

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

AGENDA

January 7, 2020 - 9:00 a.m.

CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the November 5, 2019 ZPAC Meeting Minutes (Pages 3-9)

PETITIONS:

1. **19 – 34 – Ronald Smrz on Behalf of the Ronald Smrz Trust (Pages 10-117)**
Request: Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles
PIN: 02-35-151-003
Location: 7821 Route 71, Oswego Township
Purpose: Petitioner Wants to a Storage Business on the Subject Property; Property is Zoned A-1 with a Special Use Permit
2. **19 – 37 – John Dollinger on Behalf of Hansel Ridge, LLC (Pages 118-142)**
Request: Amend the Future Land Use Map in the Land Resource Management Plan by Changing the Classification of the Subject Property from Public/Institutional to Commercial
PIN: Northern 18.7 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioner Wants Map Change to Be Able to Rezone the Property for Commercial Purposes; Property is Zoned A-1
3. **19 – 38 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer) (Pages 143-200)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-4 Commercial Recreation District
PIN: Northwestern 9.19 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioners Would Like to Operate an Indoor Athletic Facility at the Subject Property
4. **19 – 39 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer) (Pages 201-268)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage
PIN: Northeastern 8.69 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioners Would Like to Operate an Indoor and Outdoor Storage Facility on the Property.

5. **19 – 47 – Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner) and D. Howard on Behalf of Bullmastiff Construction Company LTD. (Contractor)**
(Pages 269-313)

Request: Special Use Permits for a Kennel and Veterinary Establishment
PIN: South 8.49 +/- Acres of 09-24-100-012
Location: Northeast Corner of Ridge Road and Bell Road, Seward Township
Purpose: Petitioners Would Like to Operate a Veterinary and Kennel on the Property.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 19-26 Landscaping Business at 276 Route 52
2. Petition 19-31 Cannabis Zoning Regulations (Pages 314-315)
3. Petition 19-35 Kennel at 3601 Plainfield Road

OLD BUSINESS/ NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on February 4, 2020

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

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 5, 2019 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:02 a.m.

Present:

Megan Andrews – Soil and Water Conservation District
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department

Audience:

Ruben Hernandez, John Tebrugge, Dan Kramer, Anne Vickery, and Natalie Engel

AGENDA

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Rybski, to approve the October 1, 2019, meeting minutes by correcting the date of approval of the previous minutes from September 30 to September 3. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-36 Ruben Hernandez on Behalf of Majey Concrete, Inc.

Mr. Asselmeier summarized the request.

Majey Concrete, Inc. is requesting permission to construct pads for vehicles and equipment on lots 6-10 of Light Road Industrial Park. The proposed parking lots consist of one hundred thirty-four (134) parking stalls of varying depths. The parking lots would be asphalt shavings with three (3) concrete paved access points off of Commerce Road.

If approved, the Petitioner would like to start construction and operations at the property as soon as possible.

This proposal is similar to a site plan approved earlier in 2019 for Lots 1-5 of the Light Road Industrial Park.

The property is approximately five point five (5.5) acres in size and is zoned M-1.

The Future Land Use Map calls for the property to be Mixed Use Business.

Light Road is a Township maintained Collector Road. Commerce Road is a Local Road maintained by Oswego Township. The Village of Oswego has a trail proposed along Light Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are railroad, industrial, and agricultural to the north, Comed ROW to the south and east, and railroad and agriculture to the west. The adjacent zonings are M-1 to the north, east, and west and A-1 to the south. The Land Resource Management Plan calls for Mixed Use Business, Railroad, and Comed ROW in the vicinity. Zonings within one half (1/2) mile include A-1, R-6, R-7, R-7 SU, B-2, and M-1 in the County, M-2 in Montgomery, and R-1, R-2, and M-2 in Oswego.

EcoCat was submitted and found the Iowa Darter in the area, but no adverse impacts were anticipated.

An NRI was not required.

Information was sent to Oswego Township, Bristol Township, Oswego Fire Protection District, the Village of Montgomery, and the Village of Oswego. The Oswego Fire Protection District had no comments because no structures were planned and the Knox Box information would be provided.

WBK requested the following information:

1. Submit stormwater calculations that document the percent impervious is consistent with original / approved design, overflow routes continue to have capacity as per original design, tributary area to each basin is per original design, emergency overflow routes from each basin are not impeded and the volume changes as a result of proposed grading are defined in a stage storage table.
2. Record drawing of the revised basin grading will be required to verify stage storage requirements.
3. Sheet 3 – Filter baskets shall be used at all inlets. Filter fabric is not allowed and reference to it shall be removed. Add filter baskets at all inlets within the limits and adjacent to the project. Please depict these specifically on the plan.
4. Sheet 5 – Remove the proposed light pole from the north drainage swale.
5. Sheet 5 – Provide proposed elevations at the perimeter of the grindings to assure drainage patterns are clear and constructed properly.
6. Sheet 5 – Provide proposed elevation for all curb including where depressions are proposed.

The proposed design standards were as follows:

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. No structures are planned for the site. A stormwater permit will be required prior to the issuance of any permits. Existing stormwater detention ponds are located to the southwest and west of Lots 8 and 9 and to the northeast of Lot 10.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. Ample space exists on the property for the proposed use. The property will be fenced. Commerce Drive is maintained by Oswego Township.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. This is not an issue.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The site will be laid out in a manner that will not impact shadow, noise, odor, or traffic. A stormwater permit must be secured prior to final approval by the County.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true.

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. No building is planned for the site.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed site development is in harmony with the existing use of neighboring properties provided fencing meets the Kendall County Zoning Ordinance.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not applicable.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The Petitioner plans to install a fence as required by the Kendall County Zoning Ordinance and the uses are away from neighboring residential uses.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Staff would like comments from the Kendall County Sheriff's Department and Oswego Fire Protection District on this issue.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. No buildings are proposed.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. Ten (10) lights, twenty feet (20') in height are proposed.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. Refuse will not be collected onsite.

Pending concerns regarding safety and traffic circulation, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted engineering plans (Attachment 3). The specific location of parking pads shall be the discretion of the property owner, provided their locations meet the requirements of the Kendall County Zoning Ordinance.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit. The site plan may be slightly modified to address the concerns of WBK's letter dated October 26, 2019.
3. The property owner shall supply the Kendall County Dispatch Office with the code for property's Knox Box.
4. The property owner shall erect and maintain signage directing trucks not to use Dolores Street.

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the site plan with conditions proposed by Staff.

Ayes (7): Andrews, Asselmeier, Briganti, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (3): Chismark, Guritz, and Holdiman

The motion passed.

Petitions 19-37, -38, and -39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Asselmeier summarized the request and stated that the three (3) requests impacted the same property.

Hansel Ridge, LLC would like to reclassify the northern eighteen point seven (18.7) acres of 195 Route 52 from Public/Institutional to Commercial. They would then like to sell the northwestern nine point one nine (9.19) acres to Goprobball, LLC to be for use as an athletic facility which requires a map amendment from A-1 to B-4 Commercial
ZPAC Meeting Minutes 11.5.19

Recreation District. The northeastern eight point six-nine (8.69) acres would then be sold to James and Denise Maffeo for use as an indoor/outdoor storage facility which requires a map amendment from A-1 to B-3 Highway Business District and special use permits for indoor and outdoor storage. The larger property is forty (40) acres in size.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

There is an A-1 SU to the north for a church and an A-1 SU to the west which is probably an airstrip. There is also a request for a special use permit for a landscaping business at 276 Route 52.

There are seven (7) houses within one half (1/2) mile of the subject property.

The EcoCat was submitted and consultation was terminated.

The NRI application was submitted on September 26, 2019.

Information was sent to Seward Township, the Village of Shorewood, and the Troy Fire Protection District. The Troy Fire Protection District had no objections to the proposal.

With regards to the Goprobball map amendment portion of the request, Goprobball, LLC provided a business plan which stated they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing travel baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east.

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary for turn lanes.

No new odors are foreseen, but the site plan of future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows two detention ponds. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

Map amendments cannot be conditioned, but the Petitioner would need to obtain site plan approval before commencing construction.

With regards to the Maffeo map amendment and special use permits, they plan to purchase the property from Goprobball, LLC.

Mr. and Mrs. Maffeo would like to construct one (1) sixty foot by forty-five foot by sixteen foot (60'X45'X16') metal storage and office building and twelve (12) two hundred foot by thirty foot (200'X30') metal storage warehouses. The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility. The renderings of the office building and other storage buildings were provided.

If approved, development of the site will occur in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, five (5) of the metal storage buildings, and the paved parking area. The five (5) buildings in the southern row will be constructed first. Phase II will commence in Spring 2023 and will consist of the remain metal storage buildings, the six foot (6') privacy fence, and dumpsters.

A two hundred forty-five foot by three hundred foot (245'X300') paved storage area was identified in the business plan. The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic.

Staff would like comments from the Kendall County Health Department regarding the proposed restroom facilities at the property and any other public health concerns.

The site plan shows a proposed one hundred twenty-five feet by four hundred seventy foot (125'X470') stormwater detention pond on the property. No information was provided regarding the depth of the pond. The pond is proposed to be landscaped, but no information regarding landscaping was provided.

The development will require a stormwater management permit.

Staff would like comments from WBK regarding any stormwater related concerns.

The property fronts County Line Road.

Staff would like comments from the Kendall County Highway Department, Kendall County Sheriff's Department, and Seward Township regarding any concerns about having vehicles entering and leaving County Line Road at this location as well as increased traffic at this location.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

While the Troy Fire Protection District previously submitted comments on this proposal, Staff would like to make sure that neither the Troy Fire Protection District nor the Kendall County Sheriff's Department have concerns regarding emergency equipment access the facility.

Based on the submitted lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings appears to be sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

The Petitioners indicated that lit signage will be placed near County Line Road. No specific location or size dimensions were provided.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around the perimeter of the property. The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

The landscaping plan calls for several canopy trees along the eastern and southern portions of the site. No information was provided regarding the trees.

Little noise is anticipated from the proposed operations.

Dumpsters will be provided onsite. No information was provided regarding the location of dumpsters.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

Unlike map amendments, special use permits can be conditioned.

Before issuing a recommendation, Staff would like comments from ZPAC members, the Village of Shorewood, Seward Township, and Troy Fire Protection District.

Anne Vickery, Seward Township Highway Commissioner, stated that the Township was willing to work with the Petitioner and Kendall County Highway Department to address concerns regarding increased traffic and safety in the area of the subject property.

Natalie Engel, Village of Shorewood, stated that Shorewood's plans call for the area to be commercial with residential surrounding the property. She felt that the entertainment use was compatible with commercial uses. She felt that the proposed storage uses were more industrial in nature. The Village would like to meet with the Petitioner and go over how the proposed uses meet with the Village Comprehensive Plan.

Mr. Klaas stated that he had not heard of any planned road improvements at County Line Road and Route 52. Ms. Engel expressed concerns regarding safety at County Line and Route 52. Ms. Vickery would work closely with everyone involved to address safety concerns at County Line and Route 52.

Ms. Andrews noted that she is working on the NRI Report. The application to the Soil and Water Conservation District included information on both the athletic facility and storage uses.

Mr. Rybski asked about concession at the athletic facility. Dan Kramer, Attorney for the Petitioners, stated that they hoped to have the soil information and septic design available at the December ZPAC meeting. Mr. Kramer stated that concessions are planned at the property. The athletic facility will have separate septic facilities from the storage facility. The property drains to the northeast of the property. Mr. Kramer said they were considering one (1) large wet bottom pond instead of two (2) as shown on the current plans. A dry hydrant will be installed in the pond.

Mr. Kramer offered to provide a traffic study to address safety concerns on the adjacent roads.

Mr. Rybski noted the state of soils in that portion of the County in relation to septic systems. He noted that the septic area for the storage facility seems small and it could be expensive to place a septic system in the space shown on the site plan. He suggested more space for the septic system or relocating the septic system to another location on the property.

Mr. Rybski noted that the well will be a non-community well for the athletic facility. The well for the storage facility should not meet the usage requirements for a non-community well.

Mr. Rybski noted that a well was sealed on the farm to the south and there is likely a septic tank somewhere in the area of the sealed well. That septic tank needs an abandonment permit.

Discussion occurred regarding Joliet sewer and water. Ms. Engel responded that Shorewood could serve the property with water and Joliet sometimes provides sewer service to areas inside Shorewood.

Mr. Kramer stated that they hoped to have the septic information ready for the December ZPAC and the engineer will start the stormwater permit process. Mr. Kramer has a meeting scheduled with the Village of Shorewood and was open to having a meeting with the Kendall County Highway Department and Seward Township Road District. Mr. Rybski suggested that Mr. Kramer also meet with the Kendall County Health Department regarding well and septic placement.

Mr. Klaas noted that Seward Township probably would request a right-of-way dedication along County Line Road, at least fifty feet (50') from centerline with the possibility of a utility and drainage easement.

Mr. Kramer requested to wait with all hearings until January 2020.

Without objection, Petition 19-37, 19-38, and 19-39 will be laid over until the December ZPAC meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

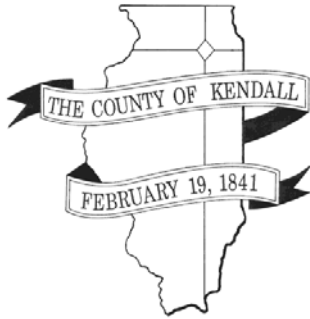
None

ADJOURNMENT

Ms. Andrews made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:44 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Enc.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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Petition 19-34

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

INTRODUCTION

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

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

SITE INFORMATION

PETITIONER Ronald Smrz on Behalf of the Ronald Smrz Trust

ADDRESS 7821 Route 71

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



TOWNSHIP Oswego

PARCEL # 02-35-151-003

LOT SIZE 17 +/- Acres; **1 +/- Acre** for Special Use Permit Area

EXISTING LAND USE Agricultural/Farmstead/Landscaping Business

ZONING A-1 Agricultural District

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

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

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

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

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

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

Lyon Farm is located south of the subject property.

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

The aerial of the property is included as Attachment 4.

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

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on June 6, 2019, as part the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. (see Attachment 5, Pages 23-25). The entire Wetland Delineation Report is included as Attachment 5. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impact were foreseen.

NATURAL RESOURCES INVENTORY

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

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township was emailed information on September 24, 2019. **The revised site plan was emailed on December 31, 2019.**

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed information on September 24, 2019. **The revised site plan was emailed on December 31, 2019.**

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed information on September 24, 2019. **The revised site plan was emailed on December 30, 2019.**

ZPAC

ZPAC met on this proposal on October 1, 2019. Discussion occurred at that meeting regarding obtaining a variance to the Stormwater Management Ordinance. In the ensuing months, the Petitioner decided not to pursue the variance and amended the site plan to meet the requirements of the Kendall County Stormwater Management Ordinance. The minutes of the October ZPAC meeting are included as Attachment 12.

BUSINESS OPERATION

According to revised site plan, the Petitioner plans to offer rental space for fifty-one (51) parking stalls which is down from the two hundred (200) rental units in the original proposal. The Petitioner also provided a lighting plan showing six (6) new light poles, each twenty feet (20') in height. The proposed hours of operation are daily from 6:00 a.m. until 9:00 p.m.

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

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

BUILDING AND BUILDING CODES

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

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

ENVIRONMENTAL HEALTH

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

STORMWATER

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

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

The Petitioner plans to monitor the site for motor vehicle related leaks and would remove

contaminated gravel from the property.

ROAD ACCESS

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

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

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

PARKING AND INTERNAL TRAFFIC CIRCULATION

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

LIGHTING

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

SIGNAGE

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

LANDSCAPING

The Petitioner plans to remove the three (3) existing Norway Spruce trees shown in Attachment 6. The Petitioner plans to plant **seven (7)** evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. **The evergreens will be placed southeast of the parking area.** The evergreens will be planted by the end of May 2020. A vegetative swale is also planned for south of the parking area.

SECURITY

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

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

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

NOISE CONTROL

No information was provided regarding noise control.

ODOR CONTROL

No new odors are foreseen.

LITTER CONTROL PLAN

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

RELATION TO OTHER SPECIAL USES

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

GENERAL

The Petitioner currently resides in the house on the property.

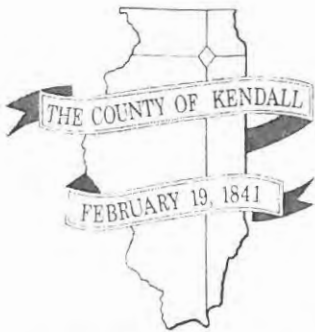
The Petitioner agreed that all items stored on the property would remain licensed and in good working order. The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special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

RECOMMENDATION

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

ATTACHMENTS

1. Application Materials
2. Site Plan and **Amended Site Plan with Lighting Plan**
3. Ordinance 1985-10
4. Aerial
5. Wetland Delineation Report (Including EcoCat Information)
6. Storage Building
7. Looking West
8. Looking South
9. Looking North (Towards Site)
10. Looking East
11. 9-19-19 IDOT Email
12. October 1, 2019 ZPAC Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Rt 71 STORAGE FILE # 19-34

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

FEE PAID: \$ 1155
CHECK #: 690440

RECEIVED

SEP 16 2019

KENDALL COUNTY
PLANNING, BUILDING
& ZONING

Date Stamp Here If
Checklist Is Complete

¹Primary Contact will receive all correspondence from County

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

Attachment 1, Page 2
PROPOSED BOAT STORAGE 2.2 ACRES

7821 RT 71 YORKVILLE, IL

200 UNITS

GRAVEL BASE

AUTOMATIC GATE ACCESS

EVERGREEN TREES ON EAST + NORTH SIDES

CHAIN LINK FENCE AROUND COMPLETE 2.2 ACRES.

FULL YEAR STORAGE.

SECURITY CAMERA MONITOR SYSTEM

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

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

WARRANTY DEED IN TRUST

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

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 7821 Route 71, Yorkville, IL 60560

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

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

Full power and authority is hereby granted to said trustee
to improve, manage, protect and subdivide said premises or any
part thereof, to dedicate parks, streets, highways or alleys and
to vacate any subdivision of part thereof, and to resubdivide
said property as often as desired, to contract to sell, to grant
options to purchase, to sell on any terms, to convey either with
or without consideration, to convey said premises or any part
thereof to a successor successors in trust and to grant to such
successor or successors in trust all of the title, estate, powers
and authorities vested in said trustee, to donate, to dedicate,
to mortgage, pledge or otherwise encumber said property, or any
part thereof, to lease said property, or any part thereof, from
time to time, in possession or reversion, by leases to commence
in praesenti or in future, and upon any terms and for any period
or periods of time, not exceeding in the case of any single
demise the term of 99 years, and to renew or extend leases upon
any terms and for any period or periods of time and to amend,
change or modify leases and the terms and provisions thereof at
any time or times hereafter, to contract to make leases and to
grant options to lease and options to renew leases and options to
purchase the whole or any part of the reversion and to contract
respecting the manner of fixing the amount of present or future
rentals, to partition or to exchange said property, or any part

thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations" or words of similar import, in accordance with the statute in such case made and provided. And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 31st day of October, 1996.



Ronald O. Smrz (Seal)



Julie A. Smrz (Seal)



Maryann B. Smrz/Tyszka (Seal)

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT RONALD O. SMRZ, JULIE A. SMRZ and MARYANN B. SMRZ TYSZKA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand Notarial Seal this 31st day of October, 1996.



Notary Public

Future Taxes To:

Ronald O. Smrz

7821 Route 71

Yorkville, IL 60560

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

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

Return This Document To:

Thomas W. Grant, Attorney at Law

P.O. Box 326

Yorkville, IL 60560

DW15\A:\SMRZ.DD

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

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY KENDALL 1 ss.

