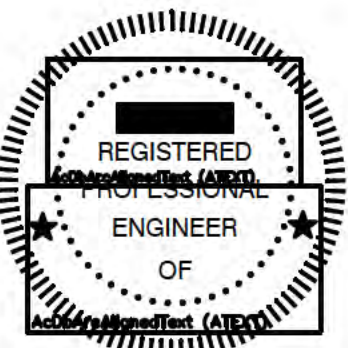
BEST BUDGET TREE SERVICE
2241 US ROUTE 52
MINOOKA, IL 60447
PHONE: (815) 786-0195

EMAIL: [REDACTED]

CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195

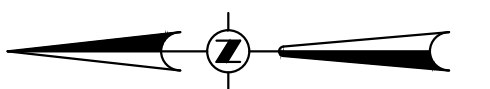
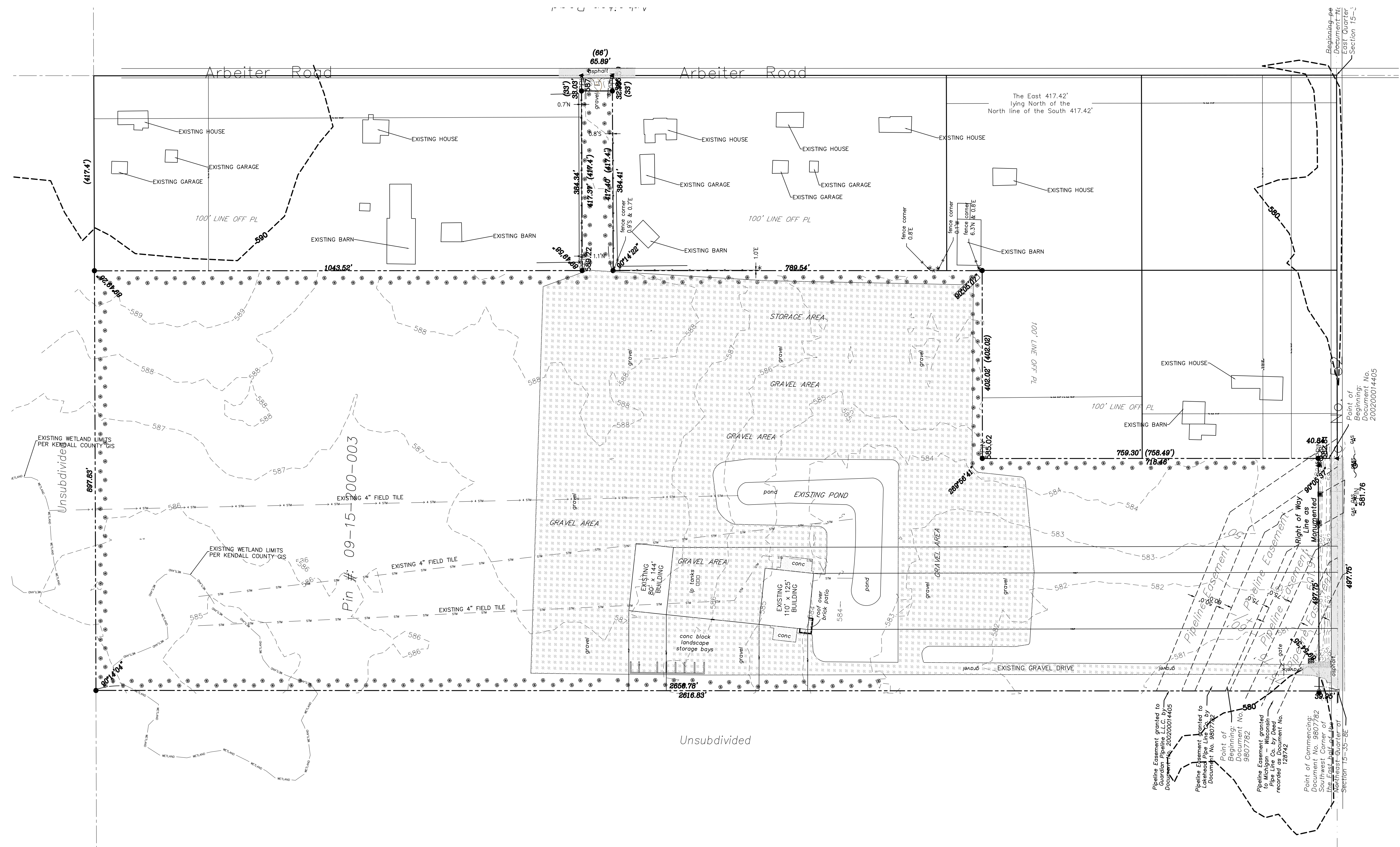
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM



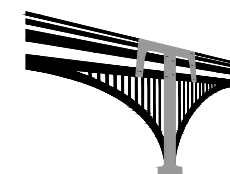
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. [REDACTED] EXPIRES NOV. 30, 2025

COPYRIGHT © 2025 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

REVISIONS	NO.	DATE	NOTES



SCALE IN FEET



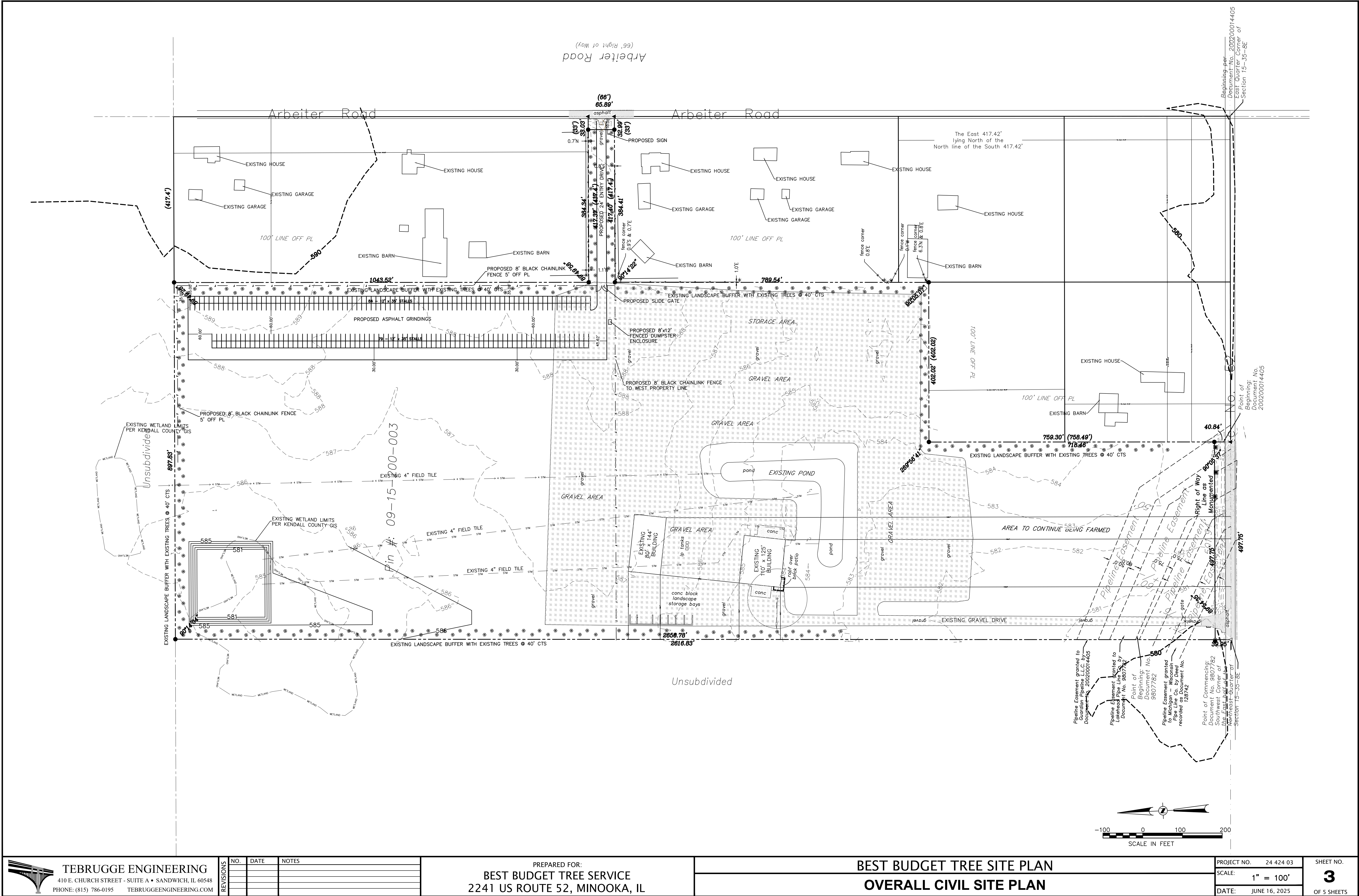
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.	24 424 03	SHEET NO.	2
SCALE:	1" = 100'		
DATE:	JUNE 16, 2025	OF 5 SHEETS	





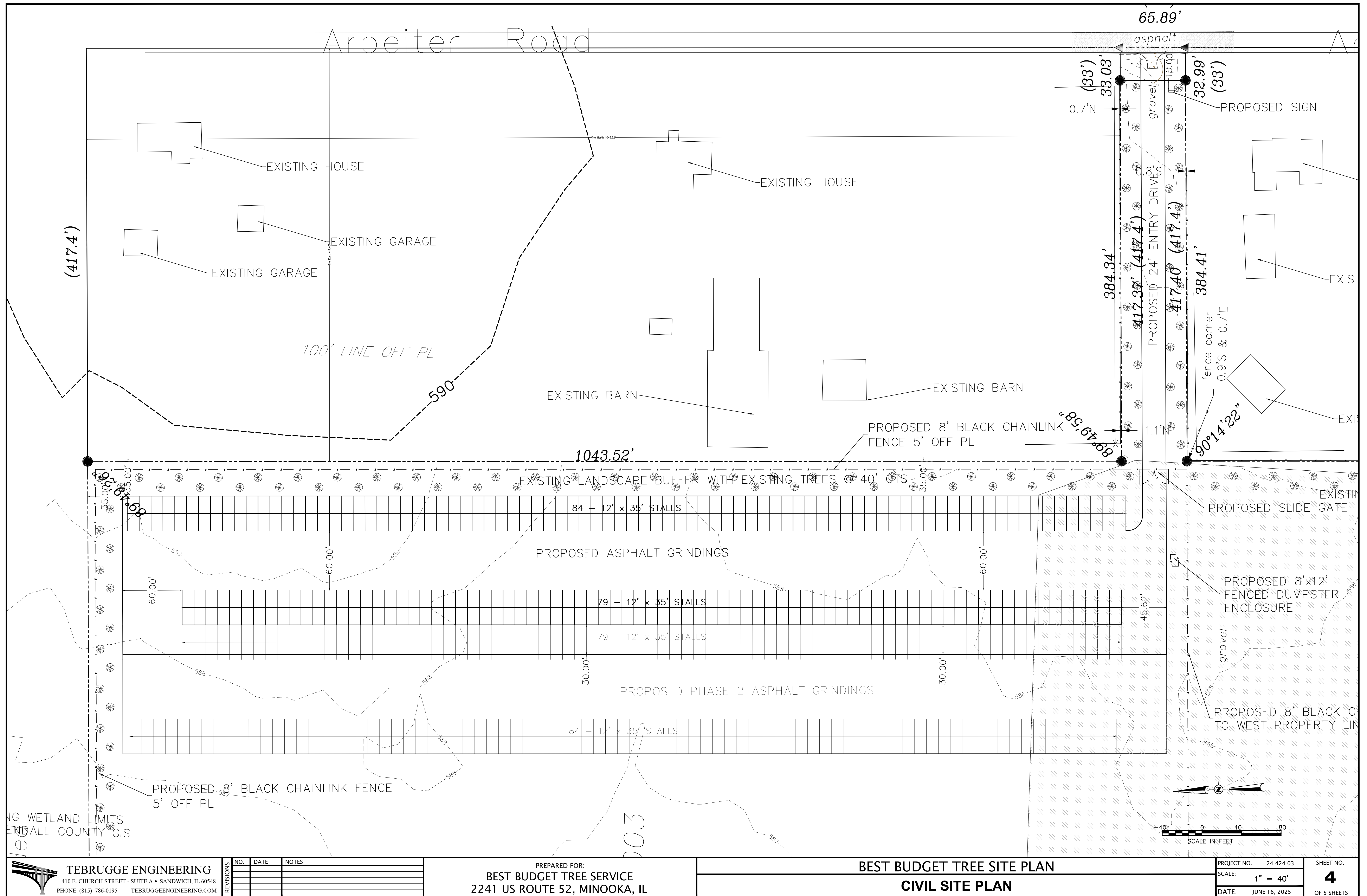
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN
OVERALL CIVIL SITE PLAN