THOMAS W. GRANT, being duly sworn on oath, states that he resides at 39 Meyer Street, Plano, IL 60545. That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1957, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER FROM FIRST PAGE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Thomas W. Grant

SUBSCRIBED and SWORN to before me this

6th day of December, A.D., 1996

Notary Public



PAA REV 12/94

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

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

Dated this 6th day of December 1986

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

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

INSTRUCTIONS

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

Section 4:

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

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

Parcel Information Report Kendall County 02-35-151-003

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

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

Alternate Name and Address

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

Site Address
7821 ROUTE 71
YORKVILLE, IL 60560

Legal Description
SEC 35-37-7

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

Exemption Information

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

Assessment Information

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

Parcel Genealogy:

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant RONALD SMRZ
 Address 7821 RT 71
 City YORKVILLE State IL Zip 60560
2. Nature of Benefit Sought Special use
3. Nature of Applicant: (Please check one)
 - ☐ Natural Person (a)
 - ☐ Corporation (b)
 - ☒ Land Trust/Trustee (c)
 - ☐ Trust/Trustee (d)
 - ☐ Partnership (e)
 - ☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

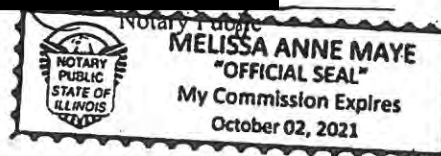
NAME	ADDRESS	INTEREST
<u>RONALD SMRZ</u>	[REDACTED]	[REDACTED]
<u>JULIE SMRZ</u>	[REDACTED]	[REDACTED]
<u>MARYANN ROTHMAN</u>	[REDACTED]	[REDACTED]
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Ronald Smrz, under power of direction - Land Trust
 [REDACTED]

VERIFICATION

I, Ronald O. Smrz, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 12th day of August, A.D. 2019

(seal)





Kendall County Soil & Water
Conservation District

RECEIVED
AUG 02 2019

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

BY: MEA



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: RONALD SMRZ Contact Person: RONALD SMRZ
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone Number: [REDACTED]
Email: [REDACTED]

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

Site Location & Proposed Use

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

Type of Request

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

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

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

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

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

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

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

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

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

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

[REDACTED]
Petitioner or Authorized Agent

Aug 2, 2019
Date

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

FOR OFFICE USE ONLY

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

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

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

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

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

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

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



ENGINEERING PLANS FOR 7821 US ROUTE 71 SITE PLAN

SECTION 35, TOWNSHIP 37 NORTH, RANGE 7 EAST

7821 US ROUTE 71
YORKVILLE, IL 60560
KENDALL COUNTY
DECEMBER, 2019

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
---	PROPOSED CONTOUR LINE
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED GREASE SERVICE LINE
---	PROPOSED VENT LINE
---	EXISTING FENCELINE
---	PROPOSED SILT FENCE
---	EXISTING SPOT SHOT
---	PROPOSED SPOT GRADE
---	EXIST. PROP.
---	WATER: B-BOX
---	HYDRANT
---	VALVE
---	VALVE VAULT
---	STONE: INLET-CURB
---	INLET OR MANHOLE
---	FLARED END SECTION
---	SANITARY: CLEANOUT
---	MANHOLE
---	R.O.W. MONUMENT
---	UTILITY POLE
---	PROPERTY P.W.
---	OUT WIRE LOC.
---	P.K. MARK
---	UTL. CABINET
---	CHECKED MARK
---	UTL. PIEDestal
---	MONUMENT
---	UTL. POLE
---	HAIR & SACK
---	TRAFFIC SIGNAL
---	SOIL BORING
---	ELECTRIC VAULT
---	OVERLAND FLOW
---	GAS VALVE
---	FLOW DIRECTION

INDEX TO SHEETS

1. COVER SHEET
2. CIVIL SITE PLANS
3. GENERAL NOTES & DETAILS



Know what's below.
Call before you dig.

Contractor and/or subcontractors shall verify locations of all underground utilities prior to digging. Contact 811, i.e. (Local Utility Locating for Excavation) at 1-800-852-0123 or 618-611.

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM AERIAL PHOTOGRAPHS AND EXISTING RECORDS. ANY AND ALL UTILITIES NOT SHOWN ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE.

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS, COUNTY OF KENDALL

I, JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREIN.

GIVEN UNDER MY HAND & SEAL THIS 10TH DAY OF DECEMBER, 2019.



John J. Tebrugge
JOHN J. TEBRUGGE
REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2021

COPYRIGHT © 2019 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

LOCATION MAP

BENCHMARKS:

375 BENCHMARK CRUISE
MONUMENT ON TOP OF
BOX CUIVET HEADWALL
ELEVATION 418.90 MGS 1985

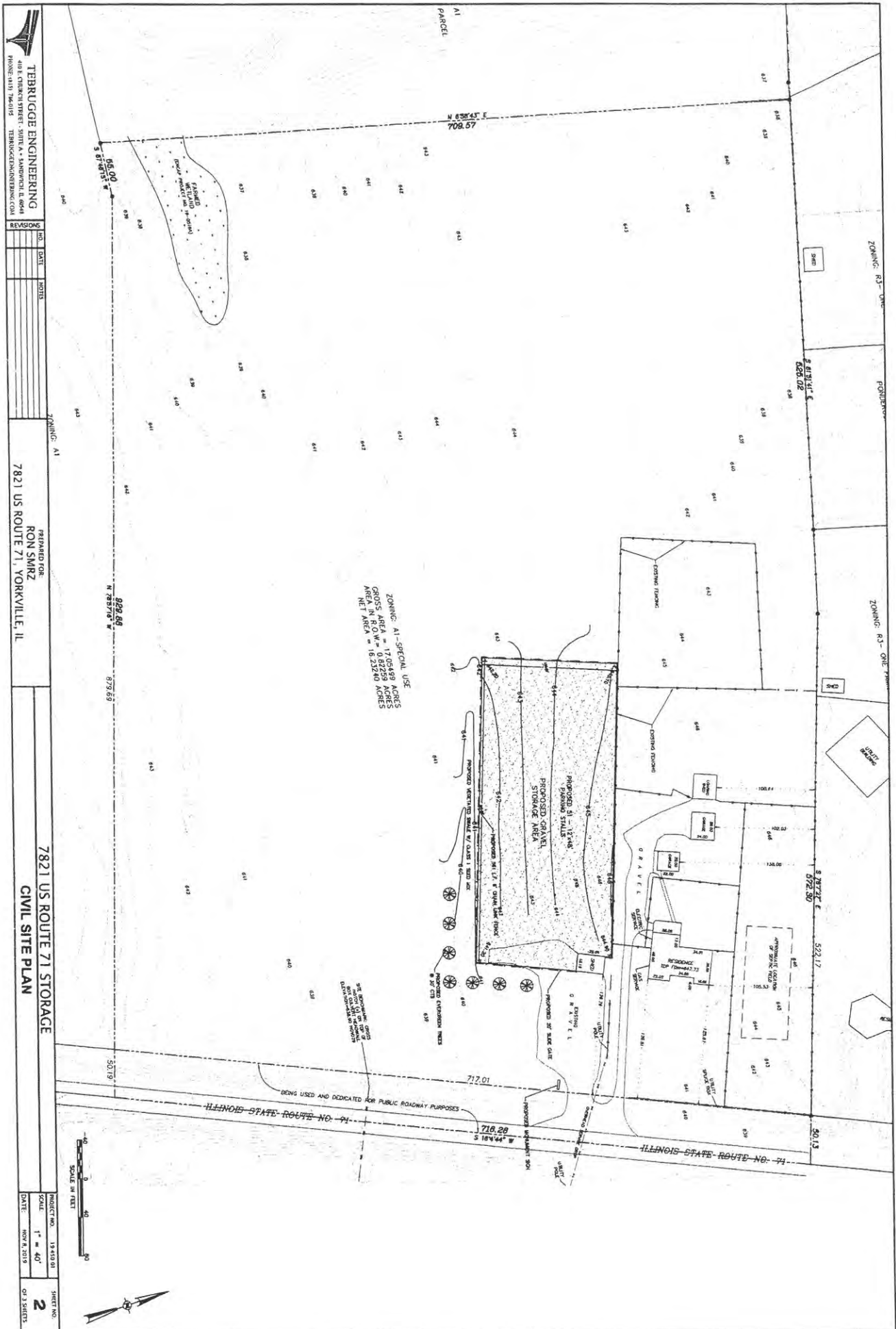
PLANS PREPARED FOR:

RON SHIRE
7821 US ROUTE 71
YORKVILLE, IL 60560
PHONE: (630) 774-1751

CIVIL ENGINEER:

TEBRUGGE ENGINEERING
410 E. CHURCH ST., SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES





Revisions

Drawn By: Jose Saucedo
 Drawn By: jose.saucedo@pg-nighthan.com
 Date: 12/20/2019
 Scale: 1" = 20'

ROUTE 71 12 LIG ING

Client Name
Adam S. Ki

Page 1 of 1

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Time
1	A1	1052.512	560.648	20	75	0
2	A1	954.512	581.648	20	75	0
3	A1	856.512	603.648	20	75	0
4	A1	889.168	740.145	20	261.006	0
5	A1	987.645	719.394	20	261.006	0
6	A1	1085.717	698.728	20	261.006	0

Parking lot Design Guide	Basic (for most conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security lighting for public (security or vandalism)	High Security (Security lighting for public safety)
Minimum Horizontal Illuminance (measured on parking lot face – where any roadway runs any direction)	2.0/3.0/2	3.0/4.0/3 lux/FC	10.0/14.0 lux/FC	30.0/40.0/30 lux/FC
Uniformity Ratio Maximum to Minimum	20:1	15:1	15:1	10:1
Minimum Vertical Illuminance (for "face" recognition – measured at 5 degrees the parking surface or the apex of lowest horizontal illuminance)	1.0/0.1	2.0/0.2/1	5.0-8.0/0.5-0.8	15-30/1-2/0.5-0.8

Recommendations based on IES-39, RP-25-08, IES Illumin. & Light Handbook

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

02-35-151-003

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

A-154

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

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

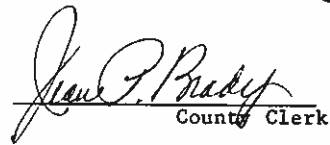
That part of the North East 1/4 of Section 34 and part of the West 1/2 of Section 35, Township 37 North, Range 07 East of the Third Principal Meridian described as follows: Commencing at an angle point in the Southerly line of a subdivision known as "Ponderosa Oswego Township, Kendall County, Illinois",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

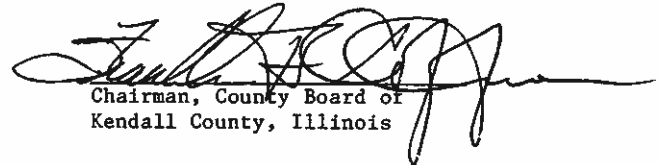
BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions and restrictions:

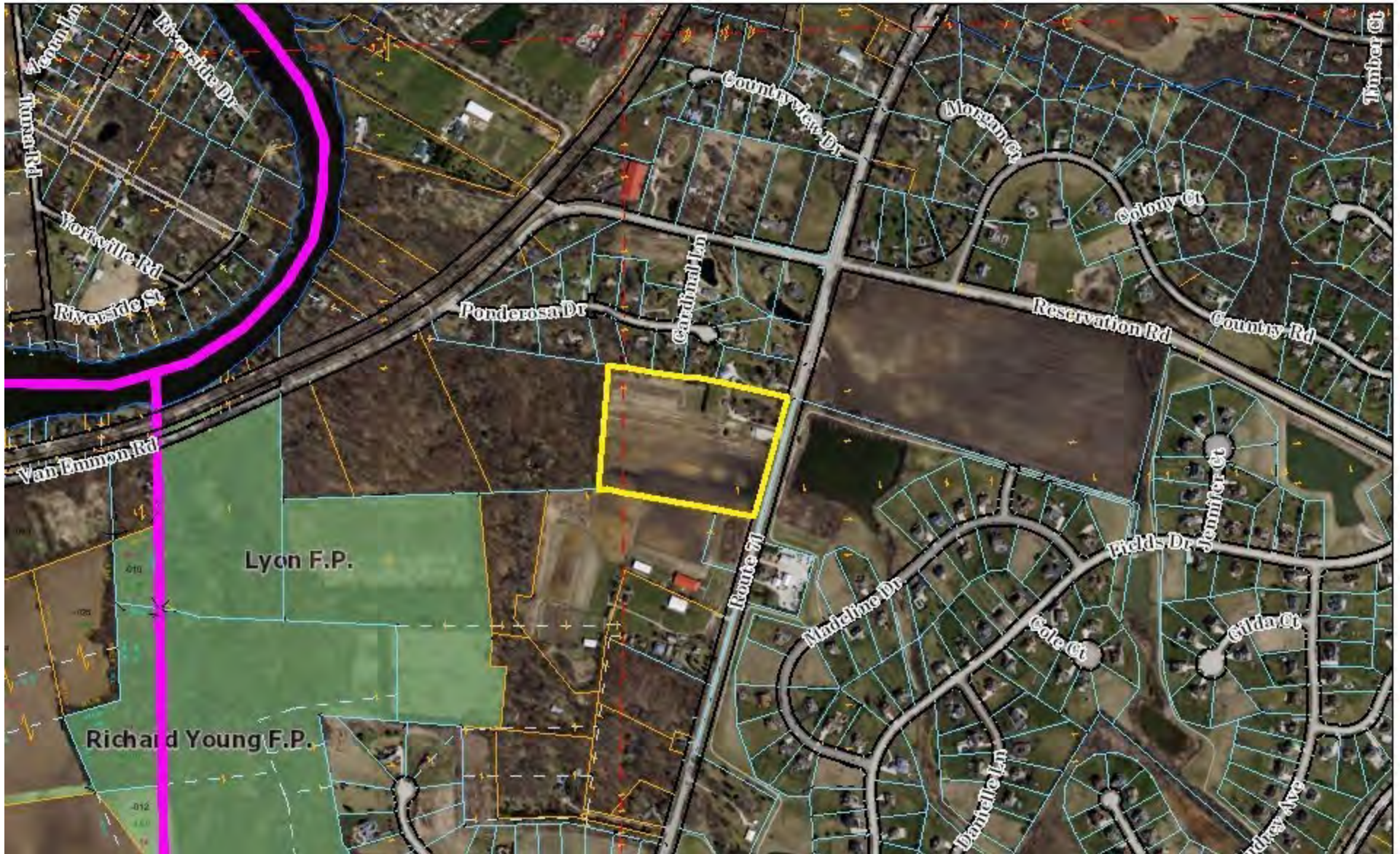
1. The property owner will provide and maintain a turn-around facility for cars leaving the parking area and entering Route 71 in a forward motion.

PASSED THIS 10th day of September, 1985.

ATTEST:


County Clerk


Chairman, County Board of
Kendall County, Illinois





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

TRANSMITTAL LETTER

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

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

CC:	Date of Enclosed Materials	# of Copies

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

THESE ARE TRANSMITTED AS CHECKED BELOW:

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

REMARKS: _____

Signed: Robert Van Herik

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

Prepared for: Mr. Ron Smrz



Date Prepared: June 20, 2019

ENCAP, Inc. Project #: 19-0516A



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

WETLAND DELINEATION REPORT

7821 Route 71 / Ron Smrz

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Attachments

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

WETLAND DELINEATION REPORT

Project Name and Client: 7821 Route 71 / Ron Smrz

Project Number: 19-0516A

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

Date of Site Visit: May 29, 2019

Field Investigators: R. Van Herik & S. Milano

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

PROJECT PURPOSE

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

METHODS

1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

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

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

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

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

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

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

Farmed Wetland Determinations.

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

MAP REVIEW

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

SPECIFIC DESCRIPTION OF IDENTIFIED WATER RESOURCES

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

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

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

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

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

Observers: R. Van Herik & S. Milano

Date: 5/29/19

Farmed Wetland 1

A. Utilization by Wildlife

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

B. Interspersion of Vegetative Cover

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

C. Vegetative Cover to Open Water

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

Farmed Wetland 1 Total Score: 2.0

INVESTIGATION OF FARMED AREAS

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

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

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

D=Discoloration

N=No Wetland Signatures Observed

Y= Yes / Identified

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

ADDITIONAL AREAS INVESTIGATED FOR WETLAND STATUS

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

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

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

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

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

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

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

REGULATORY STATEMENT

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

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

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

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

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

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

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

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

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

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

Wetland Impacts are broken down into six categories:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATIONS

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

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

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USFWS Section 7 Consultation Review Summary



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

June 3, 2019

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

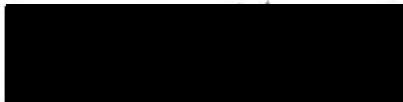
Re: USFWS Review Summary - Section 7 Endangered Species Act Consultation
Project: 7821 Route 71, located in Illinois, Kendall County, Oswego Township,
Yorkville, T37N R7E Section 35; Latitude 41.642582 N; Longitude -88.403551
W
ENCAP, Inc. project # 19-0516A
Client: Smrz, Ron

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

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

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

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



Robert Van Herik
Junior Ecological Consultant
ENCAP, Inc.

IDNR EcoCAT Natural Resources Review Results



Applicant: ENCAP, Inc.
Contact: Susan Rowley
Address: 2585 Wagner Court
DeKalb, IL 60115

Project: 7821 IL Route 71
Address: 7821 IL Route 71, Yorkville

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

Description: Development for RV Storage

Natural Resource Review Results

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

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

Fox River INAI Site
Yorkville Seep INAI Site

Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 34

37N, 7E, 35



IL Department of Natural Resources

Contact

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

Disclaimer

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

Terms of Use

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

IDNR Project Number: 1911645

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

Security

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

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

Privacy

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

IDNR Project Number: 1911645

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

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

6/6/2019

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

TOTAL PAID \$ 26.00

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

Floristic Quality Data Sheets

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

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

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

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

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

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

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

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

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

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

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

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

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

VEGETATION – Use scientific names of plants.

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

SOIL

Sampling Point A

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

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

Hydric Soil Indicators <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input checked="" type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	Indicators for Problematic Hydric Soils³ <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
--	---	---

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

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

Remarks:

HYDROLOGY

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

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

VEGETATION – Use scientific names of plants.

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

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

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

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

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

Hydric Soil Indicators

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

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

Indicators for Problematic Hydric Soils³

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

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

Restrictive Layer (if observed)

Type: _____
 Depth: _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

VEGETATION – Use scientific names of plants.

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

Sampling Point C**SOIL**

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

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

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

Hydric Soil Indicators

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	Indicators for Problematic Hydric Soils³ <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Depleted below Dark Surface (A11)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)		

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

Restrictive Layer (if observed)
 Type: _____
 Depth: _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water Stained Leaves (B9)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B3)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:

Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>3"</u>	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>0"</u>	
Saturation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>0"</u>	

(includes capillary fringe)

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

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

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

VEGETATION – Use scientific names of plants.

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

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

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

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

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

Hydric Soil Indicators

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

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

Indicators for Problematic Hydric Soils³

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

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

Restrictive Layer (if observed)

Type: Rock Fill
 Depth: 2"

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

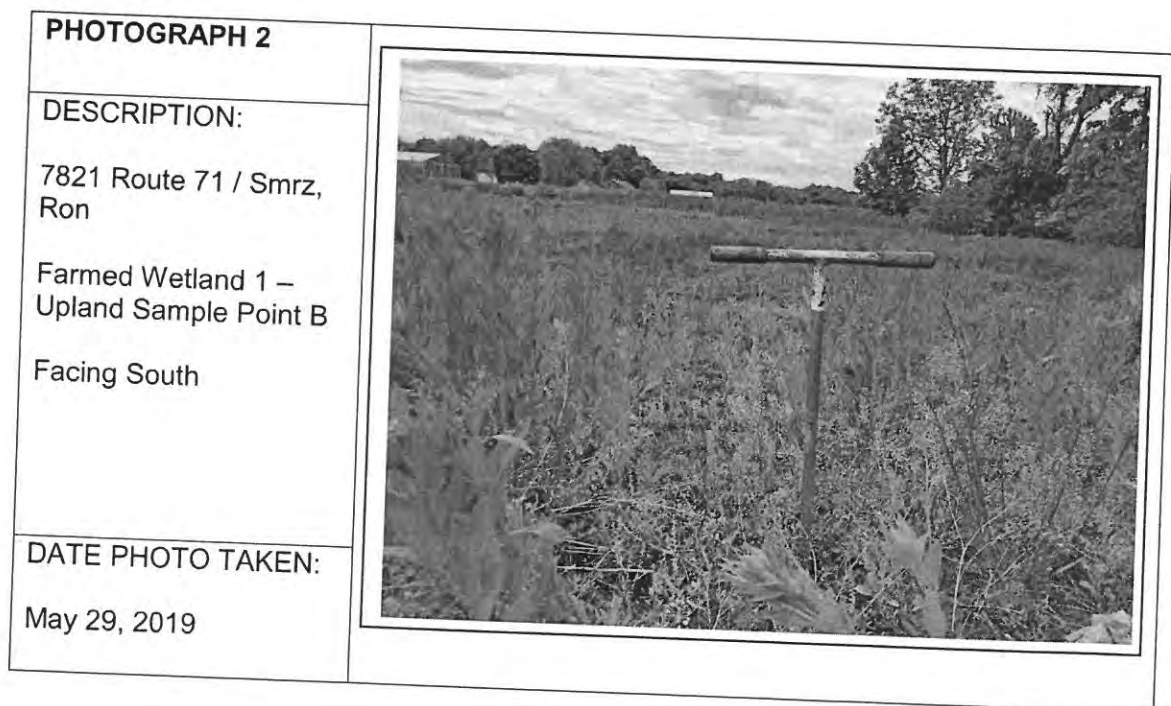
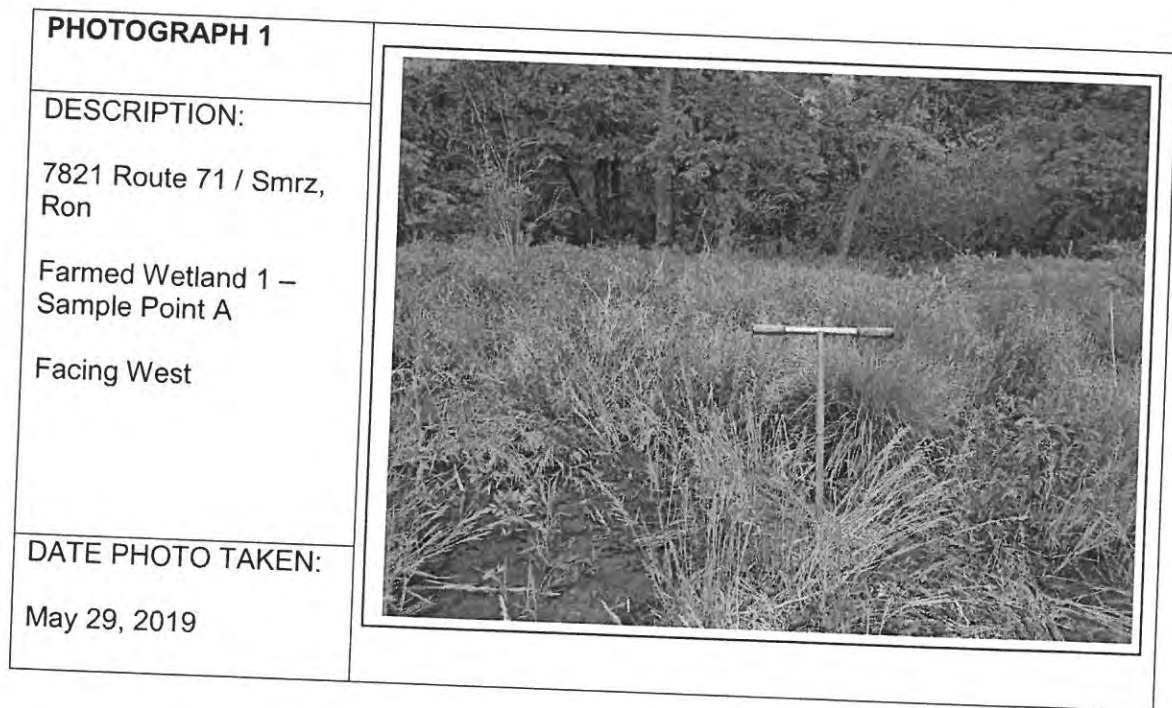
Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A
 Water Table Present? Yes ☐ No ☒ Depth (inches) N/A
 Saturation Present? Yes ☒ No ☐ Depth (inches) 0"
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐


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


Remarks:

Site Photographs

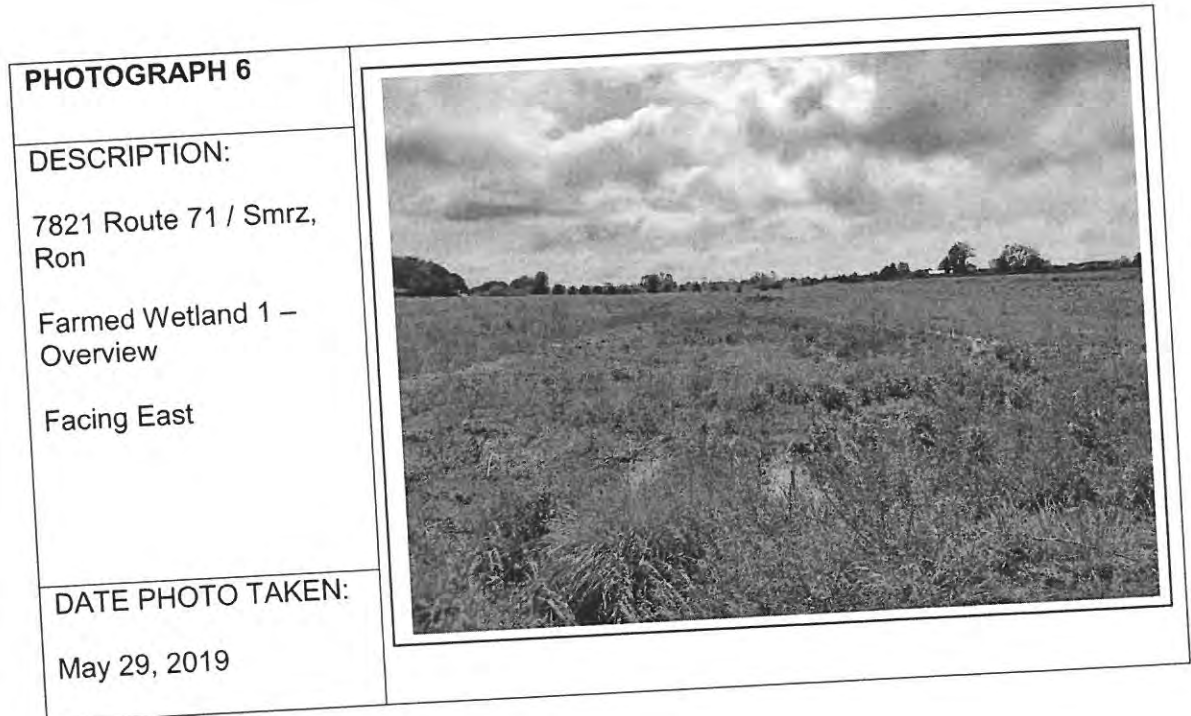
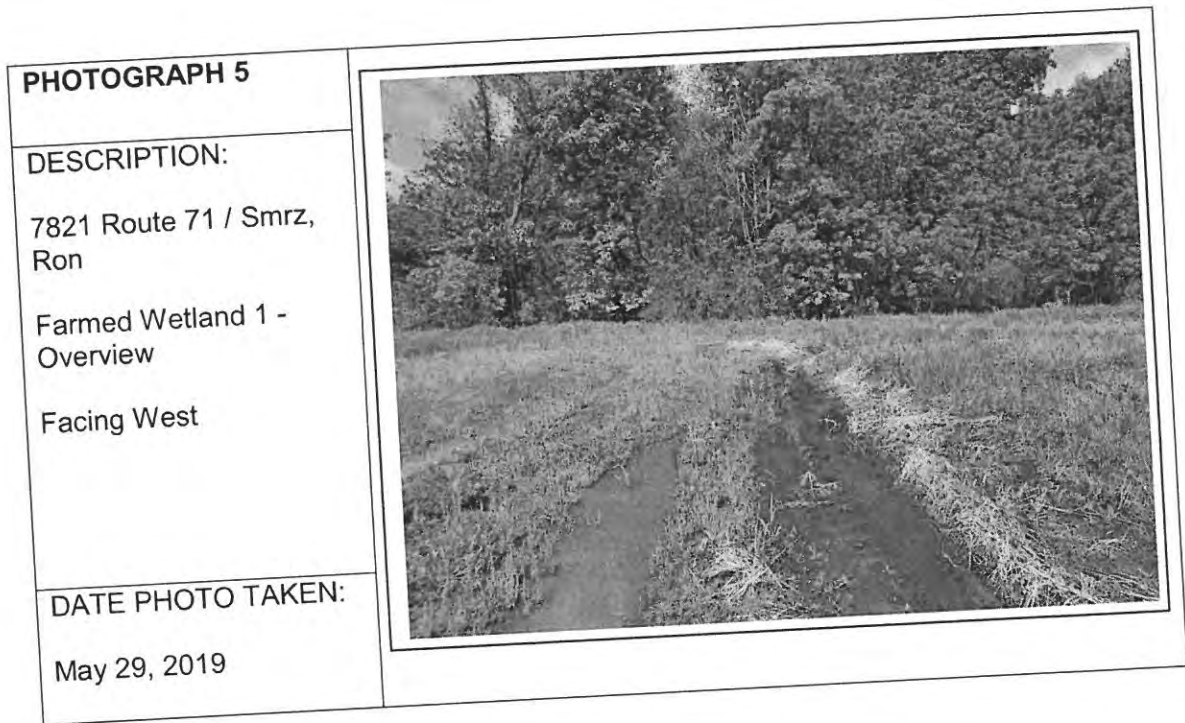


ENCAP, Inc.

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

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

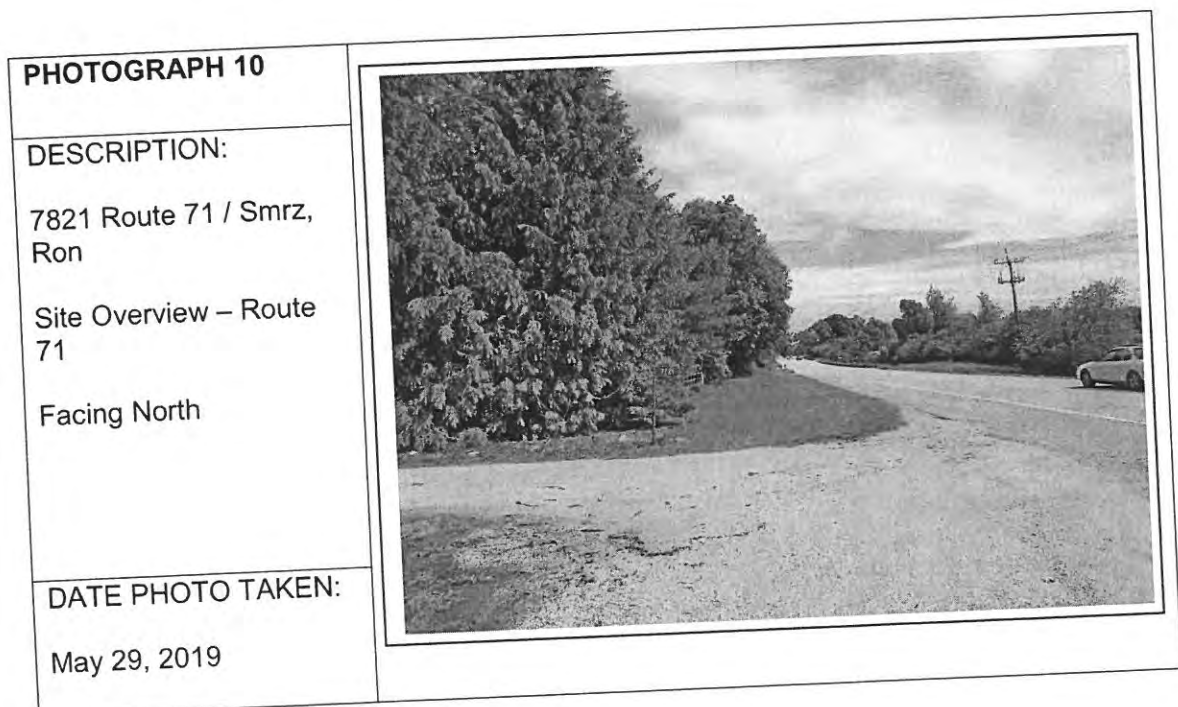
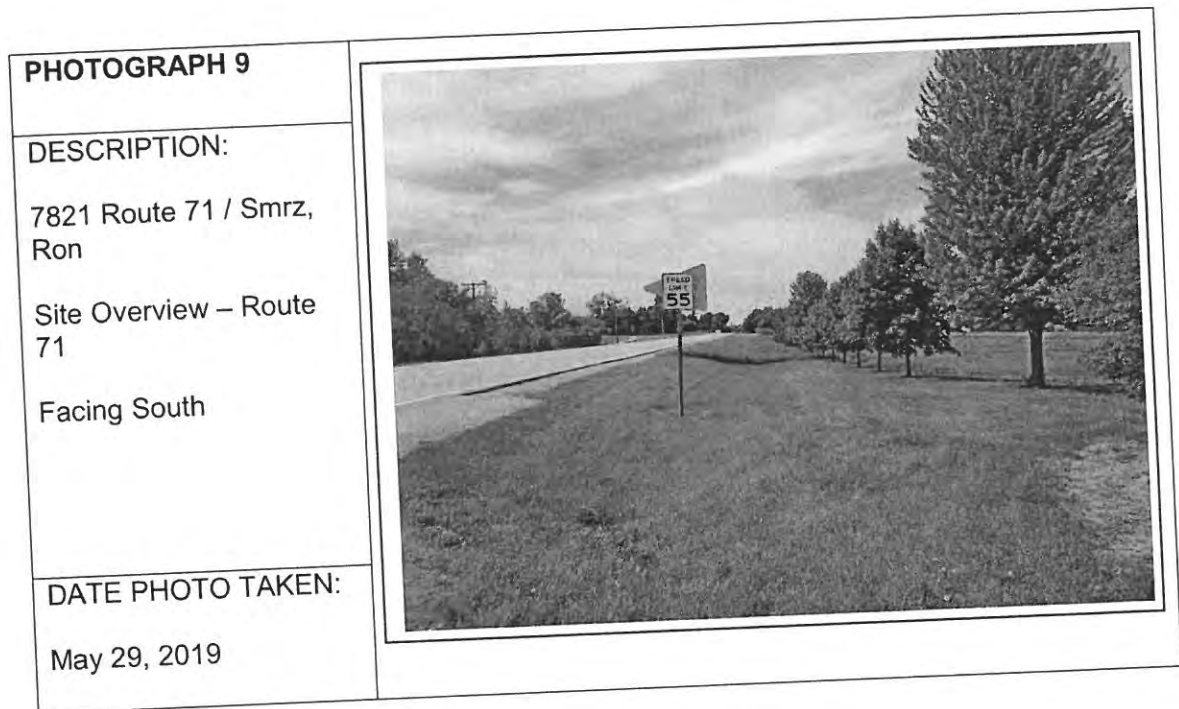
ENCAP, Inc.




ENCAP, Inc.




ENCAP, Inc.

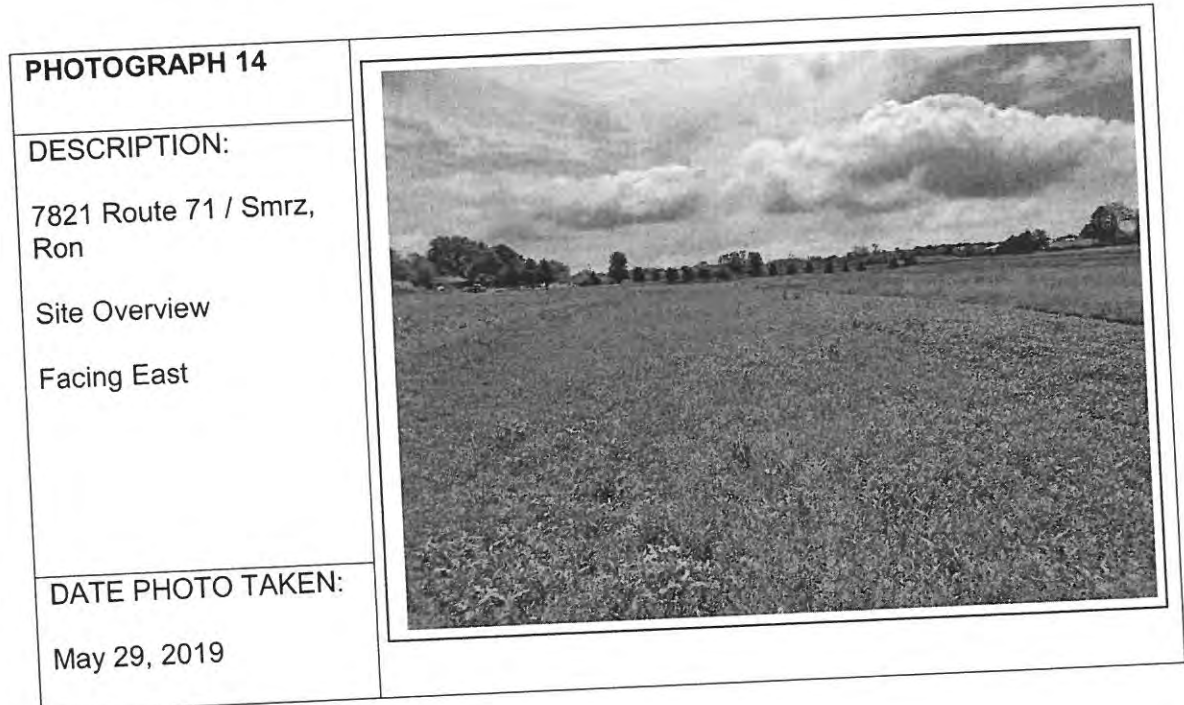
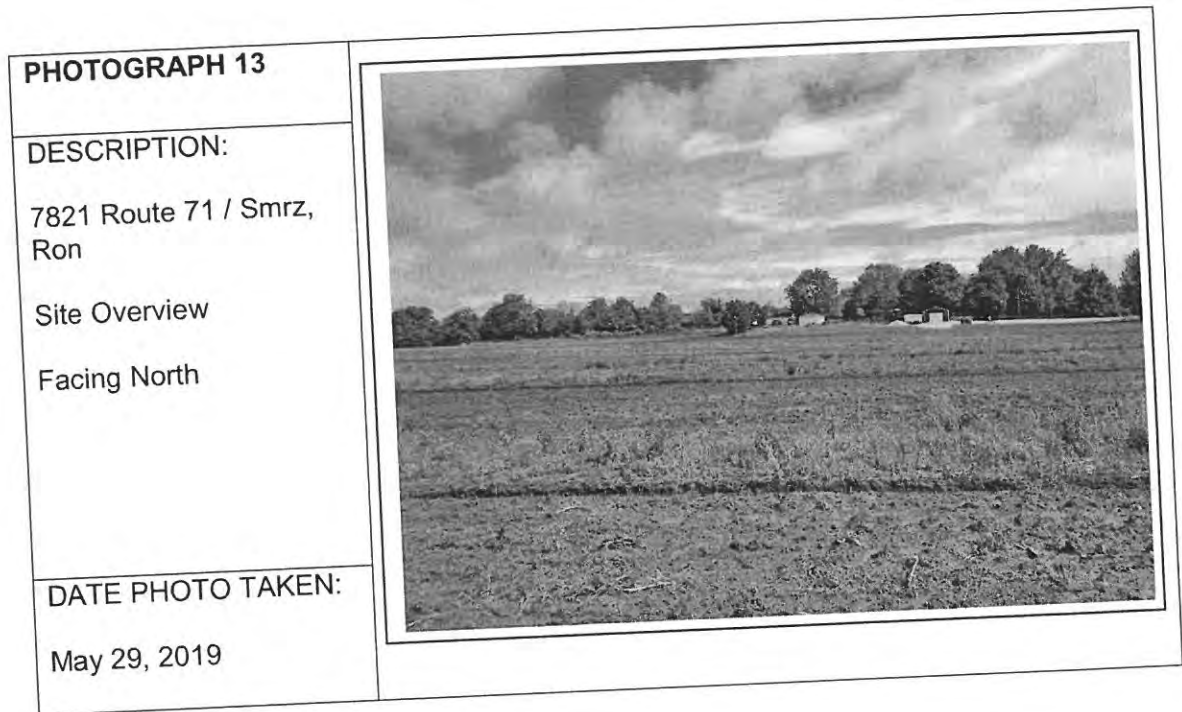


ENCAP, Inc.