PROJECT NO.	24 424 03	SHEET NO.	3
SCALE:	1" = 100'		
DATE:	JUNE 16, 2025		OF 5 SHEETS



GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1928) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

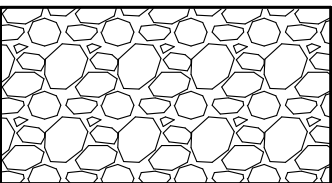
1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE) OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.
5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCLUDED IN THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLE, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS WITH INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE, A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

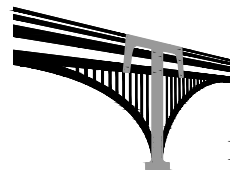
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONSTRUCTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR, ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



12" AGGREGATE COURSE, CA-6 CRUSHED LIMESTONE OR ASPHALT GRINDINGS

GRAVEL STORAGE LOT DETAIL

N.T.S.



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS

NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN
GENERAL NOTES & DETAILS

PROJECT NO.	24 424 03
SCALE:	NTS
DATE:	JUNE 16, 2025

SHEET NO.
5
OF 5 SHEETS

SITE DATA:

Total Site Area: 48.59 ac.
Current Zoning: A1
Proposed Zoning: A1-SU
Current Land Use: Forestry
Proposed Land Use: Forestry-SU

PARKING:

Phase 1 12'x35' Stalls 163 stalls
Phase 2 12'x35' Stalls 163 stalls
Total 12'x35' Stalls 326 Stalls

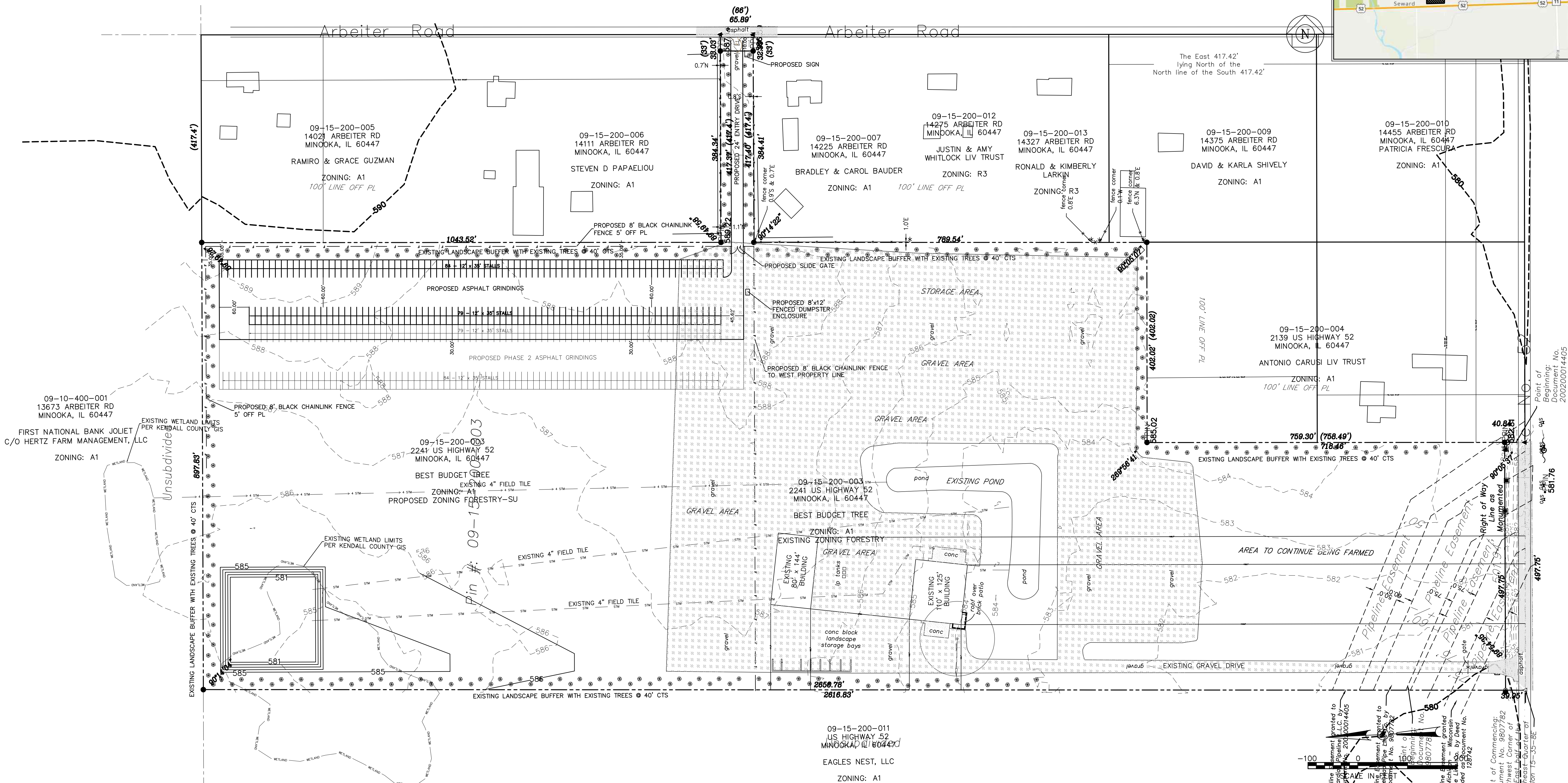
PARKING AREA TABLE:

Total Site Area: 48.59 ac.
2,116,580 sf
Phase 1 Parking: 178,036 s.f.
4.09 ac
Phase 2 Parking: 105,352 s.f.
2.42 ac
Total Asphalt Grindings: 283,388 s.f.
6.51 ac

LOCATION MAP



PROJECT LOCATION



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:
BEST BUDGET TREE SERVICE
2241 US ROUTE 52, MINOOKA, IL

BEST BUDGET TREE SITE PLAN
FINAL PLAN

PROJECT NO. 24 424 03
SCALE: 1" = 100'
DATE: JUNE 16, 2025

SHEET NO. **1**
OF 1 SHEET

Matt Asselmeier

From: Scott Cryder <sewardtwp@gmail.com>
Sent: Friday, July 25, 2025 9:27 AM
To: Matt Asselmeier
Subject: Re: FW: [External]Re: 2241 Route 52

Well, I guess it's time to do it huh? I've never done it before.

Scott Cryder
Highway Commissioner
14719 N. O' Brien Rd.
Minooka Il 60447
Phone 815-212-4723

On Fri, Jul 25, 2025 at 7:56 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Do you want a ROW dedication so that the township would own the 33' on the west side of Arbeiter at this property?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Director

Kendall County Planning, Building & Zoning

807 West John Street

Yorkville, IL 60560-9249

PH: 630-553-4139

Fax: 630-553-4179

From: Scott Cryder <sewardtwp@gmail.com>
Sent: Thursday, July 24, 2025 4:37 PM

Matt Asselmeier

From: Peter Fleming <[REDACTED]>
Sent: Wednesday, August 6, 2025 7:28 AM
To: Matt Asselmeier
Cc: Fran Fehrenbach; Joan Soltwisch; Jessica Vickery; Tim O'Brien; Sharleen Smith
Subject: [External]Report from Seward Twp Planning Commission

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

Matt,

The Seward Twp. Planning Commission met last night on Aug 5th at 6pm. The commission heard a proposal from the Quezada Family for re-zoning their property on Brisbin Rd. The Seward Twp Planning Commission voted 3-1 against the re-zoning. Some of the reasons for the vote against the project include:

- The same family rezoned their original 10 acres 3 years ago to allow for two residential homes and now they are re-zoning once again on the two remaining properties. Row after row of houses re-zoned to Residential along our rural roads was not the intention of the residential plan put in place by the county in the Comprehensive Plan.
- Our Township approved a new Comprehensive Plan that shows that area as agriculture and not residential.

The Seward Twp Planning Commission also heard a proposal by the representatives from Budget Tree Service on Rt. 52 for the proposal of adding up to 364 spaces of RV & Boat Storage at their landscape supply and tree service business. This proposal was unanimously voted down by our Twp Planning Commission for the following reasons.

- The property was never intended to allow for such uses and goes against the Forestry Use on the property.
- The access was always supposed to be only from Rt. 52 but now shown as Arbeiter Rd.
- There will be significant property value decreases to the homes along Arbeiter Rd. with this new use added to the property adjacent to them.
- There are major concerns with the aesthetics of adding this use to the property.
- The affect on the neighboring properties as far as drainage is a concern.
- There is no advantage to the Twp or County that we see by allowing this use on the property including no additional tax revenue.

Thank you,
Pete Fleming - Seward Twp Planning Commission



August 5, 2025

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249

Re: Petition 25-08
PIN: 09-15-200-003

Dear Mr. Asselmeier,

A review Petition 25-08 has been completed and the Fire District has the following stipulations:

1. A Knox gate lock is required at the gate for access in case of emergency (see attachment).
2. The parking lot will have to conform to the load of our fire truck and needs to provide a fire truck turn-analysis plan for review (see attachment).

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

Respectfully,

A black rectangular box redacting the signature of Matt Feinberg.

Matt Feinberg, Fire Inspector
Minooka Fire Protection District



Gate & Key Switches

Gate & Key Switches

Model: 3502

MSRP: ~~\$232~~

Price: \$184.00

1. Lock & Mounting Type

- ☐ Dust Cover
☒ Single Lock on Plate
☐ Dual Lock on Plate

2. Switch Type

- ☒ Toggle (2-Position)

3. Signals

- ☒ One Signal per Lock (SPDT)
☐ Two Simultaneous Signals per Lock (DPDT)

Add to Cart

For Ordering Support

Call: 800-552-5669

6:00 AM - 4:00 PM MST

Installation Address ?