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


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

ENCAP, Inc.

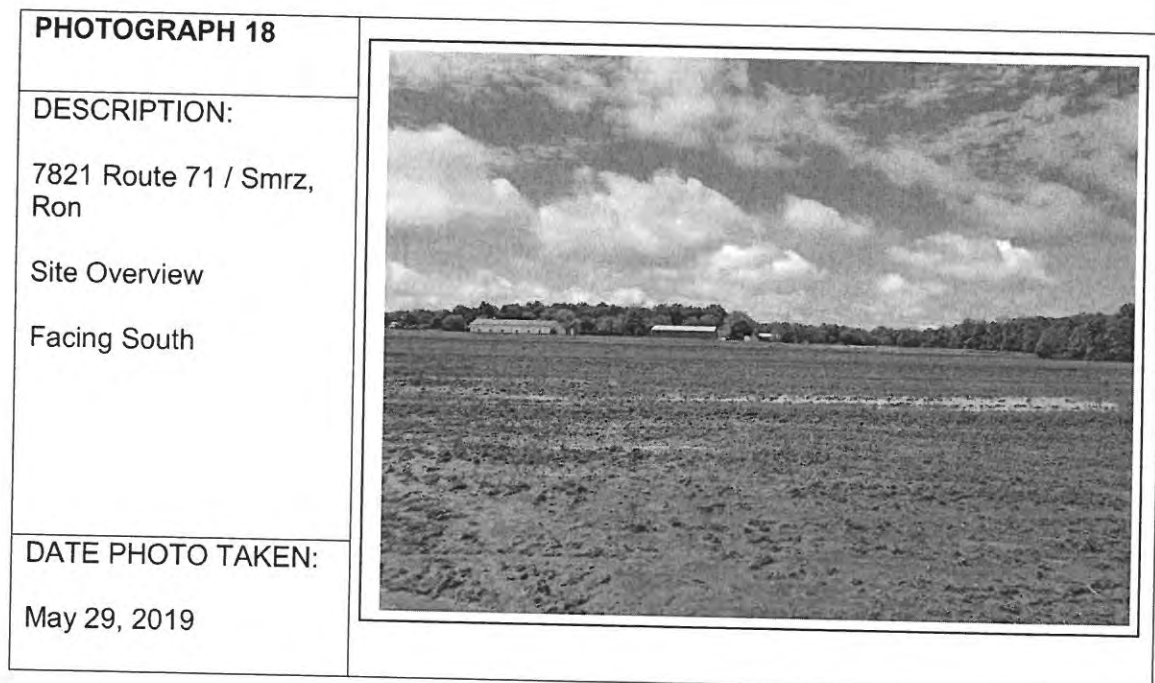
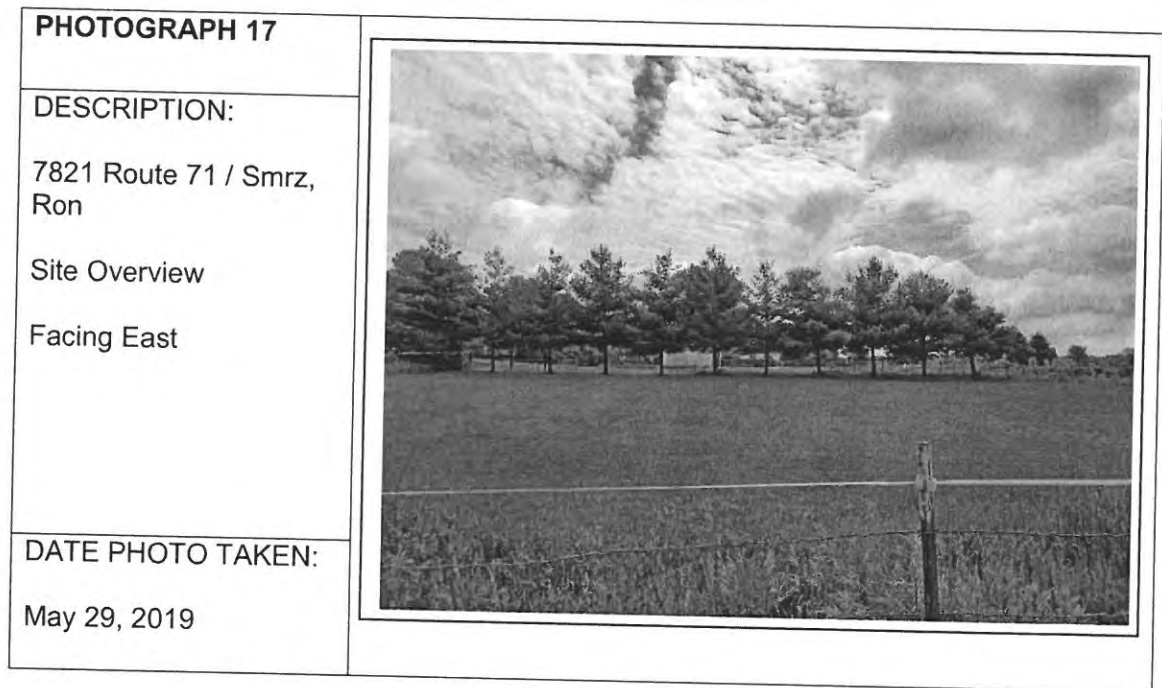


ENCAP, Inc.

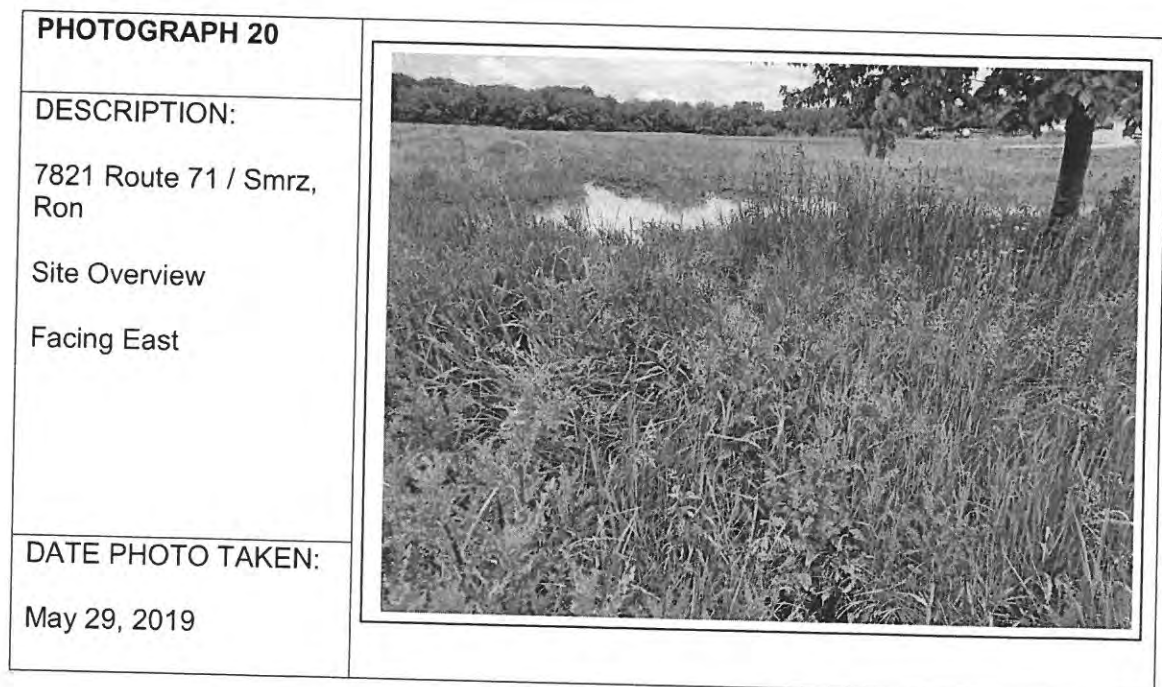
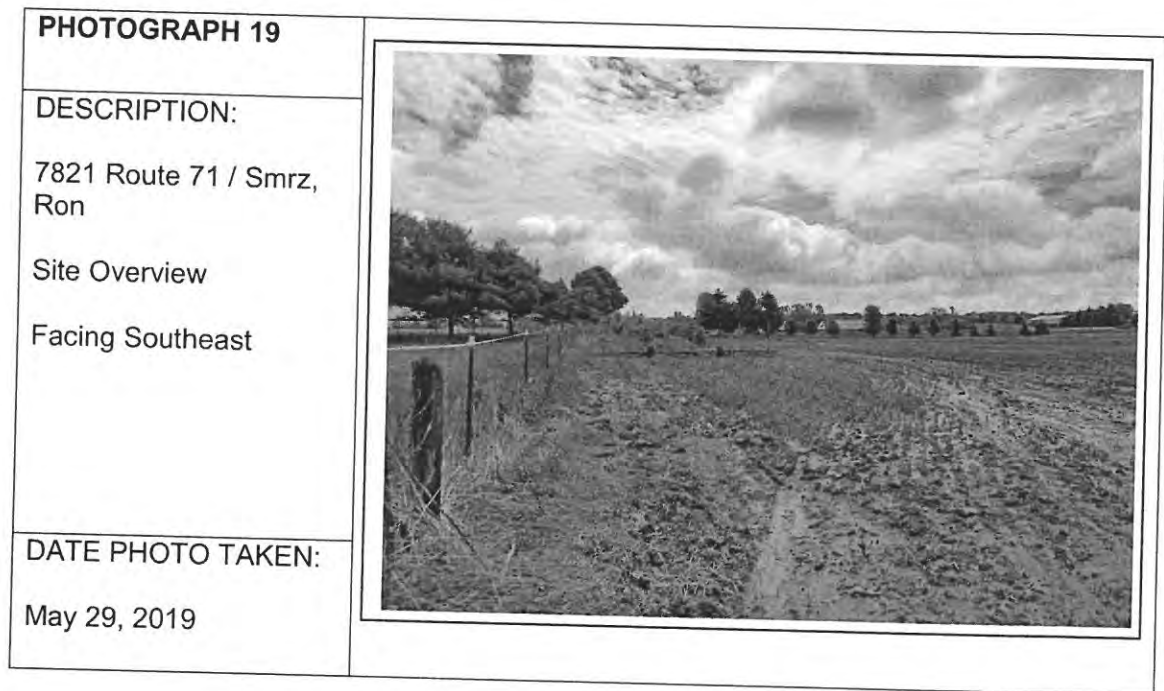
PHOTOGRAPH 15	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing Northwest	
DATE PHOTO TAKEN: May 29, 2019	

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

ENCAP, Inc.



ENCAP, Inc.



ENCAP, Inc.

WETS Station Data

Aurora_IL0338 Kane County FORM

WETS Station: IL0338

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

CLIMATIC EVALUATION OF PRECIPITATION
3 MONTHS BEFORE AERIAL CROP
HISTORY SLIDES

DATE: _____

COUNTY: _____

LANDOWNER: _____

TRACT NO. _____

PREPARED BY: _____

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

SCORE

TYPE OF YEAR

Dry =

1

Dry =

6 to 9

Normal =

2

Normal =

10 to 14

Wet =

3

Wet =

15 to 18

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

COMMENTS: _____

Next 1 Wheaton 3 SE IL9221 DuPage County

Next 2 Elgin IL2736 Kane County

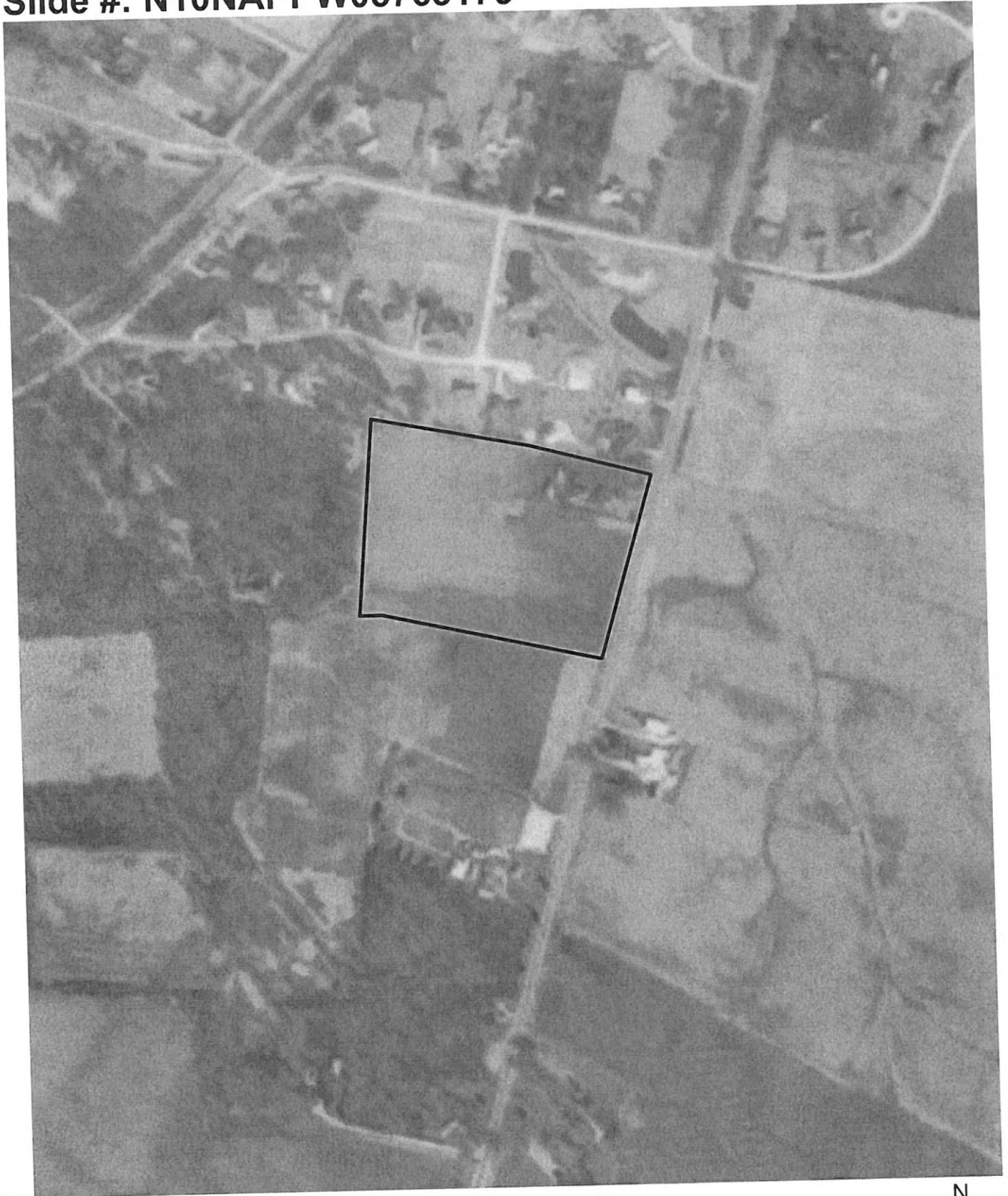
Next 3 Joliet Brandon RD DAM_IL4530 Will County

Next Closest Site Next 4

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

Slide #: N10NAPPW05763175

Year: 1993



0 250 500 1000
SCALE: 1"=500'



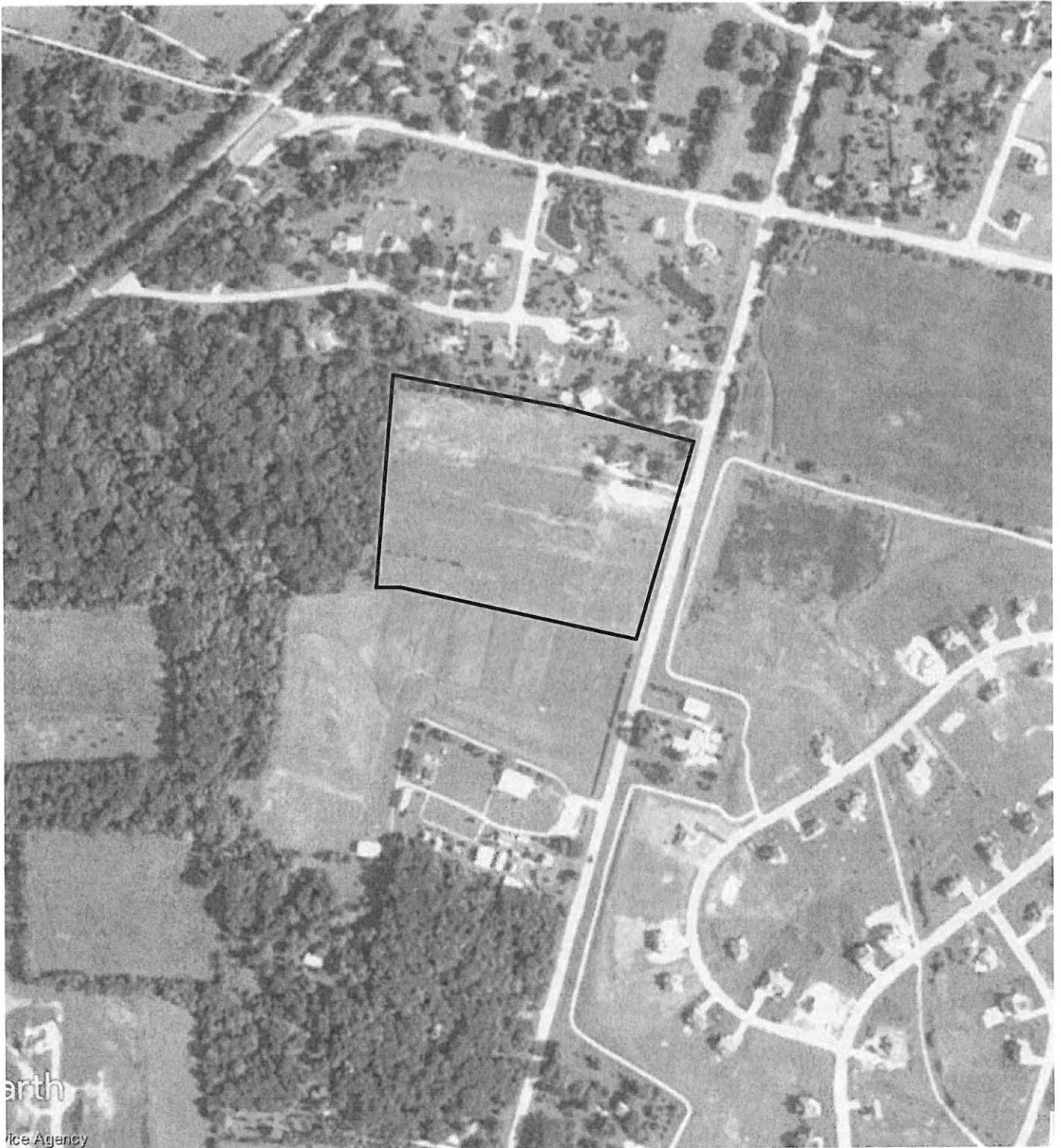
Year: 2002



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SCALE: 1"=500'