The installation address is where this product will be installed. Do not enter the shipping address here.



Available for:

Minooka Fire Dept - Minooka, IL

Choose installation address



C Knox Chart



KNOX GATE & KEY SWITCH®

Eliminate perimeter barriers that delay emergency response with the Knox Gate & Key Switch. Override electronic gates and lower voltage equipment to allow emergency access into communities, apartment complexes, parking garages, pedestrian gates, industrial receiving areas and much more.



Dual Gate & Key Switch
on Mounting Plate
Model #3503

Single Gate & Key Switch
on Mounting Plate
Model #3502

Single Gate &
Key Switch
Model #3501

FEATURES

- ✓ One position, two position or momentary switch
- ✓ Face plate and lock cover ensure weather resistant operation
- ✓ Dual locks enable shared access with other agencies

BENEFITS

- ✓ Gain rapid access through electronic gates without forced entry
- ✓ Overrides electronic gates, motorized doors, electrical switches
- ✓ Can share access with multiple agencies
- ✓ Utilizes Knox Master Key solution

OPTIONS

- ✓ Single or dual key switch
- ✓ Fire, EMS, security or law enforcement identification labels

ELECTRICAL DATA

- ✓ Switch: SPDT or DPDT
- ✓ 7 A resistive, 4 A inductive, (sea level), 28 VDC
- ✓ 7 A resistive, 2.5 A inductive, (50,000 ft.), 28 VDC
- ✓ 7 A resistive or inductive, 115 VAC, 60 Hz
- ✓ UL* and CSA listed: 7 A, 250 VAC
- ✓ Temperature tolerance up to +180° F

ORDERING SPECIFICATIONS

To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:

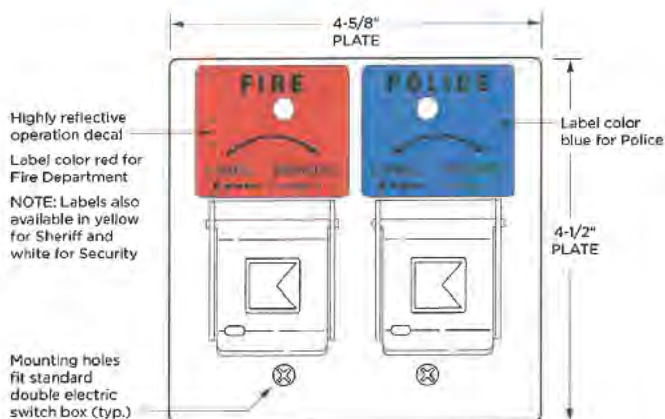
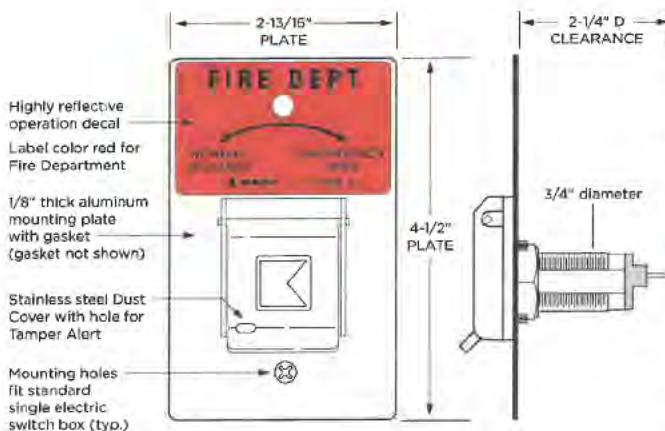
Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter

Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position

Mounting: Key switch is designed to be recess mounted

P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)

Mfr's Name: KNOX COMPANY



ABOUT KNOX COMPANY

Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 15,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

Turning Performance Analysis

02/20/2017

Bid Number: 16074TR
Department: MINOOKA

Chassis: Dash-2000 Chassis, Aerials/Tankers Tandem 48K
Body: Aerial, HD Ladder 105', Alum Body

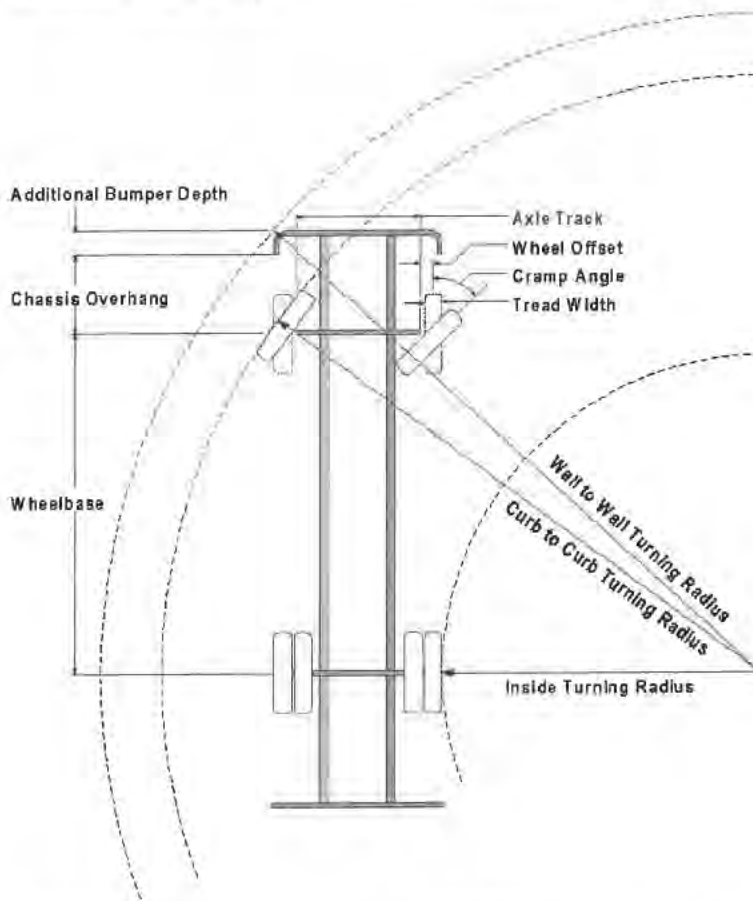
Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	84.99 in.
Wheelbase:	259.50 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 6 in.
Curb to curb:	36 ft. 11 in.
Wall to wall:	41 ft. 3 in.

Comments:



Category:	Option:	Description:
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
Wheels, Front	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Tires, Front	0001647	Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib
Bumpers	0012245	Bumper, 19" extended - Sab/CC
Aerial Devices	0026900	Aerial, 105' Heavy Duty Ladder

Notes:

Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 6, 2025 – Unapproved Meeting Minutes**

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

Present:

Matt Asselmeier – PBZ Department

Meagan Briganti – GIS Department

Fran Klaas – Highway Department

Alyse Olson – Soil and Water Conservation District

Aaron Rybski – Health Department

Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC

David Guritz - Forest Preserve

Brian Holdiman - PBZ Department

Commander Jason Langston – Sheriff's Department

Audience:

John Tebrugge and Fran Miller

PETITIONS

Petition 25-08 Jeremy M. and Samantha L. Dippold on Behalf of Best Budget Tree, LLC

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a recreational vehicle and boat storage business at the subject property.

Best Budget Tree, LLC has been in existence for over ten (10) years and has operated at the subject property since 2022; forestry is a permitted in use in the A-1 Agricultural District.

The application materials, including the business plan, the site plan, including the landscaping plan, and the plat of survey were provided.

The property is located at 2241 Route 52.

The property is approximately forty-eight point three plus or minus (48.3 +/-) acres total with approximately six point five plus or minus (6.5 +/-) acres planned for the parking area.

The existing land use is Agricultural and the property is used for a forestry business.

The property is zoned A-1 Agricultural.

The County's plan calls for the property to be Rural Residential (Max 0.65 DU/Acre). The Village of Shorewood's plan call for the property to be Residential and Commercial.

Route 52 is a State maintained Arterial. Arbeiter Road is a Major Collector Road maintained by Seward Township.

Joliet has a trail planned along Route 52, but the property is on the Shorewood side of the boundary agreement between the two (2) municipalities.

There are no floodplains on the property. There is a wetland near the northwest corner of the property.

The adjacent land uses are Agricultural and Single-Family Residential.

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

The County's plan calls for the area to be Rural Residential. The Village of Shorewood's plan calls for the area to be Residential, Commercial, and Institutional. The City of Joliet's plan calls for the area to be Residential.

Properties within one half (1/2) of a mile of the property are zoned A-1, A-1 SU, R-1, and R-3.

The A-1 special use permit to the west is for the sale of agricultural products not grown on the premises.

There are nine (9) homes adjoining the subject property.

EcoCAT Report was submitted on June 16, 2025, and indicated the following protected resources:

Aux Sable Creek INAI Site
Greater Redhorse (*Moxostoma valenciennesi*)

Further consultation will occur, per the application materials.

The application for NRI was submitted as part of the application from 2022. The LESA Score was 210 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on July 25, 2025. The Seward Township Planning Commission met on August 5, 2025, and unanimously recommended denial of the proposal. The reasons for the denial were as follows: the property was never intended to allow for such uses and goes against the forestry use on the property, the access was always supposed to be only from Route 52 and not Arbeiter Road, there will be significant property value decreases to the homes along Arbeiter Road, there are major concerns with the aesthetics of adding this use to the property, drainage concerns, and there is no advantage to the Township or County for allowing this use on the property (i.e. no additional tax revenue).

Petition information was sent to the Village of Shorewood on July 25, 2025. No comments were received.

Petition information was sent to the Minooka Fire Protection District on July 25, 2025. The Minooka Fire Protection District submitted a letter on August 5, 2025, requesting a Knox gate lock for the gate and that the parking lot conforms to the load of a fire truck and the Petitioner needs to provide a truck turn around analysis plan.

Per Section 36-282 (54) of the Kendall County Code, storage facilities can be special uses on A-1 zoned property subject to the following conditions:

1. The business shall be located on, and have direct access to, a State, County or collector highway as identified in the County's Land Resource Management Plan, having an all-weather surface, designed to accommodate loads of at least eighty thousand (80,000) pounds.
2. Unless specifically permitted under a special use permit, all storage shall be in enclosed buildings.

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

According to the business plan, the Petitioners propose to operate an outdoor storage business at the subject property. The outdoor storage would be limited to recreational vehicles and boats.

According to the site plan, a total of three hundred twenty-six (326) parking stalls are proposed. One hundred sixty-three (163) parking stalls are proposed in Phase I and one hundred sixty-three parking (163) stalls are proposed in Phase II. All of the parking stalls would be twelve feet by thirty-five feet (12'X35'). The parking lot would cover approximately six point five (6.5) acres of the site and would be asphalt grindings. Parking stalls would be numbered with signs at the front of each stall.

According to the business plan, hours of operation would be daily from 7:00 a.m. until 4:30 p.m.

Other than the Petitioners, the business would not have any employees. Rentals would be arranged online and the parking area would be controlled by gated access with tenants assigned a passcode.

If approved, the Petitioners plan to start operations in the fall of 2025.