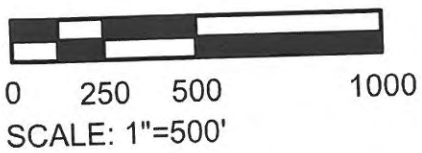
Year: 2006



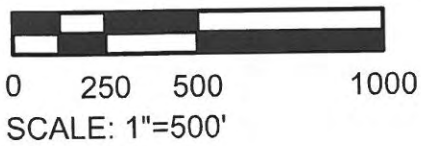
Earth
Ice Agency



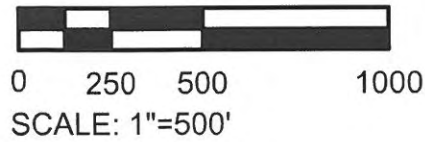
Year: 2008



Year: 2009



Year: 2010- WET

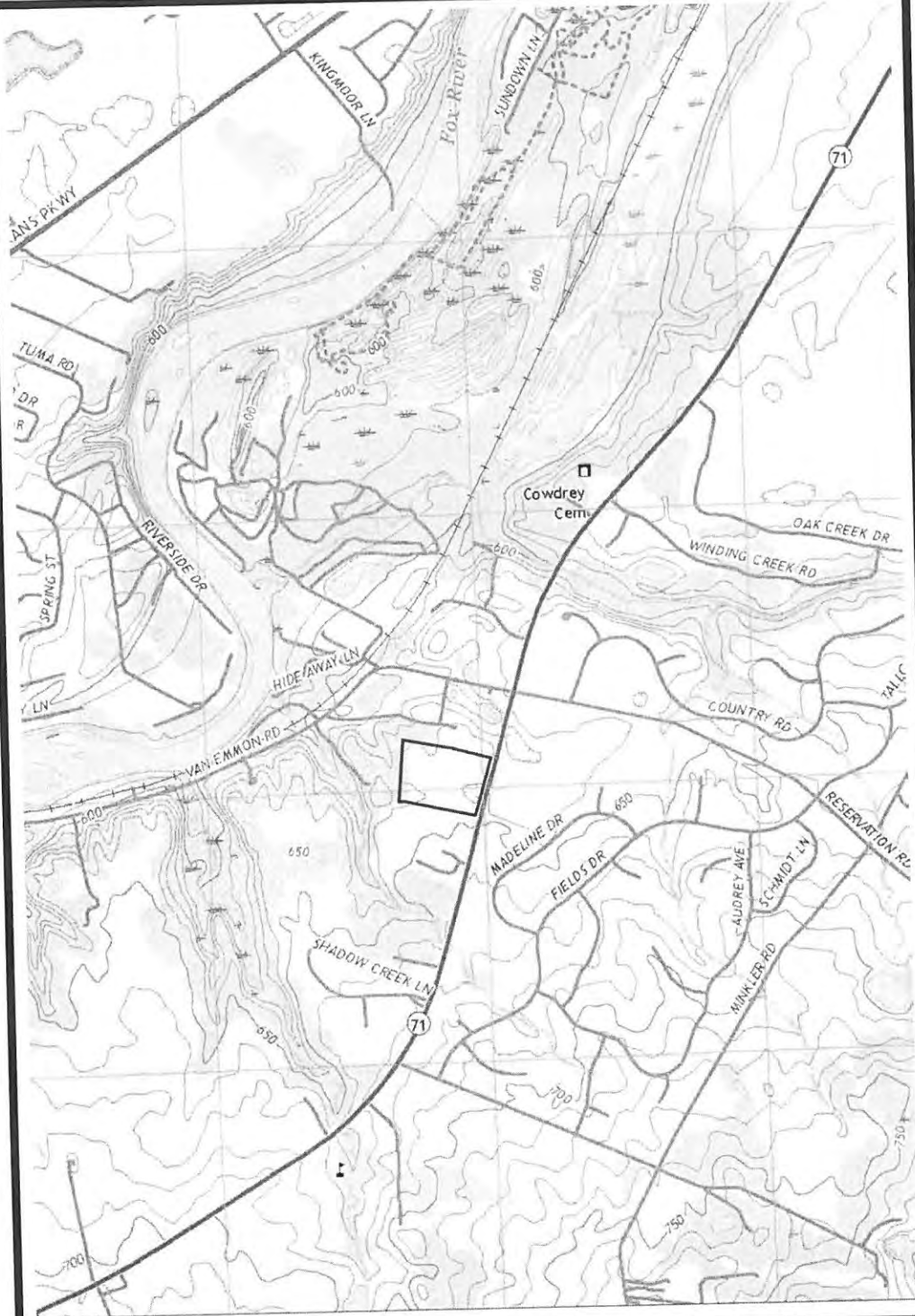


Exhibits A - G



LEGEND:

Project Area



Location Map

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

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron

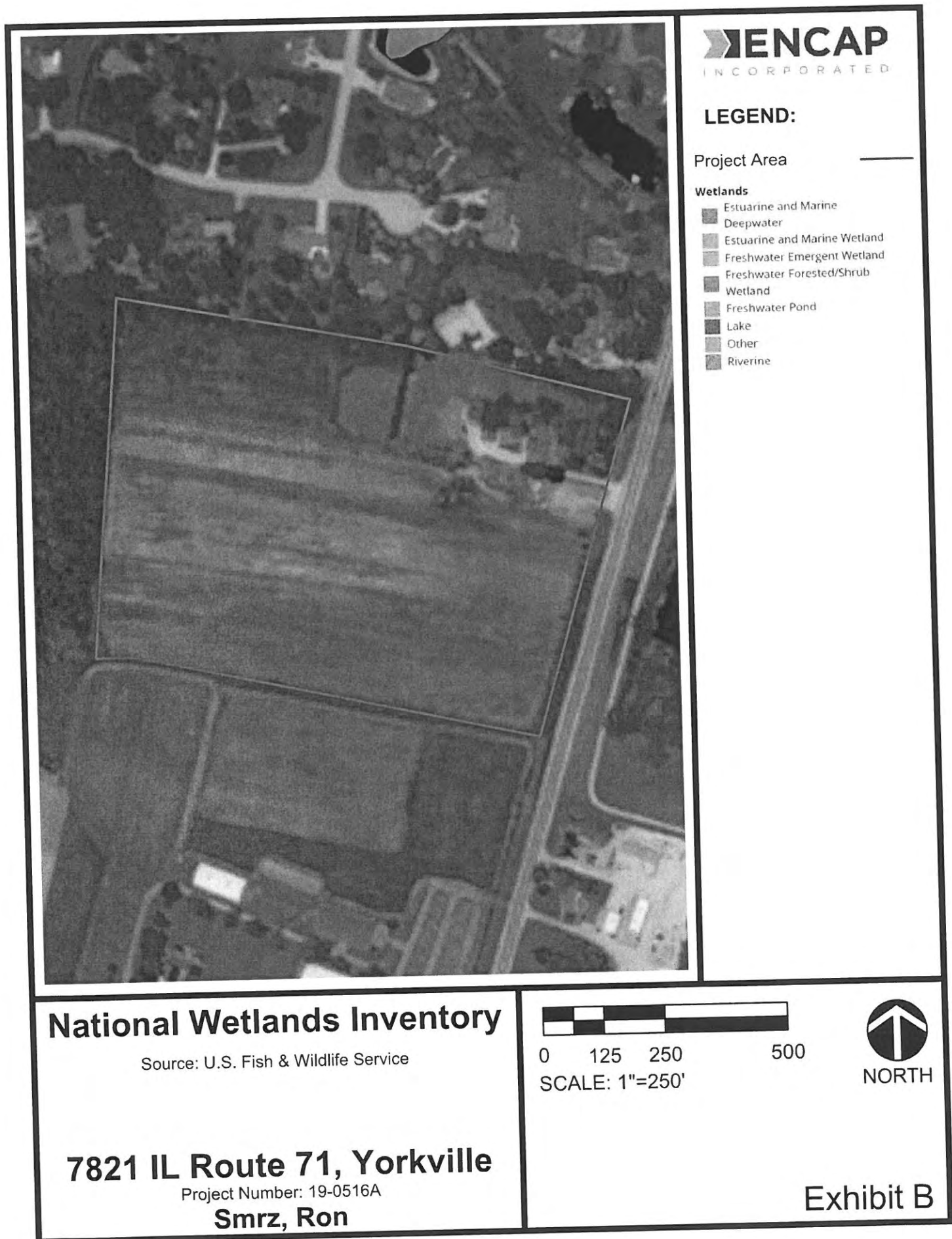


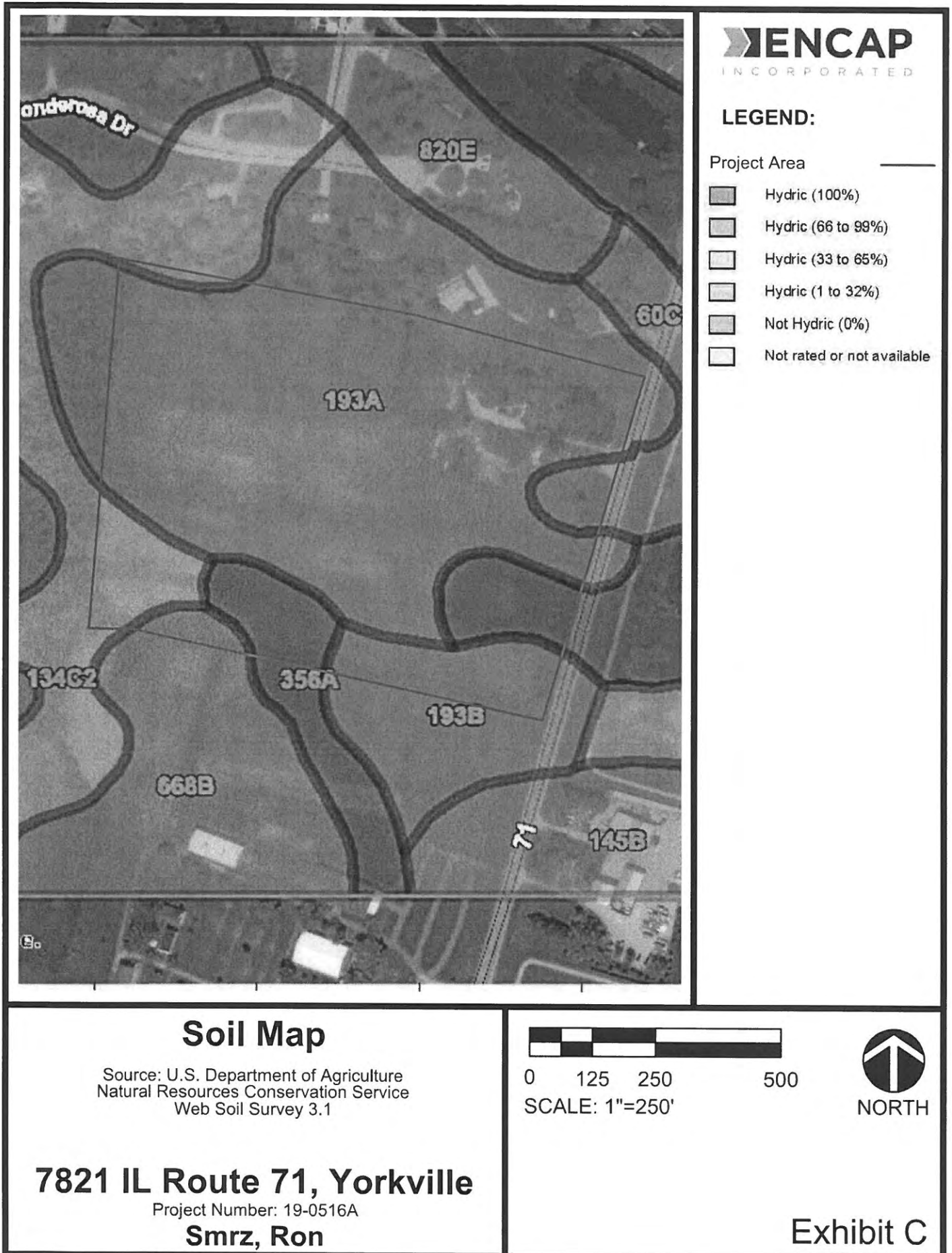
0 1000 2000 4000
 SCALE: 1"= 2000'

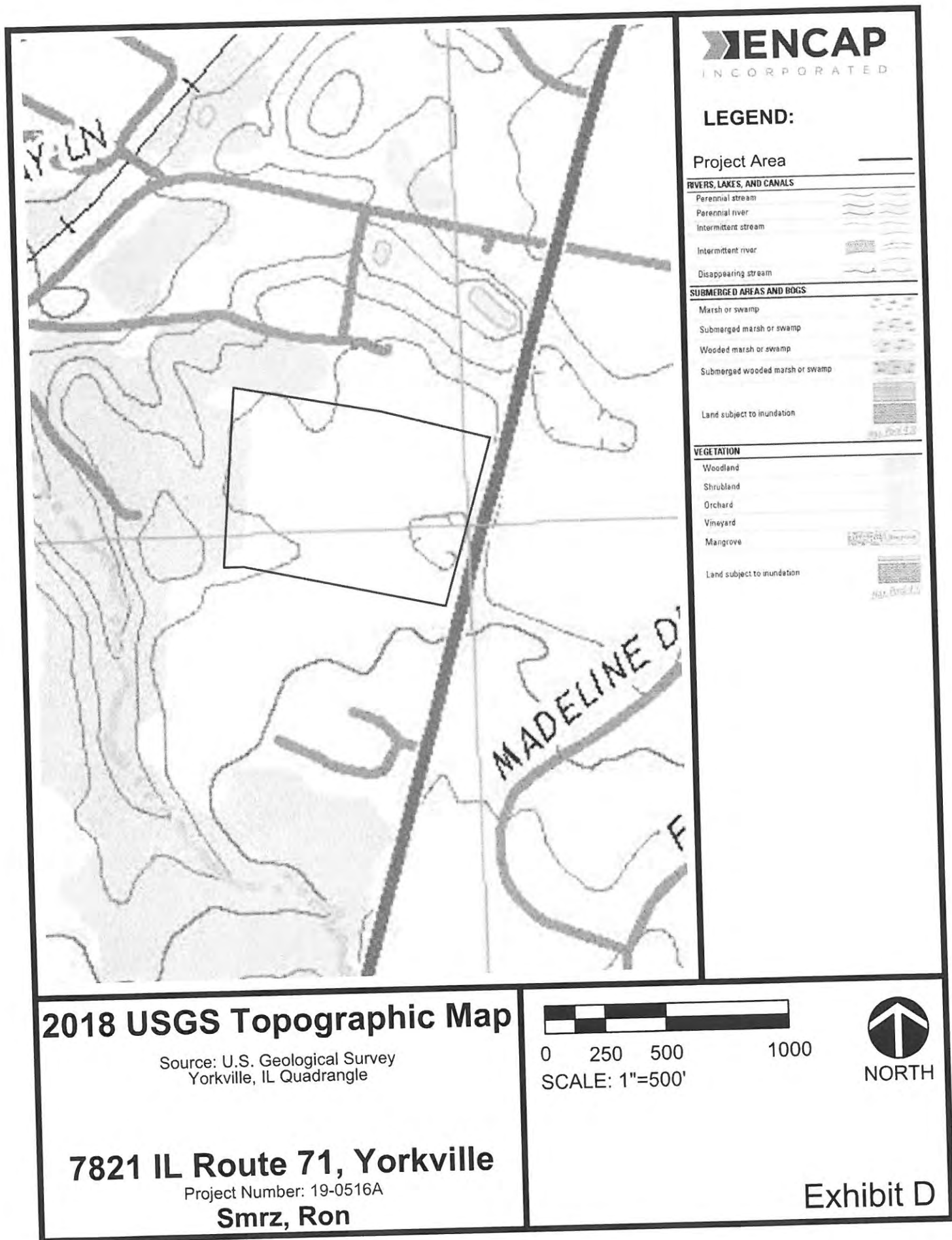


NORTH

Exhibit A







ENCAP
 INCORPORATED

LEGEND:
Project Area

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:**
 The 1% annual chance flood (100-year flood) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard areas in the areas subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, X, and V. The base flood elevation is the water surface elevation of the 1% annual chance flood.
- ZONE A** Areas of shallow water (1-3 feet) with velocity of currents. Base Flood Elevation determined.
- ZONE AH** Areas of shallow water (1-3 feet) with velocity of currents. Base Flood Elevation determined.
- ZONE AO** Areas of shallow water (1-3 feet) with velocity of currents. Base Flood Elevation determined.
- ZONE AR** Areas of shallow water (1-3 feet) with velocity of currents. Base Flood Elevation determined.
- ZONE AE** Areas of shallow water (1-3 feet) with velocity of currents. Base Flood Elevation determined.
- ZONE V** Areas of shallow water (1-3 feet) with velocity of currents. Base Flood Elevation determined.
- ZONE X** Areas of shallow water (1-3 feet) with velocity of currents. Base Flood Elevation determined.
- OTHER FLOOD AREAS**
 Areas of 2.5% annual chance flood, areas of the 1% annual chance flood with average depth of less than 1 foot or with average depth less than 1 foot, and areas of 1% annual chance flood.
- OTHER AREAS**
 Areas of 2.5% annual chance flood, areas of the 1% annual chance flood with average depth of less than 1 foot or with average depth less than 1 foot, and areas of 1% annual chance flood.
- COASTAL HAZARD RESPONSE SYSTEM (CHRS) AREAS**
 Areas of 2.5% annual chance flood, areas of the 1% annual chance flood with average depth of less than 1 foot or with average depth less than 1 foot, and areas of 1% annual chance flood.
- OTHERWISE PROTECTED AREAS (OPAs)**
 Areas of 2.5% annual chance flood, areas of the 1% annual chance flood with average depth of less than 1 foot or with average depth less than 1 foot, and areas of 1% annual chance flood.
- CHRS areas and OPAs and controls related within or adjacent to Special Flood Hazard Areas:**
 1% Annual Chance Floodplain Boundary
 0.2% Annual Chance Floodplain Boundary
 Floodway Boundary
 Zone A Boundary
 Zone V Boundary
 Zone X Boundary
 Zone Y Boundary
 Boundary of Special Flood Hazard Area Zone A and Floodway Boundary
 Boundary of Special Flood Hazard Area Zone V and Floodway Boundary
 Boundary of Special Flood Hazard Area Zone X and Floodway Boundary
 Boundary of Special Flood Hazard Area Zone Y and Floodway Boundary
 Boundary of Special Flood Hazard Area Zone A and Floodway Boundary
 Boundary of Special Flood Hazard Area Zone V and Floodway Boundary
 Boundary of Special Flood Hazard Area Zone X and Floodway Boundary
 Boundary of Special Flood Hazard Area Zone Y and Floodway Boundary
- Scale:**
 1" = 500'
- North Arrow:**
 NORTH

Flood Insurance Rate Map

Source: Federal Emergency Management Agency (FEMA)
 Panel Number: 0045H
 Effective Date: January 8, 2014