Per the site plan, there are two existing buildings on the site, one (1) approximately eleven thousand, five hundred twenty (11,520) square foot building and one (1) approximately thirteen thousand, seven hundred fifty (13,750) square foot building.

ZPAC Meeting Minutes 08.06.25

Both of these buildings are related to the existing forestry operations and no new buildings are planned related to the proposed outdoor storage business.

There are utilities onsite serving the forestry business. No utilities are planned to serve the outdoor storage business area.

One (1) eight foot by twelve foot (8' X 12') dumpster enclosure was shown on the site plan east of the parking area. No information was provided regarding the type of fence used for the dumpster enclosure.

The property drains to the south and northwest.

There is one (1) wetland located near the northwest corner of the property.

The site plan shows an existing pond on the property and three (3) four inch (4") field tile lines. There is also a gravel area for the forestry business. These items are located south and west from the proposed storage area.

The Petitioners submitted a stormwater permit application.

Per the site plan, the Petitioners plan to install one (1) twenty-four foot (24') wide gravel driveway from Arbeiter Road. Arbeiter Road has a ten (10) ton weight limit. The outdoor storage area will not have any access to Route 52

On July 25, 2025, Seward Township submitted an email requesting a thirty-three foot (33') deep right-of-way dedication along Arbeiter Road. This email was provided.

According to site plan, the Petitioners plan to install two (2) sixty foot wide (60') driving aisles with parking stalls on both sides of the aisles.

Three (3) pipeline easements exist on the property, but these easements are not in the vicinity of the proposed outdoor storage area.

No lighting is proposed is the outdoor parking and storage area.

According to the site plan, one (1) non-illuminated sign is proposed east of the gravel driveway in the landscaped area. No information was provided regarding sign dimensions or height. Per the Kendall County Code, the total maximum allowable signage is thirty-two (32) square feet of gross surface area.

According to the business plan and site plan, an eight foot (8') tall black chainlink fence is proposed around the north, east, and south sides of the storage area. On the east and north sides, the fence will be five feet (5') off of the property line. The site plan also shows a security access gate.

According to the business plan and the site plan, two (2) rows of evergreens spaced at forty foot (40') centers exist along most of the perimeter of the property.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the seventh (7th) special use permit for storage of recreational vehicles and boats in unincorporated Kendall County. Five (5) of the six (6) existing special use permits allow some form of outdoor storage.

The proposed findings of fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours of operation and control measures for leaks.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The

Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, lighting, and noise. Therefore, the neighboring property owners should not suffer a loss in property values and the use will not negatively impact the adjacent land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. If a stormwater management permit is issued based on the submitted materials, drainage should not be an issue. If Seward Township approves the access from Arbeiter Road, ingress and egress should not be an issue.

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. If the County Board approves the outdoor storage request, this is true. No variances are required.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 9-21 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents".

Staff recommended approval of the special use permit for outdoor storage of recreational vehicles and boats only subject to the following conditions and restrictions; to date, the Petitioners had not agreed to these conditions:

1. The site shall be developed substantially in accordance with the attached site plan.
2. Items stored outdoors at the subject property related to this special use permit are limited to boats and recreational vehicles. No junk or debris, as defined by the Kendall County Code, shall be stored outdoors on the property.
3. Other than the perimeter trees, fencing, and no junk and debris requirements, the conditions contained in this special use permit shall not extend to the forestry operations conducted on the subject property.
4. Within ninety (90) days of approval of this special use permit, the owners of the subject property shall dedicate a strip of land along the perimeter of Arbeiter Road thirty-three feet (33') in depth as measured from the center Arbeiter Road to Seward Township. The Kendall County Planning, Building and Zoning Department may grant an extension to this deadline.
5. The hours of operation for the business allowed by this special use permit shall be daily from 7:00 a.m. until 4:30 p.m.
6. Other than the owners of the business allowed by this special use permit, the business allowed by this special use permit shall have zero (0) employees.
7. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by the special use permit.
8. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
10. The noise regulations are as follows:

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

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any

point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

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

11. The owners of the business allowed by the special use permit shall secure applicable permits for the parking area and sign near the entrance of Arbeiter Road. All of the parking stalls shall have signage identifying their stall number and directional signage may be installed throughout the site. Permits shall not be required for the parking stall signage and any directional signage installed on the property. None of the signs shall be illuminated.
12. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of the business allowed by the special use permit.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
16. This special use permit shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Mr. Rybski asked if any additional employees would report to the site. Mr. Asselmeier responded the proposed special use permit does not allow for additional employees besides the Petitioners themselves.

Mr. Klaas asked if the special use permit was required to store items outside. Mr. Asselmeier responded that, without the special use permit, the Petitioners could not store other people's boats or recreational vehicles outside for profit.

Mr. Klaas noted that the Petitioners were not proposing to use Route 52. He also noted that Arbeiter Road had a ninety (90) day weight posting.

Mr. Asselmeier questioned the hours of operation, which were the Petitioners' idea. John Tebrugge did not dispute the hours of operation.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal to the Kendall County Regional Planning Commission.

The votes were follows:

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

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on August 27, 2025.

PUBLIC COMMENT

Fran Miller, Seward Township Trustee, note the Township's vote on the proposals. She asked if the motions to forward indicated approval or denial of the projects. Chairman Wormley noted the motions were to forward the proposal and not issue a recommendation. Ms. Miller asked about the Township's opinion on the Petitions. Mr. Asselmeier responded that for special use permits, the Township only gives a recommendation. For map amendments, the Township can file a legal objection which triggers a supermajority vote at the County Board, if the Township follows the procedure outlined in State law. Mr. Asselmeier explained the timeline for notification of neighbors for zoning actions.

ADJOURNMENT

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

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

The ZPAC, at 9:27 a.m., adjourned.

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

Encs.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
AUGUST 6, 2025**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
FRAN MILLER		
JOHN TEBRUGGE		

Matt Asselmeier

From: Peter Fleming <[REDACTED]>
Sent: Wednesday, August 6, 2025 7:28 AM
To: Matt Asselmeier
Cc: Fran Fehrenbach; Joan Soltwisch; Jessica Vickery; Tim O'Brien; Sharleen Smith
Subject: [External]Report from Seward Twp Planning Commission

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

Matt,

The Seward Twp. Planning Commission met last night on Aug 5th at 6pm. The commission heard a proposal from the Quezada Family for re-zoning their property on Brisbin Rd. The Seward Twp Planning Commission voted 3-1 against the re-zoning. Some of the reasons for the vote against the project include:

- The same family rezoned their original 10 acres 3 years ago to allow for two residential homes and now they are re-zoning once again on the two remaining properties. Row after row of houses re-zoned to Residential along our rural roads was not the intention of the residential plan put in place by the county in the Comprehensive Plan.
- Our Township approved a new Comprehensive Plan that shows that area as agriculture and not residential.

The Seward Twp Planning Commission also heard a proposal by the representatives from Budget Tree Service on Rt. 52 for the proposal of adding up to 364 spaces of RV & Boat Storage at their landscape supply and tree service business. This proposal was unanimously voted down by our Twp Planning Commission for the following reasons.

- The property was never intended to allow for such uses and goes against the Forestry Use on the property.
- The access was always supposed to be only from Rt. 52 but now shown as Arbeiter Rd.
- There will be significant property value decreases to the homes along Arbeiter Rd. with this new use added to the property adjacent to them.
- There are major concerns with the aesthetics of adding this use to the property.
- The affect on the neighboring properties as far as drainage is a concern.
- There is no advantage to the Twp or County that we see by allowing this use on the property including no additional tax revenue.

Thank you,
Pete Fleming - Seward Twp Planning Commission



MINOOKA FIRE PROTECTION DISTRICT

"A Culture of Excellent Service"

P.O. Box 736
7901 E. Minooka Road
Minooka, Illinois 60447

Ph: 815-467-5637
Fx: 815-467-5453
www.minookafire.com

August 5, 2025

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249

Re: Petition 25-08
PIN: 09-15-200-003

Dear Mr. Asselmeier,

A review Petition 25-08 has been completed and the Fire District has the following stipulations:

1. A Knox gate lock is required at the gate for access in case of emergency (see attachment).
2. The parking lot will have to conform to the load of our fire truck and needs to provide a fire truck turn-analysis plan for review (see attachment).

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

Respectfully,

Matt Feinberg, Fire Inspector
Minooka Fire Protection District



August 18, 2025

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

Subject: Best Budget Tree – 2241 Rte 52, Minooka, IL.
WBK Project 19-0102.CN

Dear Mr. Asselmeier:

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

- ZPAC packet prepared by Matt Asselmeier, dated July 25, 2025, and received August 5, 2025.
- Engineering Plans for Best Budget Tree RV/Boat Storage Site Plan, prepared by Tebrugge Engineering, dated July 2025, and received August 5, 2025.
- Plat of Survey for Best Budget Tree RV/Boat Storage Site Plan, prepared by Todd Surveying, dated July 11, 2025, and received August 5, 2025.

The following comments require resolution prior to plan approval and our recommendation for issuance of a stormwater permit. It is advised that the applicant seek assistance from a professional engineer to understand and facilitate the permit process based on the following comments.

Permits

1. Upon review, it appears the proposed improvements will disturb more than one acre. Thus, a NOI permit is required prior to construction. Please provide documentation and copies of submittals / correspondence for IEPA ILR10 (Notice of Intent) permit. Please provide documentation the permit is active once obtained.
2. Obtain approval of the proposed access to Arbeiter Road from the Township.

Stormwater Management Report:

1. Provide a stormwater permit application.
2. Provide a stormwater management report. Please ensure the stormwater permit application and report includes, but not limited to the following:
 - Exhibit that depicts the new impervious area and proposed pervious area provided
 - Existing outfall locations and proposed outfall location comparing pre and post development peak flows.
 - Identify all off-site tributary areas flowing to the site.
 - Curve Number calculations for the proposed development accounting for hydrologic soil group.
 - Details of stormwater basin and proposed project outfall.



3. Provide a site specific wetland delineation including jurisdictional determination, wetland limits and buffer requirements.
4. Provide a field tile survey for the site.

Engineering Plans:


1. Provide an erosion control plan sheet to include, but not limited to, silt fence, coir logs, stabilized construction entrance, and the proposed parkway restoration. Please include silt fence protection for the existing wetland on the northwest corner of the site and include an approved stockpile location if necessary.
2. There is an existing offsite wetland to the north outside of the property limits. Please consider erosion barriers along the northern property limits to protect the offsite wetland.
3. Provide callouts for tree species and seed type for landscape installation or restoration. The tree species shall be compatible with the site hydrology and soil type.
4. The Overall Civil Site Plan does not include the 84 - 12' x 35' Stalls to the West (Phase 2) as shown on Sheet 4. For clarity, revise Sheet accordingly or if the 84 Stalls are scheduled for Phase 2, indicate so on the sheet.
5. Verify roadway drainage at the new access location and if a culvert is necessary.
6. Provide stormwater control device details and overflow spillway elevation and details.
7. Sheet 2 - Include proposed elevations for the parking areas, add flow lines indicating drainage patterns and regrade the site to ensure all areas drain to the stormwater basin.
8. Sheet 2 - Indicate the overflow elevation of the adjacent wetland and determine what impact that has on the stormwater basin.
9. Sheet 4 - Please include proposed grading contours that tie into existing grade contours.

Plat of Dedication

1. Submit the final Plat of Dedication upon approval. It is understood that on July 25, 2025, Seward Township submitted an email requesting a thirty-three-foot (33') deep right-of-way dedication along Arbeiter Road and that the deadline shall be within ninety (90) days of the special use permit.

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

Sincerely,


Greg Chismark PE
WBK Engineering, LLC

STATE OF ILLINOIS
Kendall County
Seward Township

The board of trustees met at the office of the Town Clerk at Seward Town Hall on August 12th, 2025 for a regularly scheduled board meeting. The meeting started at 7:30 p.m.

Present:

Tim O'Brien, Supervisor
Jim Martin, Trustee
Fran Miller, Trustee
Dan Roberts, Trustee
Sharleen Smith, Trustee
Michelle Salato, Clerk
Megan Lamb - Attorney

The pledge of allegiance was said.

Trustee Miller made a motion to approve the minutes from last month's meeting held on July 8th, 2025. Second by Trustee Martin, motion carried - 4 yes, 1 abstain, 0 no.

Account Balances

Corporate	\$1,594,684.64
General Assistance	\$4,890.88
Hard Road	\$846,139.45
Road & Bridge	\$802,297.89
Special Bridge	\$1,130,576.05
Cemetery Checking	\$6,518.75
Cemetery COD	\$15,641.62

Motion to accept account balances made by Trustee Martin, second by Trustee Smith, motion carried 5 yes, 0 no.

Expenditures

Corporate Fund	\$18,195.71	motion Roberts, second Smith - carries 5 yes, 0 no
Road & Bridge	\$17,648.58	motion Martin, second Smith - carries 5 yes, 0 no
Special Bridge	\$1075.00	motion Roberts, second Smith - carries 5 yes, 0 no
Permanent Road	\$1098.36	motion Roberts, second Smith - carries 5 yes, 0 no
Cemetery	\$2525.42	motion Martin, second Miller - carries 5 yes, 0 no
Road & Bridge Payroll	\$16,694.00	motion Martin, second Miller - carries 5 yes, 0 no
Reimbursement	\$31.12	motion Smith, second Miller - carries 5 yes, 0 no

Supervisors Report - If anyone wishes to attend the Education Workshop in September/October, I have a form that I can give you and you can register.

A public notice for audit review has been sent for publication to Shaw Media and will appear in the paper on Thursday, August 14th, 2025. If anyone wishes to view, please call me and we can arrange a time to meet.

I discussed with Macchietto the fee for Direct Deposit for the 3 Road & Bridge Employees and also the 3 Township Employees. They confirmed that it's a Quickbooks Charge. If you look at the statement that has been provided it does indicate that the charge is to Quickbooks. The bank statements also show the electronic funds transfer is paid to Quickbooks.

In the books, I have provided Expenses by Vendor Summary to the Trustee & Profit & Loss Budget Overview. Quickbooks has now been amended for these documents to be available.

Highway Commissioner's Report - none

Clerk's Report - none

Trustee's Report - none

Unfinished Business - recommend to put notice for cemetery in Kendall County Record and Joliet Herald News in the public service community news in brief. Let the public know that ownership has switched to the township. Update schedule of fees before we publish.

New Business - Matt Asselmeier - grant for the county historical preservation. The county did a survey in Kendall and Bristol townships. There is a book with narratives and maps. The county was awarded money for structure surveys for Seward and Na-Au-Say townships this year. Asking for volunteers to do surveys. 127 properties in Seward Township.

25-08 Dippold/Tebugge - Best Budget Tree LLC - want to do boat and RV storage - 35 foot stalls - want to use Arbeiter Road to access the storage area. Phase 1 - 3 acres. Phase 2 - 3 acres. The property is currently zoned age with forestry. Land Resource Plan Committee heard proposal regarding Dippold/Tebugge. This property was never intended for parking. Access zoned from Route 52 only. Decrease in home value on Arbeiter Road. No lighting. Land resource plan committee made a motion to deny and the motion was carried.

Discussion -

Romero Guzman - Is there any benefit to my property? Lots of noise. Traffic flies down Arbeiter already - this will add more traffic.

Steve Papaeliou - pollution is unbelievable

Ron Miller - it was stated that the boats and RV's would only move about 2-3 times a year. This is just a big parking lot.

Pat Frescura - traffic on Arbeiter is fast - more traffic will make it worse

Anne Vickery - Hope for the sake of the community and Arbeiter Road that Matt Asselmeier will take this to the county board.

Plan commission meeting is August 27th at 7pm.

Board of appeals meeting is September 2nd at 7pm.

Trustee Smith - we are listening, we can make a recommendation, we can make a statement to the county board

Dave Shively - can we invite the voters to come and see what he has going on there?

Trustee Roberts made a motion to not recommend approval of a special use permit. Trustee

Smith 2nd - motion carries 5 yes, 0 no.

25-09/25-10 - petition to rezone from 3 acres of 2 parcels of property. Rezone tract A and tract B to R1. Currently it is zoned agricultural. Planning commission rezoned 3 years ago for R1 and now we are doing it again. Trustee Martin made a motion to recommend the petition as presented. Trustee Roberts - 2nd. Motion carries 3 yes, 2 no.

Trustee Roberts made a motion to rehire Mack and Associates for the next three years. Trustee Smith - 2nd. Motion carries 5 yes, 0 no.

Motion to adjourn by Trustee Martin, second Trustee Smith, motion carried 5 yes, 0 no.

The meeting ended at 9:14 p.m.

August 19, 2025

To: Matt Asselmeier
Kendall County Board Members
Kendall County Zoning Board of Appeals Members
Kendall County Regional Plan Commission Members

The monthly meeting of the Seward Township Board met on Tuesday, August 12, 2025 at 7:30pm. The Board was asked to consider the following request for a special use permit for:

Petition 25-08	Jeremy M. And Samantha L. Dippold on behalf of Best Budget Tree, LLC
Request:	Special Use Permit for Outdoor Storage of Recreational Vehicles and Boats
Location:	2241 Us Rt 52, Minooka, Seward Township
Purpose:	Petitioner wants to operate an outdoor storage of recreational vehicles and boats business; property is zoned A-1

The Township Board heard from multiple residents who live on Arbeiter Rd, along the eastern property line of Best Budget Tree, LLC. The following concerns were raised:

1. Access to this storage business is requested on Arbeiter Rd. The 66' driveway easement is proposed directly between residential homes. At the ZBA meeting on 5/31/22 the petitioner stated "he had no interest in using Arbeiter Rd to access the property for the business".
2. Arbeiter Rd has a 10 ton limit. Larger diesel RV's can weigh anywhere from 20,000 to 30,000 pounds (10-15 tons) when fully loaded. At the high end, 15 tons exceeds the approved weight limit of 10 tons for Arbeiter Rd.
3. Homeowners on the west side of Arbeiter Rd are already impacted by the mulch business operated by Best Budget Tree, LLC. There are mounds of mulch, large tree logs and split firewood in excess of 12' high lining their back yard property lines. The odor, noise and unsightly appearance caused by Best Budget Tree, LLC has already had a negative impact on property values. Approval of this special use permit will further impact homeowners quality of life and further diminish property values.
4. How does the addition of RV and Boat storage fit with the current zoning of A-1 with Forestry use? We believe it does not.
5. How does the relative gain to the public as compared to the hardship imposed on the individual property owner? We believe it doesn't. There is no tax benefit to adjacent residents, Seward Township or Kendall County.

6. There is no public need for additional RV/Boat storage in Seward Township. Four Seasons Storage, on County Line Rd just north of Rt 52, currently operates less than 4 miles away from this proposed location.
7. Residents have expressed health concerns with air quality and odor from the existing mulch business. There is a distinct petroleum odor present along the western residential property line. Dust from grinding trees and mulch piles is impacting those with asthma and causing breathing issues. The proposed use of grindings for storage surface and driveway, along with increased traffic volume, will only add to the dust and pollution in the area and further diminish air quality. Additionally, there have been numerous traffic accidents at the intersection of Arbeiter Rd and Rt 52 over the 2 years and we can expect this trend to continue with increased traffic flow managed only by a stop sign.
8. Drainage is a concern. Part of this area is wetland. Some residents on Arbeiter Rd currently experience standing water along their west property line since Best Budget Tree began operation. Taking over 6 acres of land for a driveway and storage surface will further impact drainage.
9. The Seward Township Planning Commission met on August 5, 2025 to discuss this petition and **unanimously voted down this petition.**

The Seward Township Board unanimously voted down this request on Tuesday, August 8, 2025.

We invite you to travel to Seward Township, specifically along Arbeiter Rd, to see firsthand our concerns. We encourage you to deny this Special Use Permit.

Please feel free to reach out to any member of the Seward Township Board if you have any questions.

Thank you for your sincere consideration in this matter.

Sincerely,

Seward Township Board

Tim O'Brien	Supervisor
Jim Martin	Trustee
Fran Miller	Trustee
Dan Roberts	Trustee
Sharleen Smith	Trustee

Matt Asselmeier

From: Engel_Natalie <nengel@shorewoodil.gov>
Sent: Wednesday, August 27, 2025 3:20 PM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 25-08

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

Thank you for the information. We do not have any objections.

Natalie Engel, AICP
Economic Development Director



Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

Matt Asselmeier

From: cwilsonlaw@gmail.com
Sent: Friday, August 29, 2025 11:47 AM
To: Matt Asselmeier
Cc: Seth Wormley; Christina Burns; 'Keith Landovitz'
Subject: [External]RE: 2241 Route 52
Attachments: Dippold IL Forestry Development Act.pdf; Dippold Best Trees- ILAdmin. Code.pdf

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

Gentlemen: On Sunday August 24, 2025 (this past Sunday), I met with 3 different property owners who live on Arbeiter Rd. and back up to the Dippold property that is the subject of Petition 25-08. I am attaching a copy of the Ill Forestry Development Act and the IL Administrative Code concerning regulations under the Forestry Act. I see no reference to the sale of firewood; and in fact that is specifically excluded under Sec. 2 (g) as being a timber product. I realize that this copy is a bit faint and possibly difficult to read, so I will try to send a better one in a follow up e-mail. The Ill. Admin. Code section contains additional definitions regarding forestry operations, and the Dippold operation is not engaged in any of those activities, that amount to "forestry". A copy of 17 ILL. Admin. Code is attached.

I have not done exhaustive research on this, as I am exceedingly busy with running my business, and I do not really have that much available time.

The Dippolds are operating a mulch and firewood operation that is akin to a landscaping business. They operate for commercial purposes; not private use. I am suggesting that without a landscaping permit (and they chose to abandon their application for a landscaping permit), they are in violation of the Kendall County zoning ordinance. This is clearly not a forestry operation.

While at the residences on Sunday morning, with their permission, I took a video from Ron and Kim Larkin's back yard at 14325 Arbeiter Rd. that backs up to the Dippold property. I will send the link to the videos in a separate e-mail to follow. This was at 11:30 a.m. on 8/24/25. You can hear the sound of the bobcat and a chain saw. The man operating the chain saw and bobcat was clearly visible from the Larkin's back yard.