7821 IL Route 71, Yorkville

Project Number: 19-0516A
 Smrz, Ron

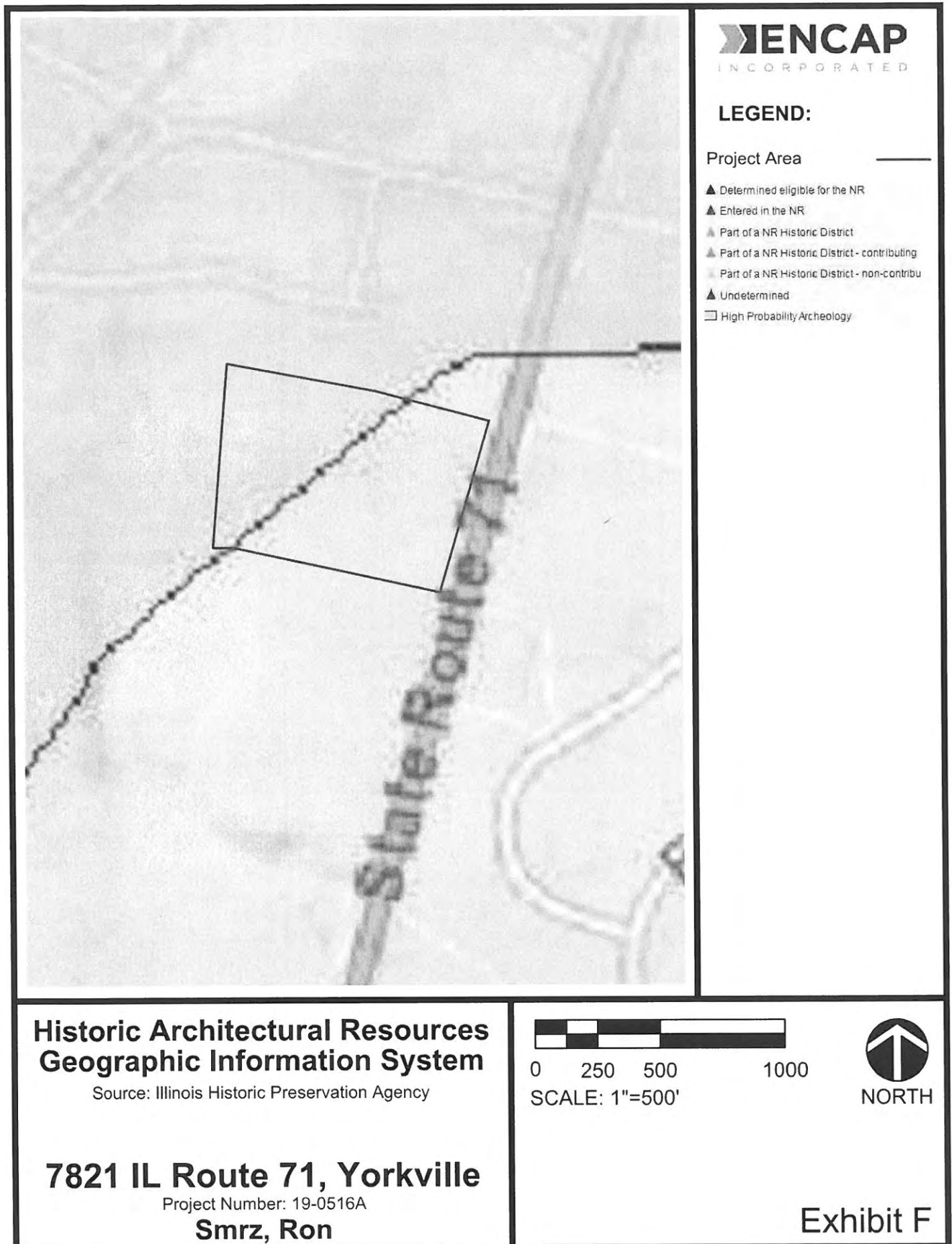


0 250 500 1000
 SCALE: 1"=500'



NORTH

Exhibit E





LEGEND:

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



Aerial Photograph

Image Courtesy of Google Earth
2018

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron

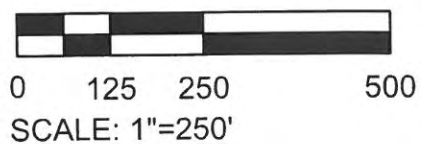


Exhibit G



Applicant: ENCAP, Inc.
Contact: Susan Rowley
Address: 2585 Wagner Court
 DeKalb, IL 60115

IDNR Project Number: 2004996
Date: 12/23/2019
Alternate Number: 1911645

Project: 7821 IL Route 71
Address: 7821 IL Toure 71, Yorkville

Description: Development for RV Storage

Natural Resource Review Results

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

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

Fox River INAI Site
 Yorkville Seep INAI Site

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

Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 34

37N, 7E, 35



IL Department of Natural Resources

Contact

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

Government Jurisdiction

Kendall County Planning, Building & Zoning
 Matt Asselmeier
 111 West Fox Street
 Yorkville, Illinois 60560

Disclaimer

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

Terms of Use

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

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

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

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

Security

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

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

Privacy

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

IDNR Project Number: 2004996

**EcoCAT Receipt****Project Code** 2004996**APPLICANT****DATE**

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

12/23/2019

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



Illinois Department of Natural Resources

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

JB Pritzker, Governor

Colleen Callahan, Director

December 23, 2019

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

RE: 7821 IL Route 71
Project Number(s): 2004996 [1911645]
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

Trees To Be Removed



09/23/2019 10:20



09/23/2019 10:21



09/23/2019 10:23



09/23/2019 10:23



09/23/2019 10:23

Matt Asselmeier

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

Matt,

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

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

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

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

Ph 815-434-8423

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

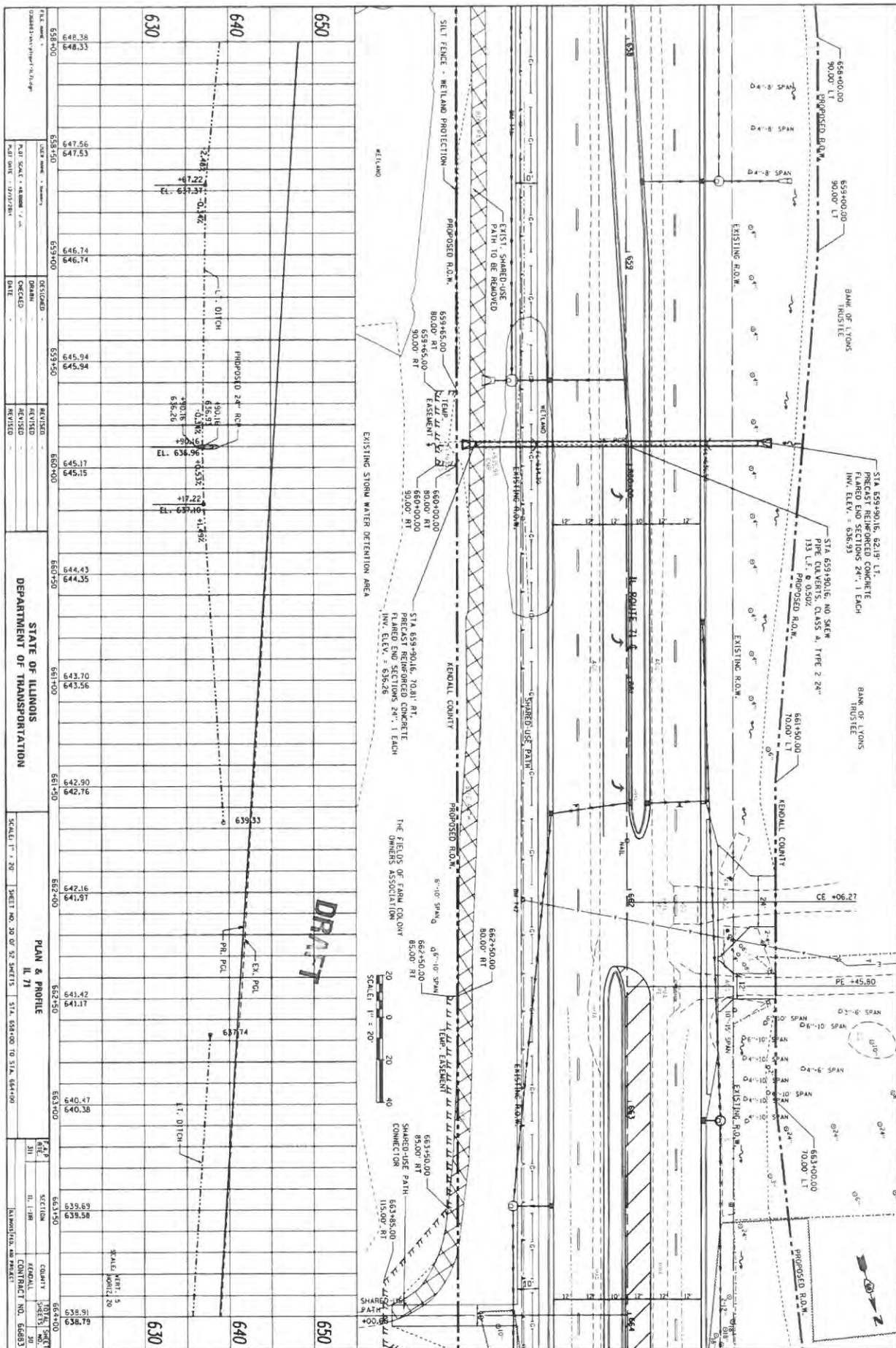
Dave:

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

The proposed site plan is attached.

Thanks,

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



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 1, 2019 – Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

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

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC
Brian Holdiman – PBZ Department

Audience:

John Sharkey, Ronald Smrz, Caitlin Paloian, and Laura Gay

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Ms. Andrews, to approve the September 3, 2019, meeting minutes. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-32 John and Erin Sharkey and Theodore Parks

Mr. Asselmeier summarized the request.

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

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

The property is located at 13315D and 13315A Grove Road in Seward Township.

The property is zoned R-2 One Family Residential. The current land use is one-family residential. The future land use is rural residential. There are no floodplains or wetlands on the property. The adjacent land uses are agricultural, single-family residential, farmstead, and park. The adjacent zonings are A-1, RPD-2, and R-2. The Land Resource Management Plan calls for the entire area to be rural residential.

Seward Township was emailed information on September 23, 2019, and did not submit any comments.

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

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

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

The emails from Fran Klaas and Greg Chismark were provided.

The Petitioners contacted JULIE to determine no utilities would be impacted by vacating the easement. The JULIE information was provided.

As of September 9, 2019, the Petitioners agreed to the requests of the County and had their engineer prepare an updated plat showing the relocated and extended easements.

Mr. Guritz asked about drainage facilities in the current easement. Mr. Asselmeier said that no existing drainage facilities are located in the existing easement.

Mr. Rybski asked about the plans for the lots to the north of the subject property. Mr. Asselmeier said that the lots are planned to be used residentially as part of the Petitioners' yards.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the requested easement vacation and relocation.

Ayes (7): Andrews, Asselmeier, Guritz, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (3): Briganti, Chismark, and Holdiman

The motion passed. This proposal will go to the Kendall County Planning, Building and Zoning Committee on October 7, 2019, at 6:30 p.m.

Petition 19-34 Ronald Smrz on Behalf of the Ronald Smrz Trust

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of the Ronald Smrz Trust, would like to establish a storage business for boats and RVs at the subject property.

The property is located at 7821 Route 71. The property is approximately seventeen (17) acres in size and the original proposed area for the special use permit was approximately two (2) acres in size.

The current land use is agricultural. The future land use is rural residential. Route 71 is a State maintained highway and is considered a Scenic Route at the subject property. Yorkville has a trail planned along Route 71. There is a farmable wetland on the property consisting of approximately a tenth (0.1) of an acre. The adjacent land uses are agricultural, single-family residential, and farmstead. The adjacent zonings are A-1, A-1 SU, R-1, R-3, and R-3 PUD. The Land Resource Management Plan calls for the area to be rural residential. The nearby zonings are A-1, A-1 SU, A-1 BP, R-3, RPD-2, and R-3 PUD.

The subject property has a special use permit for a landscaping business.

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

Lyon Farm is located south of the subject property.

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

The aerial of the property and other pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. The entire Wetland Delineation Report was provided.

NRI application submitted on August 2, 2019.

Oswego Township was emailed information on September 24, 2019.

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

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

According to the information provided to the County, the Petitioner originally planned to offer rental space for two hundred (200) rental units. The Petitioner would offer year-round storage access twenty-four (24) hours a day, seven (7) days a week. The Petitioner reduced the size of the operation to avoid having to provide onsite stormwater detention.

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

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

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

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

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

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

The Illinois Department of Transportation provided comments regarding this proposal. A new access permit will be required.

Parking will occur in the gravel areas east of the existing building shown. The Petitioner originally proposed having fifteen (15) parking spaces. Per the Americans with Disabilities Act, at least one (1) of these spaces must be handicapped accessible. The Petitioner may change the parking layout.

The Petitioner plans to install lighting on the exterior of the shed.

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

The Petitioner plans to remove the three (3) existing Norway Spruce trees. The Petitioner originally planned to plant forty (40) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens were to be placed to the north and east of the storage area. The Petitioner may change the number of evergreen depending on the revised site plan. The evergreens would be planted by the end of May 2020.

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

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

A security monitoring system will also be installed with cameras on the shed.

No information was provided regarding noise control.

No new odors are foreseen.

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

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

The Petitioner currently resides in the house on the property.

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

A revised site plan was submitted with a smaller project footprint in order to not have to install onsite storage of stormwater.

Mr. Guritz asked about the threshold for stormwater. Mr. Asselmeier read the threshold from the Stormwater Management Ordinance.

Commander Langston asked about size limitations for vehicles stored on the property. Mr. Smrz responded that the maximum would be approximately thirty-nine feet (39'). Commander Langston expressed concerns regarding larger vehicles accessing the property. Mr. Smrz noted that the State has plans to widen Route 71. Mr. Smrz will ask the State to see if a larger entrance is necessary.

Ms. Andrews noted that the Kendall County Soil and Water Conservation District reviewed the proposal last month and will forward her report.

Mr. Rybski noted the locations of the existing well and septic and expressed no concerns related to the Health Department.

Mr. Asselmeier asked about a plan to address leaks such as motor oil leaks. Mr. Smrz said that he would check the site daily for leaks and will have spill pad clean-up kits available. Contaminated gravel will be disposed of properly.

Discussion occurred regarding the stormwater requirements. The Petitioner expressed concerns about the retention area across Route 71. Mr. Klaas suggested that a variance could be pursued.

The Petitioner stated that he wanted to examine his site plan to see what type of stormwater variance would be necessary and to see the costs associated with the project.

Mr. Rybski made a motion, seconded by Mr. Klaas, to postpone the Petition until the Petitioner supplies an updated site plan or makes a decision regarding the Stormwater Management Ordinance requirements. With a voice vote of all ayes, the motion carried unanimously.

Petition 19-35 John and Laura Gay

Mr. Asselmeier summarized the request.

John and Laura Gay would like to establish a kennel, The Pets Home Pet Resort and Spa, at the subject property which they own at 3601 Plainfield Road. They are also requesting a variance to allow the kennel to be approximately thirty feet, six and one half inches (30'-6 ½") from property zoned other than residential at the kennel's closest point with neighboring property.

The property is approximately five (5) acres in size and the special use area is approximately four point seven (4.7) acres in size.

The existing land use is agricultural and single-family residential. The future land use is suburban residential. There are no trails planned in the area. There are no floodplains or wetlands on the property, but Morgan Creek runs along the northern boundary of the property.

The adjacent land uses are agricultural, farmstead, and single-family residential. The adjacent zoning is A-1. The Land Resource Management Plan calls for the area to be suburban residential with commercial to the south of the property. The adjacent zonings are A-1 and R-1 in the County and R-2 inside the Village of Oswego.

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

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

EcoCat submitted on July 22, 2019, and found no protection species or sites in the vicinity.

NRI application submitted on September 12, 2019.

Oswego Township was emailed information on September 23, 2019.

Oswego Fire Protection District was emailed information on September 23, 2019. They requested the building to be fire alarmed. They requested the building to be sprinkled. They also requested turn-around capabilities for fire apparatus on the subject property.

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

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

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

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

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

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

The Petitioner indicated that they are working with the Health Department regarding well and septic facilities.

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

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

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

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

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

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

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

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

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

Chairman Prochaska asked if the Petitioners were agreeable to the requests of the Oswego Fire Protection District. Ms. Paloian responded that her clients are going through a cost estimate related to the sprinkling and alarming requirements. Ms. Paloian asked about the requirements regarding the turn-around. Mr. Asselmeier said that the Oswego Fire

Protection District would have to be contacted regarding their specifications. The property is on well and septic and a new well and septic will be installed for the special use permit.

Mr. Rybski noted that the wash water from the dogs is also domestic waste. He encouraged the Petitioners to meet with the Health Department before any well and septic permits are issued. Refuse needs to be picked up as frequently to prevent overflow.

Commander Langston asked about peak capacity and the impacts on traffic on Plainfield Road. The Petitioners anticipate most traffic occurring in the mornings and evenings when customers pick-up and drop-off their dogs. The Petitioners do not foresee a large amount of traffic.

Mr. Asselmeier asked about weekend hours of operation. Ms. Paloian responded that the Petitioners will be onsite to handle dogs boarded over the weekend, but there will not be any drop-offs or pick-ups over the weekend. The dogs will not be outside for play during the weekend. The Petitioners will apply for a sign permit after a special use is issued.

Ms. Andrews stated that she is working on the NRI Report.

Mr. Klaas asked if the special use permit goes with the property. Mr. Asselmeier responded that this special use permit would go with the property.

Mr. Klaas asked about estimate traffic generation per day. The exact number was unknown, but was not planned to exceed one hundred (100) new trips per day. Ms. Gay noted that they pick-up some dogs as part of the kennel business.

Mr. Klaas requested a fifteen foot (15') right-of-way dedication for Plainfield Road.

Ms. Andrews made a motion, seconded by Mr. Klaas, to recommended approval of the Petition.

Ayes (7): Andrews, Asselmeier, Guritz, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (3): Briganti, Chismark, and Holdiman

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on October 23, 2019, at 7:00 p.m.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

Approval of Fiscal Year 2019-2020 Meeting Calendar

Mr. Asselmeier made a motion, seconded by Ms. Andrews, to approve the meeting calendar. With a voice vote of all ayes, the motion carried unanimously.

CORRESPONDENCE

None

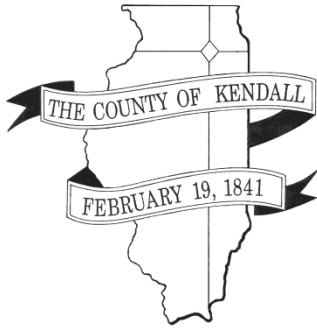
PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:47 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-37**John Dollinger on Behalf of Hansel Ridge, LLC
Amendment to Future Land Use Map in Land Resource
Management Plan
Public/Institutional to Commercial****INTRODUCTION**

Hansel Ridge, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately eighteen point seven more or less (18.7 +/-) acres located on the northern half of the property currently addressed as 195 Route 52. If approved, the Petitioner would like to rezone the property to allow an athletic facility and a storage business to be located on the property; both of these requests will be submitted as separate petitions.

The application materials are included as Attachment 1. A map showing the property is included as Attachment 2; the northern portion of the property is the subject of this Petition.

SITE INFORMATION

PETITIONERS: John Dollinger on Behalf of Hansel Ridge, LLC

ADDRESS: Northern 18.7 Acres of 195 Route 52

LOCATION: Northeast Corner of Route 52 and County Line Road



TOWNSHIP: Seward

PARCEL #: Northern Part of 09-13-200-002

LOT SIZE: 40 Acres (Total Existing Parcel) 18.7 +/- Acres (Proposed Reclassification Area)

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED
ACTION: Map Amendment Rezoning Property from A-1 Agricultural to B-4 Commercial Recreation

APPLICABLE
REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 (Kendall County) A-1 (Will County)	Suburban Development	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU

Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

ZPAC Memo – Prepared by Matt Asselmeier – October 21, 2019

Page 2 of 3

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 is also pursuing a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on October 21, 2019.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on October 21, 2019.

TROY FIRE PROTECTION DISTRICT

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

OTHER PLANS

VILLAGE OF SHOREWOOD

The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional.

WILL COUNTY

Will County gives deference to the Village of Shorewood. Will County favors suburban development, whether that be commercial or residential, in this area.

ANALYSIS

The subject property was originally planned to be a future school location. The southern portion of the subject property and the property immediately to the north of the subject property are both planned to be Public/Institutional. In addition, the property to the west and the property to the north are both owned by the Minooka School District 111. A school could still be placed in the area. Therefore, uses that support and that are not in conflict with educational related uses, including many commercial uses, could be placed on the subject property.