I am requesting of Matt, that he pass this on to the State's attorney for an opinion as to the propriety of operating a firewood and mulch commercial business on the property without a landscaping permit. This is clearly not a "forestry" operation as they have labeled themselves.

Whereas the Larkins seem to be the most impacted, other neighbors are also impacted by the noise and excessive dust and odor that emits from the operation; especially on windy days. The Larkins' phone number is: [REDACTED]
[REDACTED] They would welcome a visit. They told me that no one from the County Board or the zoning, building and planning dept. has ever stopped by to take a look.

I urge you to stop by....it is truly appalling what these people have to live with.

Thank you.

Claire M. Wilson

Claire M. Wilson
Attorney at Law
P.O. Box 344
25154 W. Channon Dr.
Channahon, IL 60410
815-467-1184 Office
815-467-1198 Fax

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, August 28, 2025 12:31 PM
To: Claire Wilson <cwilsonlaw@gmail.com>
Cc: Seth Wormley <swormley@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; Keith Landovitz <klandovitz@hotmail.com>
Subject: 2241 Route 52

Claire:

Please send me the information you have regarding this property not operating as a forestry business.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179



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CONSERVATION (525 ILCS 15/) Illinois Forestry Development Act.

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525 ILCS 15/1 (from Ch. 95 1/2, par. 9101)
Sec. 1. This Act shall be known and may be cited as the "Illinois Forestry Development Act".
(Source: P.A. 83-446.)

525 ILCS 15/2 (from Ch. 95 1/2, par. 9102)
Sec. 2. The following words shall have the meanings ascribed to them in this Section:
(a) "Acceptable forest management practices" means preparation of a forest management plan, site preparation, brush control, purchase of planting stock, planting, seed and pest control, fire control, fencing, fire management practices, timber stand improvement, timber harvest and any other practices determined by the Department of Natural Resources to be essential to responsible timber management.

(b) "Approved forest management plan" means a management plan approved by the Department of Natural Resources pursuant to Section 5 of this Act.

(c) "Council" means the Illinois Forestry Development Council created by this Act.

(d) "Department" means the Department of Natural Resources.

(e) "Forest product" means timber which can be used for sawing or processing into lumber for building or structural purposes, for pulp, paper, chemicals or fuel, for the manufacture of furniture, or for the manufacture of any article.

(f) "Fund" means the Illinois Forestry Development Fund created by this Act.

(g) "Timber" means trees, standing or felled, and parts thereof, excluding Christmas trees and products of silviculture.

(h) "Timber buyer" means any person defined as a timber buyer pursuant to Section 4 of the "Timber Buyers Licensing Act", approved September 19, 1969, as amended.

(i) "Timber grower" means the owner, tenant or operator of land in this State who has an interest in, or is entitled to receive any part of the proceeds from, the sale of timber grown in this State and includes persons

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United States Department of Agriculture - Natural Resource Conservation Service and the Farm Service Agency in the administration of that program.

(b) Approve acceptable forest management plans as required by Section 5 of this Act.

(c) Provide assistance to the Illinois Forestry Development Council.

(d) Promote the development of an active forest industry in this State by providing information to timber growers relating to acceptable management practices, suitability of various kinds of timber to various land types, marketability of various types of timber, market strategies including marketing cooperatives, availability of State and federal government assistance, soil and water conservation benefits, and wildlife habitat enhancement opportunities.

(e) Provide any aid or information requested by the Illinois Finance Authority in relation to forest industry assistance programs implemented under the Illinois Finance Authority Act.

(Source: P.A. 96-217, eff. 8-10-09; 96-545, eff. 8-17-09.)

(525 ILCS 15/5) (from Ch. 96 1/2, par. 9105)

Sec. 5. A forest development cost share program is created and shall be administered by the Department of Natural Resources.

A timber grower who desires to participate in the cost share program shall devise a forest management plan. To be eligible to submit a proposed forest management plan, a timber grower must own or operate at least 10 contiguous acres of land in this State on which timber is produced, except that, no acre on which a permanent building is located shall be included in calculations of acreage for the purpose of determining eligibility. Timber growers with Department approved forest management plans covering less than 10 acres in effect on or before the effective date of this amendatory Act of the 96th General Assembly shall continue to be eligible under the Illinois Forestry Development Act provisions. The proposed forest management plan shall include a description of the land to be managed under the plan, a description of the types of timber to be grown, a projected harvest schedule, a description of forest management practices to be applied to the land, an estimation of the cost of such practices, plans for afforestation, plans for regenerative harvest and reforestation, and a description of soil and water conservation goals and wildlife habitat enhancement which will be served by implementation of the forest management plan.

Upon receipt from a timber grower of a draft forest management plan, the Department shall review the plan and, if necessary, assist the timber grower to revise the plan. The Department shall officially approve acceptable plans. Forest management plans shall be revised as necessary and all revisions must be approved by the Department. A plan shall be evaluated every 2 years for reapproval.

The eligible land shall be maintained in a forest condition for a period of 10 years or until commercial harvest, whichever last occurs, as required by the plan.

The Department shall enter into agreements with timber growers with approved forest management plans under which the Department shall agree to pay a share of the total cost of acceptable forest management plans and practices implemented under the plan. The cost share amount is up to 80% of the total cost of the forest management practices for such practices approved to be funded from monies appropriated for this purpose for subsequent fiscal years. Cost share funds shall be paid from monies appropriated to the Department by the General Assembly for that purpose from the Illinois Forestry Development Fund or any other fund in the State Treasury.

Starting in 2025, the Department shall file a report in writing to the General Assembly on or before March 1 of each year with the following information from the preceding year: the total number of agreements entered into pursuant to this Section, the total amount of payments made pursuant to this Section from the Illinois Forestry Development Fund, and the total number of acres that were affected by the payments.

The Department, upon recommendations made to it by the Council, may provide for the categorization of forest management practices and determine an appropriate cost share percentage for each such category. Forest management practices submitted by timber growers on whose timber sales fees of 4% of the sale amount were paid as provided in Section 9a of the "Timber Buyers Licensing Act", approved September 1, 1969, may be accorded a priority for approval within the assigned category. Such timber growers may receive a cost share amount which is increased above the amount for which they would otherwise qualify by an amount equal to the fees paid by the timber grower on sales occurring in the 2 fiscal years immediately preceding the fiscal year in which the forest management practices are approved and funded; provided, however, that the total cost share amount shall not exceed the total cost of the approved forest management practices.

Upon transfer of his or her right and interest in the land or a change in land use, the timber grower shall forfeit all rights to future payments and other benefits resulting from an approved plan and shall refund to the Department all payments received therefrom during the previous 10 years unless the transferee of any such land agrees with the Department to assume all obligations under the plan.

(Source: P.A. 103-795, eff. 8-9-24.)

(525 ILCS 15/6a) (from Ch. 96 1/2, par. 9106a)

Sec. 6a. (Repealed).

(Source: P.A. 94-793, eff. 5-19-06. Repealed internally, eff. 12-31-08.)

(525 ILCS 15/6b)

Sec. 6b. Illinois Forestry Development Council.

(a) The Illinois Forestry Development Council is created by this amendatory Act of the 96th General Assembly.

(b) The Council shall consist of 29 members appointed as follows:

(1) four members of the General Assembly, one appointed by the President of the Senate, one appointed by the Senate Minority Leader, one appointed by the Speaker of the House of Representatives, and one appointed by the House Minority Leader;

(2) one member appointed by the Governor to represent the Governor;

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- (9) one member who is actively involved in environmental issues, appointed by the Governor;
 - (10) the president of a statewide association involved in promoting soil and water conservation;
 - (11) two persons who are actively engaged in farming, appointed by the Governor;
 - (12) one member, appointed by the Governor, whose primary area of expertise is urban forestry;
 - (13) one member appointed by the president of a statewide organization of arborists;
 - (14) the Supervisor of the Shawnee National Forest and the United States Department of Agriculture Natural Resource Conservation Service's State Conservationist, ex officio, or their designees;
 - (15) the president of a statewide association involved in promoting Illinois forestry;
 - (16) the president of a statewide association involved in promoting Illinois walnut trees;
 - (17) the chair of a statewide association involved in promoting Illinois tree farms;
 - (18) the president of a statewide association of American foresters; and
 - (19) the president of a statewide association promoting Illinois wildlife.
- (c) Members of the Council shall serve without compensation but shall be reimbursed for actual expenses incurred in the performance of their duties which are not otherwise reimbursed.
- (d) The Council shall select from its membership a chairperson and such other officers as it considers necessary. Appointees to the Council shall serve for an initial term of 2 years and may be reappointed for one additional term.
- (e) Other individuals, agencies and organizations may be invited to participate as deemed advisable by the Council.
- (f) The Council shall study and evaluate the forest resources and forest industry of Illinois. The Council shall:
- (1) determine the magnitude, nature and extent of the State's forest resources;
 - (2) determine current uses and project future demand for forest products, services and benefits in Illinois;
 - (3) determine and evaluate the ownership characteristics of the State's forests, the motives for forest ownership and the success of incentives necessary to stimulate development of forest resources;
 - (4) determine the economic development and management opportunities that could result from improvements in local and regional forest product marketing and from the establishment of new or additional wood-related businesses in Illinois;
 - (5) confer with and offer assistance to the Illinois Finance Authority relating to its implementation of forest industry assistance programs authorized by the Illinois Finance Authority Act;
 - (6) determine the opportunities for increasing employment and economic growth through development of forest resources;
 - (7) determine the effect of current governmental policies and regulations on the management of woodlands and the location of wood products markets;
 - (8) determine the staffing and funding needs for forest and other conservation programs to support and enhance forest resources development;
 - (9) determine the needs of forest education programs in this State;
 - (10) confer with and offer assistance to the Department of Natural Resources relating to the implementation of urban forest assistance grants pursuant to the Urban and Community Forestry Assistance Act; and
 - (11) determine soil and water conservation benefits and wildlife habitat enhancement opportunities that can be promoted through approved forest management plans.
- (g) The Council shall report (i) its findings and recommendations for future State action and (ii) its evaluation of Urban/Community Forestry Assistance Grants to the General Assembly no later than July 1 of each year.
- (Source: P.A. 96-217, eff. 8-10-09; 96-545, eff. 8-17-09.)

(525 ILCS 15/7) (from Ch. 96 1/2, par. 9107)

Sec. 7. The Illinois Forestry Development Fund, a special fund in the State Treasury, is hereby created. The Department of Natural Resources shall pay into the Fund all fees and fines collected from timber buyers and landowners and operators pursuant to the "Timber Buyers Licensing Act", and the "Forest Products Transportation Act", all gifts, contributions, bequests, grants, donations, transfers, appropriations and all other revenues and receipts resulting from forestry programs, forest product sales, and operations of facilities not otherwise directed by State law and shall, except for the additional moneys deposited under Section 805-550 of the Department of Natural Resources (Conservation) Law of the Civil Administrative Code of Illinois, pay such moneys appropriated from the Fund to timber growers for implementation of acceptable forest management practices as provided in Section 5 of this Act. Moneys may be appropriated from the Fund for the expenses of the Illinois Forestry Development Council. Ordinary operating expenses of the Forest Resources Division of the Department, for the administration and implementation of this Act, the

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DECEMBER 18, 2017**17 ILL. ADM. CODE****CH. I, SEC. 1537**

"DBH" or "Diameter at Breast Height" – the diameter of a tree's trunk measured at 4½ feet above ground level on the uphill side.

"Desirable Species" – native or adapted forest trees, shrubs and herbs having desirable attributes as forest products and habitat.

"FDA" means the Illinois Forestry Development Act [525 ILCS 15].

"Flat Rate Payment" – a lump sum cost-share payment to a timber grower to cover a portion of the cost of a successfully completed practice, according to 17 Ill. Adm. Code 1536 and the Program Agreement.

→ "Forest" – a biological community whose dominant vegetation is trees.

"Forestry Best Management Practices" or "BMPs" – practical and economically achievable practices for preventing or reducing nonpoint source pollution.

Where is
their
Forest
management
plan?

→ "Forest Management Plan" or "Plan" – a written forest management planning document required of an entity entering the Program described in 17 Ill. Adm. Code 1536 and prepared, by a timber grower, professional forester or natural resource manager, to guide and direct the use and management of a forest property under the FDA, this Part (Section 1537.60 and Exhibit A, Section VIII) and 17 Ill. Adm. Code 1536. The Plan must be certified by the IDNR Forester.

"IDNR Forester" – an employee of the Department of Natural Resources, Division of Forest Resources, who is designated by position title as Forest Management Program Manager, Regional Forestry Administrator, Forestry Natural Resource Specialist or Natural Resource Advanced Specialist.

→ "Practice" – specific activities prescribed to be completed in an effort to improve or enhance the health, composition, quality, regeneration and growth of forests.

"Program" means the Forestry Development Cost-share Program authorized by the FDA and implemented at 17 Ill. Adm. Code 1536.

"Reforestation" – the re-establishment of forest cover by natural or artificial means on areas recently or historically supporting forest cover.

"Regeneration" – the renewal of a tree crop by natural seeding, sprouting, planting, harvesting or other methods; also includes young trees that will develop into the future forest.

→ "Silviculture" – the art, science and practice of establishing, tending and

DECEMBER 18, 2017**17 ILL. ADM. CODE****CH. I, SEC. 1537**

regenerating forest stands for the production of goods and services; the theory and practice of controlling forest establishment, composition and growth.

"Special Sites" – sites offering unique historical, archaeological, cultural, geological, biological or ecological characteristics.

"Stand" – a group of trees that, because of their similar age, condition, composition, management history and soil characteristics, are logically managed together as a single unit.

"Stocking" – a function of the number of trees, basal area and quadratic mean diameter per acre in a specific forest area compared to the optimal level to best achieve management objectives. Stocking may be expressed as a percentage or in relative terms such as understocked, fully stocked or overstocked.

"Timber" – trees, standing or felled, and parts of trees, that are capable of attaining a size and form that allows the trees to be sawn into usable lumber products, excluding Christmas tree plantations and woody crops raised primarily or exclusively for use as firewood or biomass.

"Timber Grower" – the owner, tenant or operator of land in this State who has an interest in, or is entitled to receive any part of the proceeds from, the sale of timber grown in this State and includes persons exercising authority to sell timber.

"Timber Stand Improvement" or "TSI" – a combination of intermediate cultural treatments designed to improve the growth, condition and composition of the forest.

"Treatment" – the act or effort of performing and successfully completing a practice or a combination of practices included in the Plan.

"Tree Shelter" – a constructed or commercially purchased shelter that is at least 4' in height designed to protect a tree from wildlife damage and/or enhance growth. Tree shelters must conform to 17 Ill. Adm. Code 1536.65(c)(1).

"Wetlands" – those areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.

(Source: Amended at 41 Ill. Reg. 15790, effective December 18, 2017)

Section 1537.2 Forest Management Plan Development



Illinois Department of Natural Resources

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

JB Pritzker, Governor

Natalie Phelps Finnie, Director

June 16, 2025

Jeremy Dippold
Best Budget Tree Service
2241 US Route 52
Minooka, IL 60477

RE: Best Budget Tree RV/BOAT Storage Site Plan
Project Number(s): 2514265
County: Kendall

Dear Applicant:

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

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

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

Please contact me if you have questions regarding this review.



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



DEPARTMENT OF PLANNING, BUILDING & ZONING

807 West John Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Regional Planning Commission
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: September 16, 2025
Re: Proposed Text Amendment Related to Short-Term Rental Regulations (Petition 25-15)

At their meeting on August 14, 2025, the Kendall County Planning, Building and Zoning Committee voted to initiate text amendments to the Kendall County Code pertaining to short-term rental zoning regulations.

The redlined proposal is attached.

A few items to note:

1. This proposal only applies to short-term rentals; it does not apply to properties rented longer than thirty (30) days.
2. This proposal does not apply to bed and breakfast establishments as defined by the Illinois Bed and Breakfast Act. Bed and breakfast establishments are special uses in the A-1, R-1, R-2, and RPD Districts.
3. A party must be found guilty by a court of competent jurisdiction in order for a violation to occur.

A comparison table of short-term rental regulations of neighboring counties and municipalities is also attached.

As of the date of this memo, there are thirteen (13) registered short-term rentals in the unincorporated area. The list of short rentals is attached.

Petition information was sent to the Townships on September 2, 2025. To date, no comments have been received.

Petition information was sent to the former members of ZPAC on September 2, 2025. To date, the Highway Department and Health Department were the only agencies that responded and they had no comments.

Petition information was sent to the registered short-term rentals and parties that have recently inquired about running or having an interest in short-term rentals. Ken Schneider submitted comments on the proposal. He was concerned about the following:

1. The proposed pet regulations as applied to service animals.
2. The proposed penalty; he favored a tiered approach.
3. He requested clarification if infants under the age of two (2) years old counted toward the maximum occupancy number.
4. He requested that guests of short-term renters not be counted towards the maximum occupancy number as they do not impact the septic system.

Doug Winsor, on behalf of the Corneils Road neighbors, also submitted comments. They were concerned about the following:

1. Enforcing the sixteen (16) person occupancy limit and pet vaccination requirement.
2. Process of guiding a violation through the judicial process.
3. They favor requiring letters be sent to neighbors prior to approval of a short-term rental's placement on the registry.
4. Clarification on zoning districts where short-term rentals are allowed.
5. Establishment of a minimum setback of one hundred fifty feet (150') between short-term rental structures and neighboring structures.
6. Have parking requirements similar to bed and breakfast establishments.
7. Maintenance of liability insurance.
8. Payment of the Illinois Hotel Operators Occupancy Tax.
9. Establishment of fees or taxes and the County level.

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

MHA

Encs: Redlined Proposal
Comparison Table
Short-Term Rental List
September 2, 2025, Email from Fran Klaas
September 10, 2025, Email from Aaron Rybski
September 3, 2025, Letter from Ken Schneider
September 15, 2025, Email from Doug Winsor

Short-Term Rental Amendments

September 2, 2025

Section 36-2 Definitions

“*Short-term rental* means a one (1) family dwelling, two (2) family dwelling, or accessory structure with residentially allowed occupancy permits that are rented for a maximum thirty (30) days.” (No Amendment Proposed)

Section 36-971 (a) (15) Accessory buildings, uses and structures:

~~“Short-term rentals subject to the conditions in Section 36-985 provided the property is annually registered with the County Planning, Building and Zoning Department.”~~

Section 36-985. – Short-Term Rentals

- (a) All short-term rentals shall be registered annually with the Kendall County Planning, Building and Zoning Department.**
- (b) Applicants for new short-term rentals and renewals of short-term rentals shall submit the prescribed application form to the Kendall County Planning, Building and Zoning Department.**
- (c) Prior to application submittal for new short-term rentals, the short-term rental applicant shall meet with representatives of the Kendall County Health Department, Planning, Building and Zoning Department, and Sheriff’s Department to discuss their business plan, application procedures, and applicable regulations.**
- (d) Prior to approval of placement on the short-term rental registry, the Planning, Building and Zoning Department shall conduct a life safety inspection of the subject property.**
- (e) For those properties served by private sewage disposal systems, the private sewage disposal system shall be evaluated by the Kendall County Health Department to determine the occupancy capacity. This evaluation shall occur prior to the placement on the short-term rental registry and when any changes occur to the permit for the private sewage disposal system.**
- (f) The maximum number of occupants shall be set by the evaluation of the private sewage disposal system, if on a private system, or number of bedrooms, if served by a public sewer system. Regardless of sewage disposal system, the maximum number of occupants shall be sixteen (16). Any guests of the person renting the short-term rental**

shall be included in the occupancy count. Occupants do not include persons engaged in deliveries to and from the property.

- (g) Upon approval of being placed on the short-term rental registry, but prior to renting the property, the owner of the property shall send a letter by certified, return receipt mail to all of the adjoining property owners of record informing them that the property is a short-term rental. The letter shall include the name, phone number, and email address of the property owner of the short-term rental. The owner shall supply the Kendall County Planning, Building and Zoning Department proof of mailing. The property can start to be rented fifteen (15) days after proof of mailing has been supplied to the Kendall County Planning, Building and Zoning Department.
- (h) The Kendall County General Noise Regulations shall apply regardless of the zoning district where the short-term rental is located.
- (i) The Kendall County Junk and Debris Regulations shall apply regardless of the zoning district where the short-term rental is located.
- (j) All animals allowed on the property shall be current on all required vaccines and shall be leashed when outdoors. The outdoor leashing requirement does not apply if the animal is in a fenced yard or crate.
- (k) If a violation occurs at a short-term rental, in addition to any other penalties allowed by law, both the property and property owner shall be suspended from the short-term rental registry for a period of twelve (12) months and will not be allowed to rent the property for short-term rental during the period of suspension.
- (l) Upon conclusion of the suspension period, if an owner wants their property reinstated on the registry, they must provide evidence showing how the violation that caused the suspension was remedied. This requirement is in addition to the annual registration requirement.
- (m) The above regulations do not apply to bed and breakfast establishments.

Secs. 36-98~~56~~—36-1011. - Reserved.

Short Term Rental Items

Aurora		Considered an Apartment
Joliet		Considered a Rental and Inspected
Lisbon		
Millbrook	Uses County	
Minooka	Not Stated	Considered a Hotel
Montgomery		
Oswego	Special Use	Minimum 7 Night Stay Off Street Parking Only
Newark		
Plainfield		
Plano	No Regulations	
Plattville	Uses County	
Sandwich		Considered a B&B
Shorewood	Prohibited	
Yorkville	Permitted	Considered a Hotel for Tax Purposes

DeKalb		
DuPage	Prohibited	
Grundy	Administrative	Landline Requirement Neighbors Provided Contact Information of the Owner No Onsite Advertising of the Property as a Short-Term Rental Pets Must be Leashed and Vetted Annual Renewal
Kane		
LaSalle	Special Use	Allowed in A-1 Only
Will		

Permit #	Name	Address	Inspection	Staff Action	Renewal Letters Sent	Sent Confirmation Email	
2	Juan Ramierz	142 Heathgate			12/2/2024	12/23/2024	5 Occupants
3	Patrick McCrimmon	26 Circle Drive West			12/2/2024	12/23/2024	8 Occupants
4	Patrick McCrimmon	51 Paddock			12/2/2024	12/24/2024	8 Occupants
5	Adrian Hainal-Roman	18 Marina Drive			12/2/2024	12/2/2024	10 Occupants
6	Jeffrey Bilek	14824 Milhurst Road B			12/2/2024		Closed See 12-20-24 Email
8	Glen MacDonald	12 Greenbriar Road			12/2/2024	1/6/2025	4 Occupants
9	Randy L. Pertler	11428 River Road, Plano			12/2/2024	12/2/2024	16 Occupants
11	Patrick McCrimmon	2 Pendleton Place			12/2/2024	12/23/2024	8 Occupants
12	Kenneth Schneider	114 Riverside Drive			12/2/2024	12/4/2024	12 Occupants
13	Dimitar G. Svilenov	99 Willowsprings Lane, Plano			12/2/2024	12/2/2024	10 Occupants
14	Michael Chesnutt	16249 Miller Road					10 Occupants
15	Aelita Archbold	6 Julius Court, Yorkville					6 Occupants
16	Jennifer and Richard Sanchez	11 Cebold Dr, Montgomery					12 Occupants

Matt Asselmeier

From: Fran Klaas
Sent: Tuesday, September 2, 2025 4:01 PM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petition 25-15

Got it.