RECOMMENDATION

Before issuing a recommendation, Staff would like comments from Seward Township, the Village of Shorewood, and ZPAC members.

ATTACHMENTS

1. Application Materials
2. Map
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email

LAW OFFICES
OF
Daniel J. Kramer
1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

September 30, 2019

Matt Asselmeier, Senior Planner
Kendall County Building & Zoning
Via E-mail: Masselmeier@co.kendall.il.us

REQUEST TO AMEND KENDALL COUNTY
LAND RESOURCE MANAGEMENT PLAN

Re: Goprobball, LLC Zoning and Special Use Application

Dear Mr. Asselmeier:

Please take this letter as the request of Hansel Ridge, LLC, Goprobball, LLC, and James Maffeo to amend the Kendall County Land Resource Management Plan in regard to the parcel of real property located slightly to the northwest of the intersection of Illinois State Route 52 and County Line Road adjacent to Will County.

The property is currently designated as Government Use under the Kendall County Land Resource Management Plan. No doubt that designation was given do to the fact that Minooka School District owned the property and anticipated during the heavy days growth pre-2007 to build a school on the site.

They since have determined that they are currently over-built, and went to market with the parcel and sold it over a year ago to a private owner. There is nothing remarkable about the land features, in that here are no streams, ponds, lakes, or tree growth on the property.

Further it sits within the One and One-Half Mile Planning Boundary of the Village of Shorewood which has taken responsibility for future growth as opposed to the City of Joliet, under an Intergovernmental Agreement between the two entities.

We have made preliminary contact with the Village of Shorewood and are arranging for our One and One-Half Mile Review. Their planning staff has indicated that they feel the proposed recreational use is complementary to their exiting Plan which likewise showed the property for the school purpose.

We would ask that Kendall County Amend its Land Resource Management Plan in concert with our Petition for approval of our re-zoning for an indoor baseball facility and outdoor ancillary recreational uses. Should you have any questions please feel free to call my office.

Very truly yours,

A large black rectangular redaction box covering the signature of Daniel J. Kramer.

Daniel J. Kramer
Attorney at Law

DJK/cth


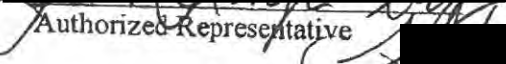

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use
Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY
COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for
Outdoor Storage.

OWNER
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:



Authorized Representative 

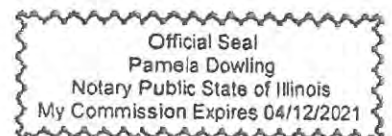
Dated: 9/27/19

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC
 Address 7502 E Hansel Rd
 City Channahon State IL Zip 60410
 2. Nature of Benefit Sought _____
 3. Nature of Applicant: (Please check one)
☐ Natural Person
☒ Corporation
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
 4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Limited Liability Company
 5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>
 6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Theresa Dollinger, [REDACTED]

VERIFICATION
 I, Theresa Dollinger, Attorney for Hansel Ridge LLC, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.
- Subscribed and sworn to before me this 27th day of September, A.D. 2019
- (seal) [REDACTED]
 Notary Public J



**SPECIAL WARRANTY DEED****PREPARED BY:**

John F. Dixon
Law Offices of John F. Dixon, LLC
1415 West 55th Street
Suite 101
Countryside, IL 60525
Tel: (708) 352-1800
Fax: (708) 352-1888

20190000682
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 1/17/2019 10:23 AM
MD: 41.00 RHSPS FEE: 10.00
STATE TAX: 385.00
COUNTY TAX: 192.50
PAGES: 6

COUNTY OF KENDALL *SM*
REAL ESTATE TRANSFER TAX
\$ 192.50

(The Above Space For Recorder's Use Only)

THE GRANTOR, D.W. Burke & Associates, LLC, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A** attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

SUBJECT TO: See Permitted Exceptions in Exhibit B attached hereto

SUBSEQUENT TAX BILLS TO:

Hansel Ridge, L.L.C.
7502 E. Hansel Road
Channahon, IL 60410

AFTER RECORDING RETURN TO:

Castle Law
Attn: Theresa Dollinger
822 129th Infantry Drive
Suite 104
Joliet, Illinois 60435

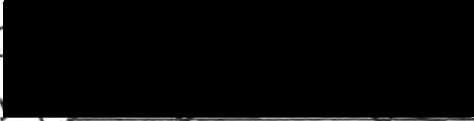
C.T.I./CY
129619000682
1092KB



DATE: December 20, 2018

GRANTOR:

D.W. Burke & Associates, LLC,
An Illinois limited liability company

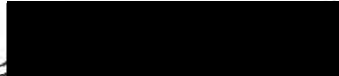

B _____
Donald W. Burke, Jr., Manager

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20th day of December, 2018





Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET, TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. 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 with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004



Debbie Gillette

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

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

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

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

SUBSCRIBED AND SWORN BEFORE ME

This 21st day of December, 2018

[Redacted Signature]

Signature of Notary Public

D.W. Burke & Associates, LLC

By: Donald W. Burke, Jr., Manager

[Redacted Signature]

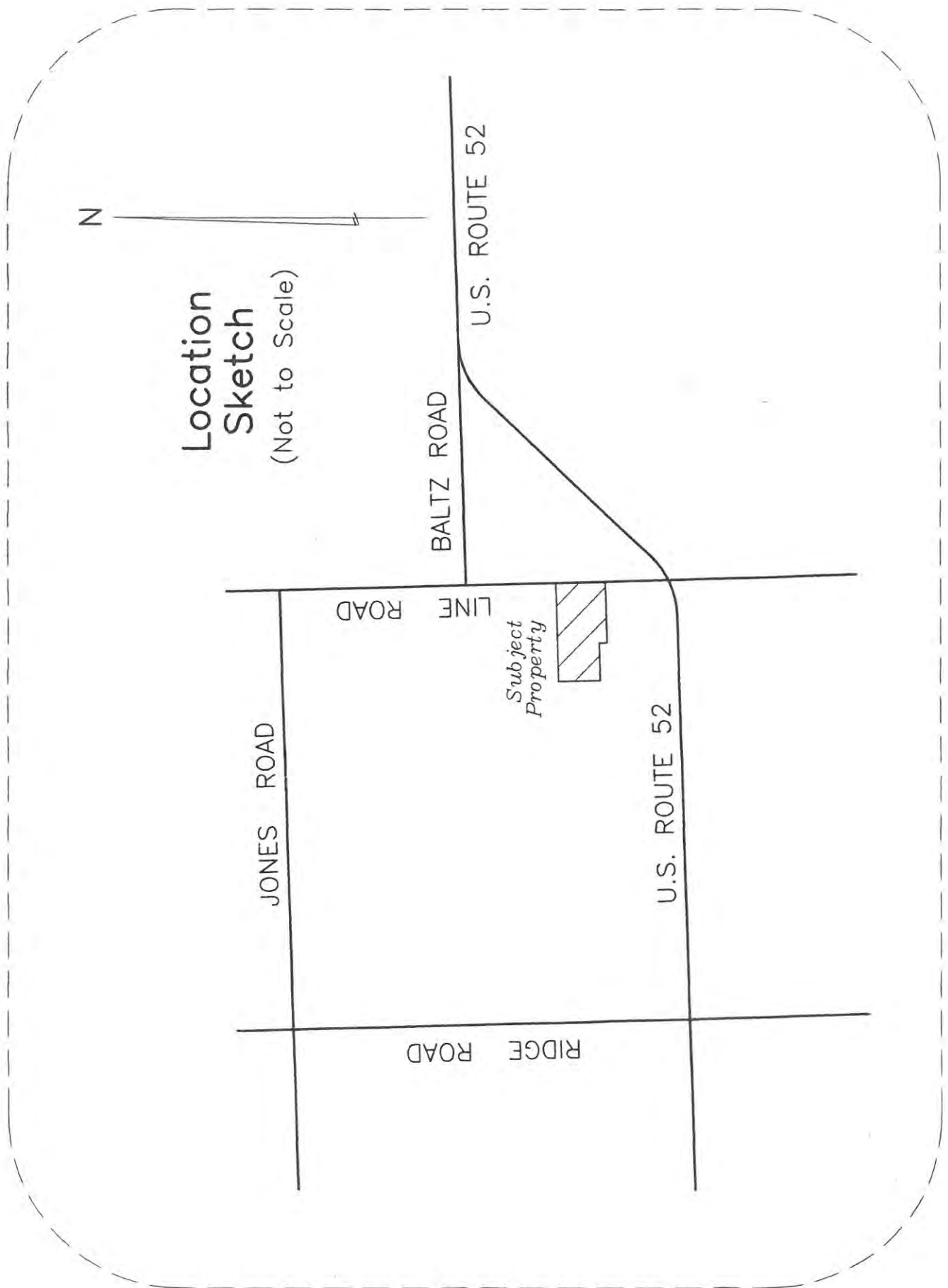
By: Kody L. Lake, Attorney-in-fact

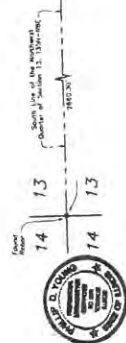


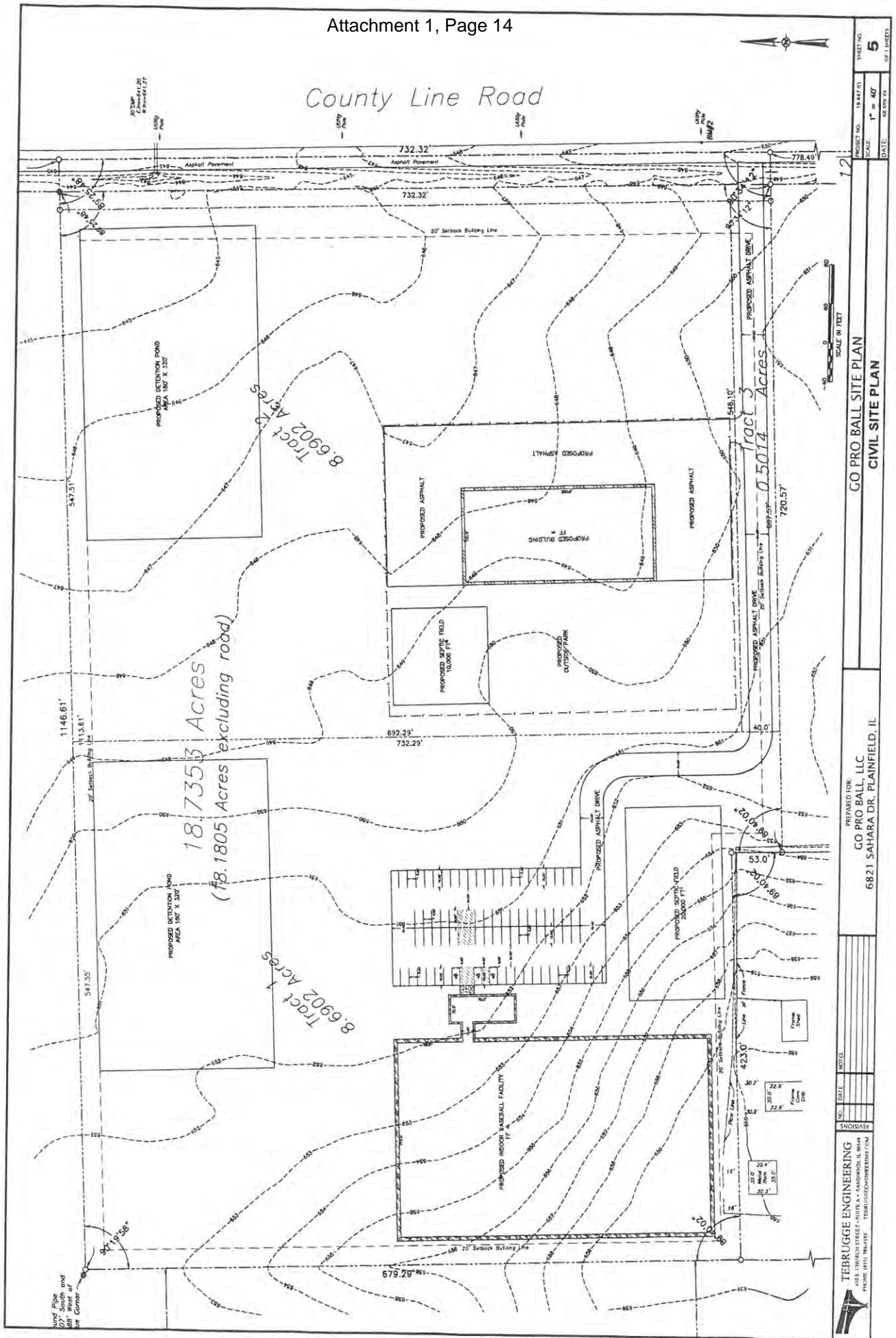
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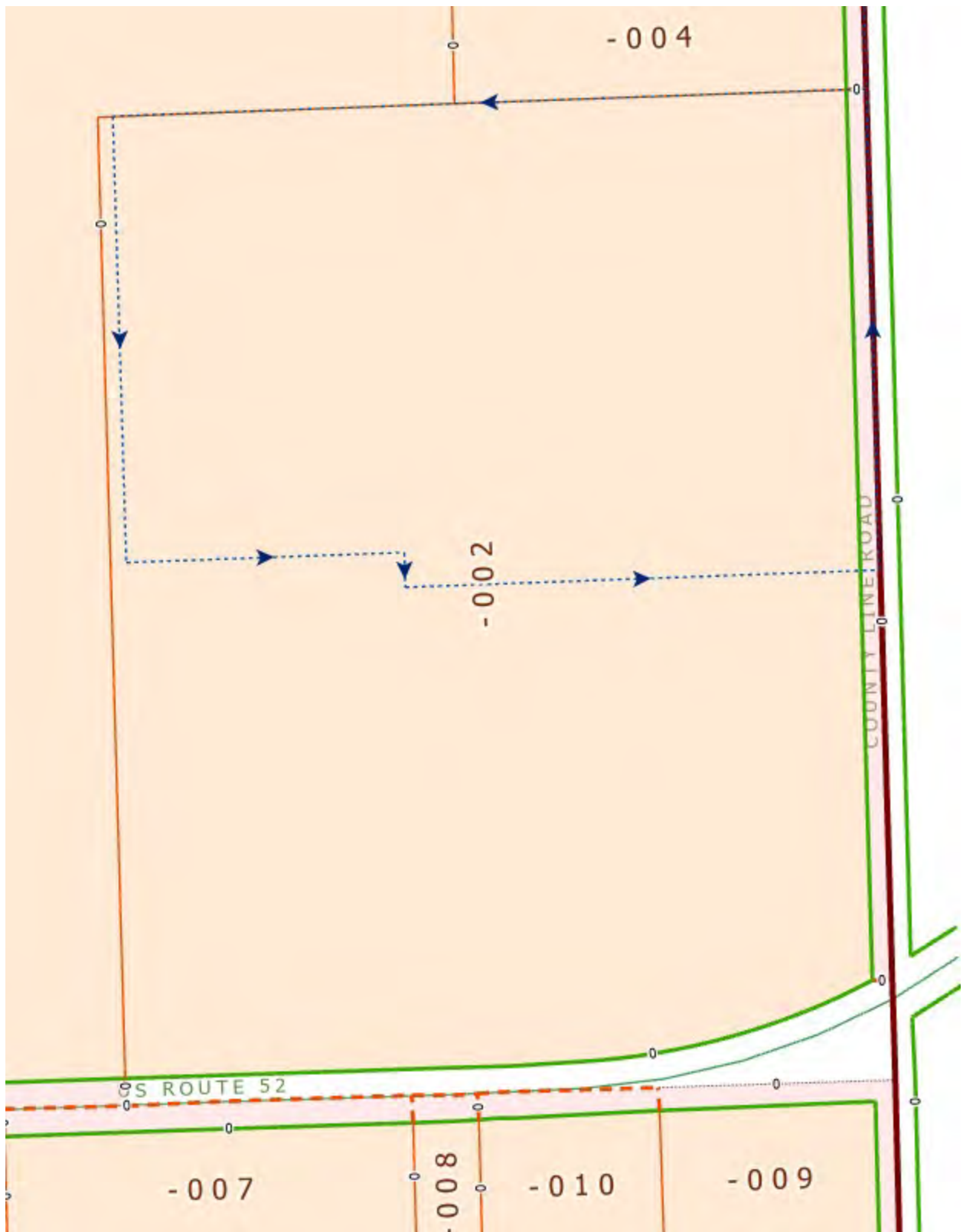
LEGAL DESCRIPTION:

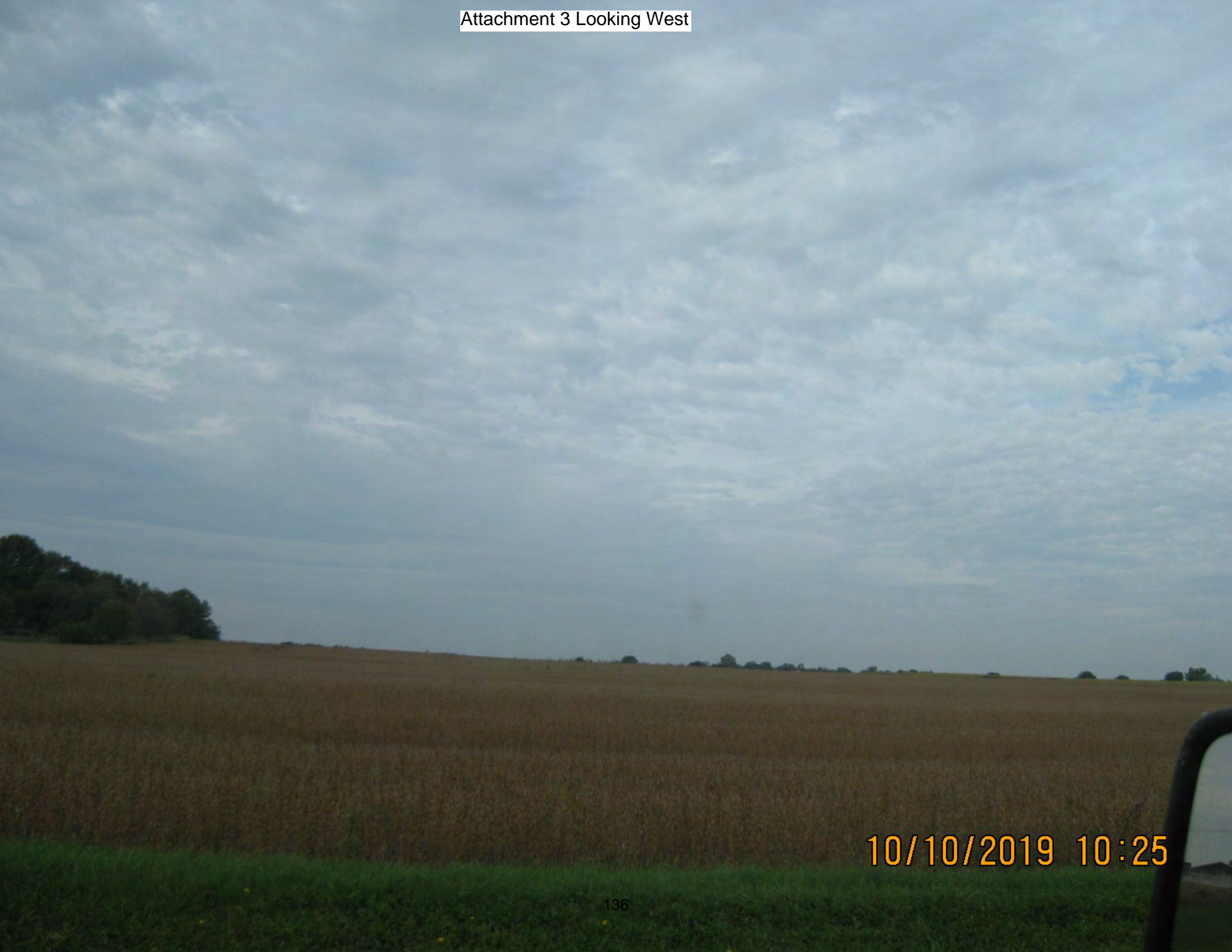
That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet for the point of beginning; thence Westerly, parallel with the North Line of said Northeast Quarter, 1146.61 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line 53.0 feet; thence Easterly, parallel with said North Line, 720.57 feet to said East Line of the Northeast Quarter; thence Northerly, along said East Line, 732.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.