In that case, I have no comments from Highway Department in regard to these proposed text amendments.

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:59 PM
To: Fran Klaas <FKlaas@kendallcountyil.gov>
Subject: RE: Kendall County Zoning Petition 25-15

Yes, this is the new format, at least for text amendments.

Yes, please respond just to me.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:54 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: RE: Kendall County Zoning Petition 25-15

Is this the new format for commenting on zoning petitions?
Do you want us to respond just to you?

Francis C. Klaas, P.E. Kendall County Engineer 6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:43 PM

Matt Asselmeier

From: Aaron Rybski
Sent: Wednesday, September 10, 2025 4:53 PM
To: Matt Asselmeier
Subject: RE: Kendall County Zoning Petition 25-15

We have no comments on our end. Thank you so much for including us in the process earlier.

A.R.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, September 2, 2025 3:43 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@kendallcountyil.gov>; David Guritz <dguritz@kendallcountyil.gov>; Fran Klaas <FKlaas@kendallcountyil.gov>; Greg Chismark <gchismark@bodwegroup.com>; Jason Langston <JLangston@kendallcountyil.gov>; Meagan Briganti <MBriganti@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>
Subject: Kendall County Zoning Petition 25-15

ZPAC Members:

Attached please find information regarding Kendall County Zoning Petition 25-15, proposed amendments to the zoning regulations pertaining to short-term rental regulations.

If you have any questions, please let me know.

If you have any comments, please send those to me by the end of the day on September 15th.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
807 West John Street
Yorkville, IL 60560-9249
PH: 630-553-4139
Fax: 630-553-4179

Summary of Concerns – Short-Term Rental Regulations

Prepared by Ken Schneider – September 03, 2025

This summary highlights my main concerns regarding the proposed Kendall County short-term rental regulations:

Pet Regulations

Proof of vaccination for all pets is impractical and isn't something hotels require. Airbnb tells guests they don't have to disclose to hosts if they will bring a service animal as there is no charge and hosts cannot legally deny a guest with a service animal. There is no official government documentation for service animals. This creates an even more difficult situation because, in practice, some guests claim to have a service animal even when that is not truly the case, causing hosts to potentially face penalties for issues beyond their control. Hosts can tell guests that pets must be leashed unless in a fenced in area, but how are hosts supposed to be able to oversee that this is being done at all times?

Penalty for Occupancy Overages

As hosts we enforce occupancy limits, but guests sometimes exceed them despite best efforts. An automatic 12-month suspension is overly harsh. A tiered system (warnings, corrective actions, escalating penalties) would be more fair. The County should also reconsider and clarify the violation consequences and specify whether a host who is doing everything they reasonably can to enforce the rules will still be punished for guest actions beyond their control. Additionally, the Board should define whether infants under 2 years of age count toward the occupancy number of guests. Airbnb does not include infants under 2 in guest counts charges, but I experienced a situation where 10 women booked a retreat and each had an undisclosed infant. It seems that regulations on persons regardless of age would be better considered, particularly for safety reasons such as fire code compliance.

Septic & Guest Duration Considerations

Short-term rental guests, including larger groups, typically stay only 2–3 days. Vacation properties are vacant much of the week, meaning the septic system is not in continuous use. Occupancy rules should reflect this limited demand. Additionally, many guests desire to and ask for approval to invite local family or friends to visit briefly (not overnight). Restricting such short visits due to septic concerns should be reconsidered.

I look forward to seeing some fair and reasonable guidelines implemented in Kendall County for short term rentals.

Additionally, I would be willing to answer any questions or concerns you and the board may have to help make the proposed changes a reasonable and fair policy. Feel free to reach out to me on any questions you may have or suggestions from a host's perspective.

Respectfully submitted,

Ken Schneider

[REDACTED]
[REDACTED]
[REDACTED]

Matt Asselmeier

From: Doug Winsor <[REDACTED]>
Sent: Monday, September 15, 2025 1:29 PM
To: Matt Asselmeier
Cc: Matt Kellogg; Brian DeBolt; Ruben Rodriguez
Subject: [External]Short-term rental proposed ordinance questions, concerns and suggestions...
Attachments: Proposed STR Ordinance Questions and Suggestions.docx

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

Matt,

A group of Corneils Road neighbors got together to discuss the proposed ordinance governing short-term rental properties. I've tried to summarize our questions, concerns and suggestions in the attached document. Thank you.

Doug Winsor
[REDACTED]

Section 36-985 – Short Term Rentals

Please find questions or concerns regarding the ordinance in black:

- a) All short-term rentals shall be registered annually with the Kendall County Planning, Building and Zoning Department.
- b) Applicants for new short-term rentals and renewals of short-term rentals shall submit the prescribed application form to the Kendall County Planning, Building and Zoning Department.
- c) Prior to application submittal for new short-term rentals, the short-term rental applicant shall meet with representatives of the Kendall County Health Department, Planning, Building and Zoning Department, and Sheriff's Department to discuss their business plan, application procedures, and applicable regulations.
- d) Prior to approval of placement on the short-term rental registry, the Planning, Building and Zoning Department shall conduct a life safety inspection of the subject property.
- e) For those properties served by private sewage disposal systems, the private sewage disposal system shall be evaluated by the Kendall County Health Department to determine the occupancy capacity. This evaluation shall occur prior to the placement on the short-term rental registry and when any changes occur to the permit for the private sewage disposal system.
- f) The maximum number of occupants shall be set by the evaluation of the private sewage disposal system, if on a private system, or number of bedrooms, if served by a public sewer system. Regardless of sewage disposal system, the maximum number of occupants shall be sixteen (16). Any guests of the person renting the short-term rental shall be included in the occupancy count. Occupants do not include persons engaged in deliveries to and from the property.

We strongly favor the 16-occupant limit, but have concerns regarding how enforcement will be carried out. Will the responsibility for enforcing occupancy maximum for a given short-term rental property lie with law enforcement, with PBZ, with another County department? Who should be notified when it is believed that an occupancy limit has been exceeded? If a short-term rental has exceeded the occupancy limit, is that a violation as described in (k)?

- g) Upon approval of being placed on the short-term rental registry, but prior to renting the property, the owner of the property shall send a letter by certified, return receipt mail to all of the adjoining property owners of record informing them that the property is a short-term rental. The letter shall include the name, phone number, and email address of the property owner of the short-term rental. The owner shall supply the Kendall County Planning, Building and Zoning Department proof of mailing. The property can

start to be rented fifteen (15) days after proof of mailing has been supplied to the Kendall County Planning, Building and Zoning Department.

We vehemently oppose sending certified letters to adjacent property owners after a property is approved as a short-term rental. A neighborhood deserves notification prior to a decision being made to approve a short-term rental property. A forum or public hearing should be required so that neighbors could voice their opinions, pro or con, regarding having a short-term rental in their community. This is an absolute for TRANSPARENCY.

- h) The Kendall County General Noise Regulations shall apply regardless of the zoning district where the short-term rental is located.
- i) The Kendall County Junk and Debris Regulations shall apply regardless of the zoning district where the short-term rental is located.
- j) All animals allowed on the property shall be current on all required vaccines and shall be leashed when outdoors. The outdoor leashing requirement does not apply if the animal is in a fenced yard or crate.

Who is responsible for vetting animals brought to a short-term rental?

- k) If a violation occurs at a short-term rental, in addition to any other penalties allowed by law, both the property and the property owner shall be suspended from the short-term rental registry for a period of twelve (12) months and will not be allowed to rent the property for short-term rental during the period of suspension.

What exactly constitutes a violation? Alleged criminal activity, underage drinking, drug use? The Memorandum dated September 2, 2025 states, "3. A party must be found guilty by a court of competent jurisdiction in order for a violation to occur." Does that mean that every alleged violation must be brought to a court of law? If so, who at the County would be responsible for the initial investigation of an alleged violation? Who would be responsible for arguing the County's case before a judge or jury?

- l) Upon conclusion of the suspension period, if an owner wants their property reinstated on the registry, they must provide evidence showing how the violation that caused the suspension was remedied. This requirement is in addition to the annual registration requirement.
- m) The above regulations do not apply to bed and breakfast establishments.

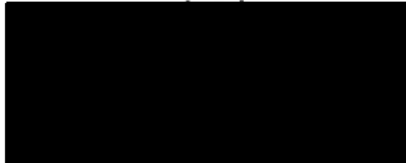
Here are some recommendations for additional requirements for operating a short-term rental in unincorporated Kendall County:

- a) The ordinance should state what zoning districts allow short-term rentals (i.e., A-1, R1, R2, R3, etc.).

- b) There is no mention of penalties for operating a short-term rental that is not on, or has been removed from the registry.
- c) We'd love to see the establishment of minimum setback requirements between a short-term rental structure and neighboring structures of at least 150 feet.
- d) The ordinance should address available parking requirements similar to those in the Bed and Breakfast ordinance.
- e) The ordinance might require proof of a minimum of \$1M in comprehensive liability insurance that would be verified initially and annually.
- f) The ordinance should specify the owner register with the Illinois Department of Revenue, obtain a certificate of registration and be responsible for paying the Illinois Hotel Operators Occupancy Tax (HOOT) per state regulations.
- g) There is no mention of fees or taxes the County could be collecting from short-term rental operators. There could be a fee for the initial application and another for each annual renewal. The County could collect a lodging or transient room tax from each short-term rental.

One final question regarding short-term rentals: Will the new ordinance apply to all short-term rentals operating in unincorporated Kendall County, or will those short-term rentals already in operation be grandfathered in?

Doug Winsor



Listing of KCRPC Dates for 2026
7:00PM (4th Wednesday of the
Month Unless Otherwise Noted)

December 10, 2025 (Second Wednesday 7:00 pm)

January 28, 2026

February 7, 2026 (Annual Meeting 9am)

February 25, 2026

March 25, 2026

April 22, 2026

May 27, 2026

June 24, 2026

July 22, 2026

August 26, 2026

September 23, 2026

October 28, 2026

November 2026-No Meeting

December 9, 2026 (Second Wednesday 7:00 pm)