10/10/2019 10:25



10/10/2019 10:25





10/10/2019 10:26



10/10/2019 10:25

Matt Asselmeier

From: andrew doyle <adoyle@troyfpd.com>
Sent: Thursday, October 10, 2019 1:29 PM
To: Matt Asselmeier
Subject: [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,
Andy

Andrew Doyle

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



CONFIDENTIALITY NOTICE: THE MATERIAL ENCLOSED WITH THIS TRANSMITTAL AND ANY ATTACHMENTS ARE PRIVATE AND CONFIDENTIAL AND ARE THE PROPERTY OF THE SENDER. THE INFORMATION MAY BE PRIVILEGED AND IS INTENDED FOR THE USE OF THE INDIVIDUAL(S) OR ENTITY(IES) TO WHOM IT IS DIRECTED. IF YOU ARE NOT THE INTENDED RECIPIENT, BE ADVISED THAT ANY UNAUTHORIZED DISCLOSURE, COPYING, DISTRIBUTION OR THE TAKING OF ACTION IN RELIANCE ON THE CONTENTS OF THIS TRANSMITTAL IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS INFORMATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY REPLYING TO THE SENDER AND DELETING THIS COPY FROM YOUR SYSTEM

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Thursday, October 10, 2019 12:36 PM
To: andrew doyle
Subject: 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

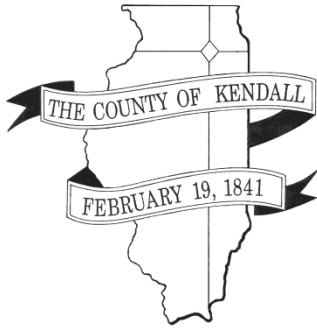
I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

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

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-38

**John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner)
and Jason Shelley on Behalf of Goprobball, LLC (Prospective
Buyer)**

Map Amendment Rezoning Property from A-1 to B-4**INTRODUCTION**

Goprobball, LLC would like to purchase the subject property and construct an indoor baseball and soccer facility on the subject property. The site plan is included as Attachment 1, Pages 22-24.

The property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility. The proposed athletic facility would be located on approximately nine point one-nine (9.19) acres on the northwest side of the property with a strip of land providing access to Line Road.

The property owner has a separate petition (Petition 19-37) to change the Future Land Use Map's classification of this property in the Land Resource Management Plan from Public/Institutional to Commercial. A separate petition (Petition 19-39) has been filed to rezone the northeastern corner of the larger property from A-1 to B-3 and obtain a special use permit for the storage business.

The property will be divided by a Plat Act Exemption split; no official subdivision will occur.

SITE INFORMATION

PETITIONERS: John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer)

ADDRESS: Portion of the Northern 18.7 Acres of 195 Route 52

LOCATION: Northeast Corner of Route 52 and County Line Road



TOWNSHIP: Seward

PARCEL #: Northern Part of 09-13-200-002

LOT SIZE: 40 Acres (Total Existing Parcel) 9.19 +/- Acres (Proposed Rezoned Area)

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED
ACTION: Map Amendment Rezoning Property from A-1 Agricultural to B-4 Commercial Recreation

APPLICABLE
REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 (Kendall County) A-1 (Will County)	Suburban Development	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU

The aerial of the property is included as Attachment 2. Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 is also pursuing a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

PHYSICAL DATA**ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 19-21.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on September 26, 2019, see Attachment 1, Pages 15-18.

ACTION SUMMARY**SEWARD TOWNSHIP**

Petition information was sent to Seward Township on October 21, 2019.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on October 21, 2019.

TROY FIRE PROTECTION DISTRICT

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

GENERAL INFORMATION

Per State law, map amendments cannot be conditioned. However, Section 13.10 of the Kendall County Zoning Ordinance requires that commercial site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to construct the indoor athletic facility.

Goprobball, LLC provided a business plan which was included as Attachment 1, Page 4. As noted in the business plan, they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing traveling baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east.

BUILDING CODES

Any new structures would require applicable building permits.

ACCESS

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary for turn lanes.

ODORS

No new odors are foreseen, but the site plan for future commercial activities on the site should be examined to address odors.

LIGHTING

The parking lot will have lights. Security lighting will also be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

SCREENING

Any fencing or buffering should be evaluated as part of the site plan review process.

STORMWATER

The site plan shows two detention ponds. Development on the site would require stormwater management permits.

UTILITIES

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process. **The Petitioner provided septic plan information which is included as Attachment 9.**

RECOMMENDATION

Before issuing a recommendation, Staff would like comments from Seward Township, the Village of Shorewood, and ZPAC members. Staff has concerns about some businesses permitted in the B-4 District locating at this property given the rural nature of the area and availability of public utilities.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email
- 9. Septic Plan Information**
- 10. November 5, 2019 ZPAC Minutes**



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Goprobail, LLC

FILE # 19-38

NAME OF APPLICANT Goprobail, LLC		
CURRENT LANDOWNER/NAME(s) Hansei Ridge, LLC		
SITE INFORMATION ACRES 18.75	SITE ADDRESS OR LOCATION Vacant Land County Line Road	ASSESSOR'S ID NUMBER (PIN) part of 09-13-200-002
EXISTING LAND USE row crops	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP A-1
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>See attached</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge Street, Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630-553-9500	PRIMARY CONTACT FAX # 630-553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
2ENGINEER CONTACT John Tebrugge	ENGINEER MAILING ADDRESS	ENGINEER EMAIL info@tebruggeengineering.com
ENGINEER PHONE # 815-786-0195	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE <u>7-26-19</u>

FEE PAID: \$ 500.00
CHECK #: 1205

¹Primary Contact will receive all correspondence from County

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



STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use
Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY
COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for
Outdoor Storage.

OWNER
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:


Authorized Representative 

Dated: 9/27/19

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

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

Both the Village of Shorewood and the City of Joliet have various residential and commercial uses along major intersections within the Mile and a Half Planning Jurisdiction in the area of the property. Further there is an intense agricultural grain warehouse to the south property on the south side of Route 52. The land to the west and north is agricultural land which would not be disturbed by our intended use.

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

A-1 Agricultural, Special Use for intense Agricultural Use, and a mixture of municipal residential and commercial not adjacent but in the general area

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

The property is suitable for row crop agricultural as is indicated by farming on the site. The Kendall County Land Resource Management Plan called for the subject property to be used for school purposes, which intention has now been abandoned in that the School District sold the land to a private investor and has no intention of building a school.

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 is basically stable with slow residential growth coming back after the market crash. The recreational indoor baseball facility and outdoor recreational uses blend well with the need for facilities that my client currently is experiencing in the Village of Shorewood. The facility would further provide active sports fields indoors for traveling teams for both baseball and softball that currently have to travel great distances to find suitable facilities for year round sports.

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

Having the recreational facility both indoor and outdoor is as consistent as one can come with the institutional school use which would have provided an indoor gym and athletic facilities as well as educational facilities. We believe the proposed use of the subject property by Petitioners comports to the change in ownership but intention of the use of the property by the Kendall County Land Resource Plan

GO PRO BUSINESS PLAN

Hours of Operation: 8:00 am to 12:00 pm

Number of Employees: A total of 20 to 40 part-time employees with no more than 4 to 6 employees present on-site at any time.

The New facility will be used to expand existing business of 10 years. Currently we have 15 travel baseball teams and the goal is to expand to 25 baseball teams over the next 3 to 5 years. Also, the new indoor facility will be used to attract other sports such as girl softball and soccer. The facility will have batting cages and a full indoor field for rental. Other services will include a concession area, retail for (clothing sales/uniform), and rehabilitation services (ATI or Athletico).

The new facility will be able to be used for multiple sports rental along with training programs for multiple sports.

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District
and Special Use for indoor/outdoor storage 9.0C.16 and 24

LEGAL DESCRIPTION OF TRACT 1 (B-4 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line, 53.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois;

AND ALSO that Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter feet for the point of beginning; thence Easterly, parallel with said North Line, 546.10 feet; thence Southerly at an angle of $89^{\circ}33'03''$ measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 546.10 feet; thence Northerly at an angle of $90^{\circ}26'57''$ measured clockwise from the last described course, 692.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.

**SPECIAL WARRANTY DEED****PREPARED BY:**

John F. Dixon
Law Offices of John F. Dixon, LLC
1415 West 55th Street
Suite 101
Countryside, IL 60525
Tel: (708) 352-1800
Fax: (708) 352-1888

201900000682
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 1/17/2019 10:23 AM
WD: 41.00 RHSPS FEE: 10.00
STATE TAX: 385.00
COUNTY TAX: 192.50
PAGES: 6

COUNTY OF KENDALL *dm*
REAL ESTATE TRANSFER TAX
\$ 192.50

(The Above Space For Recorder's Use Only)

THE GRANTOR, D.W. Burke & Associates, LLC, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A** attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

SUBJECT TO: See Permitted Exceptions in Exhibit B attached hereto

SUBSEQUENT TAX BILLS TO:

Hansel Ridge, L.L.C.
7502 E. Hansel Road
Channahon, IL 60410

AFTER RECORDING RETURN TO:

Castle Law
Attn: Theresa Dollinger
822 129th Infantry Drive
Suite 104
Joliet, Illinois 60435

C.T.I./CY
189nwl9000cs
1092KB



DATE: December 20, 2018

GRANTOR:

D.W. Burke & Associates, LLC,
An Illinois limited liability company

By 

Donald W. Burke, Jr., Manager

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20th day of December, 2018



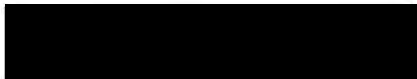

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET, TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. 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 with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004



Debbie Gillette

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

- A. ☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B. ☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 10. The conveyance is of land described in the same manner as title was taken by grantor(s).

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

SUBSCRIBED AND SWORN BEFORE ME

This 21st day of December, 2018

[Redacted Signature]

Signature of Notary Public

D.W. Burke & Associates, LLC

By: Donald W. Burke, Jr., Manager

[Redacted Signature]

By: Kody L. Lake, Attorney-in-fact



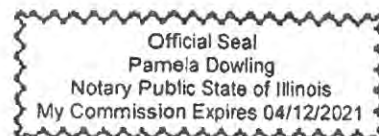
Unofficial

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC
 Address 7502 E Hansel Rd
 City Channahon State IL Zip 60410
 2. Nature of Benefit Sought _____
 3. Nature of Applicant: (Please check one)
 Natural Person _____
☒ Corporation _____
 Land Trust/Trustee _____
 Trust/Trustee _____
 Partnership _____
 Joint Venture _____
 4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Limitd Liability Company
 5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>
 6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Theresa Dollinger, [REDACTED]

VERIFICATION
 I, Theresa Dollinger, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.
- Subscribed and sworn to before me this 27th day of September, A.D. 2019
- (seal) [REDACTED] Notary Public



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC
 Address 24317 W 143rd Street
 City Plainfield State IL Zip 60544
 2. Nature of Benefit Sought run baseball/soccer facility
 3. Nature of Applicant: (Please check one)
☐ Natural Person
☒ Corporation /LLC
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
 4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
 5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
- | NAME | ADDRESS | INTEREST |
|----------------------|------------|------------|
| <u>Jason Shelley</u> | [REDACTED] | <u>85%</u> |
| <u>James Maffeo</u> | [REDACTED] | <u>15%</u> |
| | | |
| | | |
| | | |

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

Jason Shelley

[REDACTED]

9-26-19

VERIFICATION

I, Colleen Hanson, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 26th day of September, A.D. 2019

(seal)



[REDACTED]
Notary Public

LAW OFFICES
OF

Daniel J. Kramer

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

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

September 26, 2019

Kendall County SWCD
Attn: Megan
7775A Route 47
Yorkville, IL 60560

Re: GoProball, LLC Zoning & Special Use Application

Dear Megan:

Enclosed please find KCSWCD Application for NRI Report and Zoning/Special Use Drawing. A check in the amount of \$627.00 made payable to the Kendall County SWCD. If you need any additional information please feel free to contact me.

Very truly yours,

A large black rectangular redaction box covering the signature of Daniel J. Kramer.

Daniel J. Kramer
Attorney at Law

DJK/cth

Enclosures



**Kendall County Soil & Water
Conservation District**

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Goprobail, LLC

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Contact Person: Attorney Daniel J. Kramer

1107A S. Bridge Street

Yorkville, IL 60560

(630) 553-9500

dkramer@dankramerlaw.com

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

Site Location & Proposed Use

Township Name Seward

Township 35 **N, Range** 8 **E, Section(s)** 13

Parcel Index Number(s) part of 09-13-200-002

Project or Subdivision Name Goprobail

Number of Acres 18.75

Current Use of Site agricultural

Proposed Use baseball & soccer fields

Proposed Number of Lots 2

Proposed Number of Structures 2

Proposed Water Supply well

Proposed type of Wastewater Treatment septic

Proposed type of Storm Water Management detention pond

Type of Request

☒ Change in Zoning from A-1 to See attached

☐ Variance (Please describe fully on separate page)

☐ Special Use Permit (Please describe fully on separate page)

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

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

☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements

☒ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.

☒ If available: topography map, field tile map, copy of soil boring and/or wetland studies

☒ **NRI fee** (Please make checks payable to Kendall County SWCD)

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

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

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

Fee for first five acres and under \$ 375.00

14 Additional Acres at \$18.00 each \$ 252.00

Total NRI Fee \$627.00

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

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

[Signature]
Petitioner or Authorized Agent

9-26-19
Date

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

FOR OFFICE USE ONLY

NRI# _____ **Date initially rec'd** _____ **Date all rec'd** _____ **Board Meeting** _____

Fee Due \$ _____ **Fee Paid \$** _____ **Check #** _____ **Over/Under Payment** _____ **Refund Due** _____

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District
and Special Use for indoor/outdoor storage 9.0C.16 and 24

GO PRO BASEBALL ACADEMY, INC
24317 W 143RD ST
PLAINFIELD, IL 60544

PAY
TO THE
ORDER OF

Kindall County Treasurer

\$ 500.00

DOLLARS

BMO Harris Bank
BMO Harris Bank N.A.
Chicago, Illinois

FOR

Young Apple

DATE

9-26-19

GO PRO BASEBALL ACADEMY, INC
24317 W 143RD ST
PLAINFIELD, IL 60544

PAY
TO THE
ORDER OF

KCSWCB

\$ 627.00

DOLLARS

BMO Harris Bank
BMO Harris Bank N.A.
Chicago, Illinois

FOR

for and with

DATE

9-26-19



Applicant: Goprobball, LLC
Contact: Attorney Daniel J. Kramer
Address: 1107A South Bridge St
 Yorkville, IL 60560

Project: GoProball
Address: County Line Road, Shorewood

IDNR Project Number: 2003132
Date: 09/25/2019

Description: Indoor/Outdoor facility for baseball and soccer fields

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 35N, 8E, 13



IL Department of Natural Resources

Contact

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

Government Jurisdiction

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

Disclaimer

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

IDNR Project Number: 2003132

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: 2003132

**EcoCAT Receipt****Project Code** 2003132**APPLICANT****DATE**

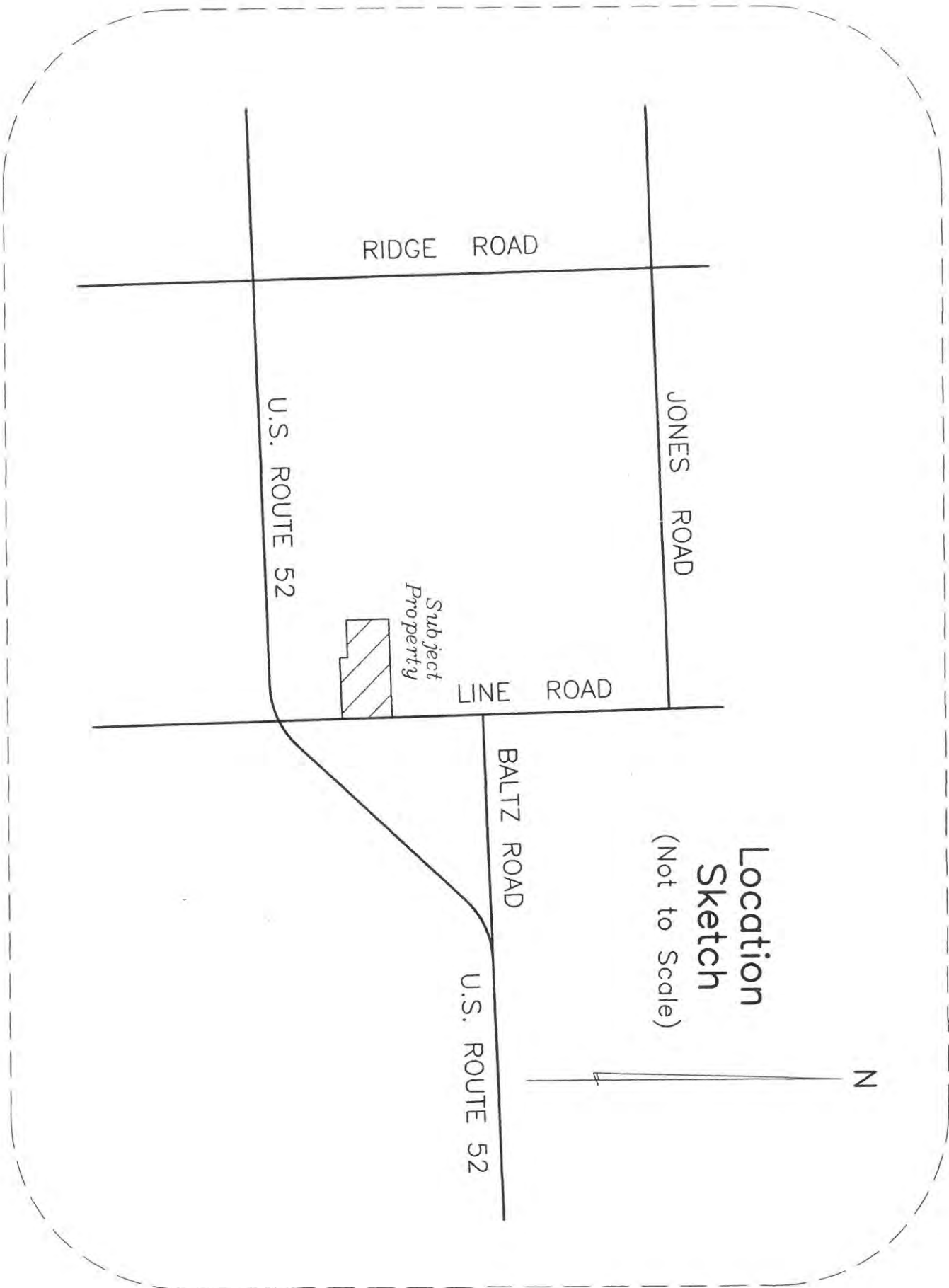
Goprobball, LLC
 Attorney Daniel J. Kramer
 1107A South Bridge St
 Yorkville, IL 60560

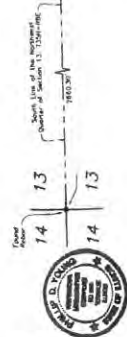
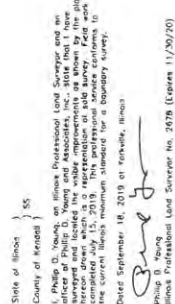
9/25/2019

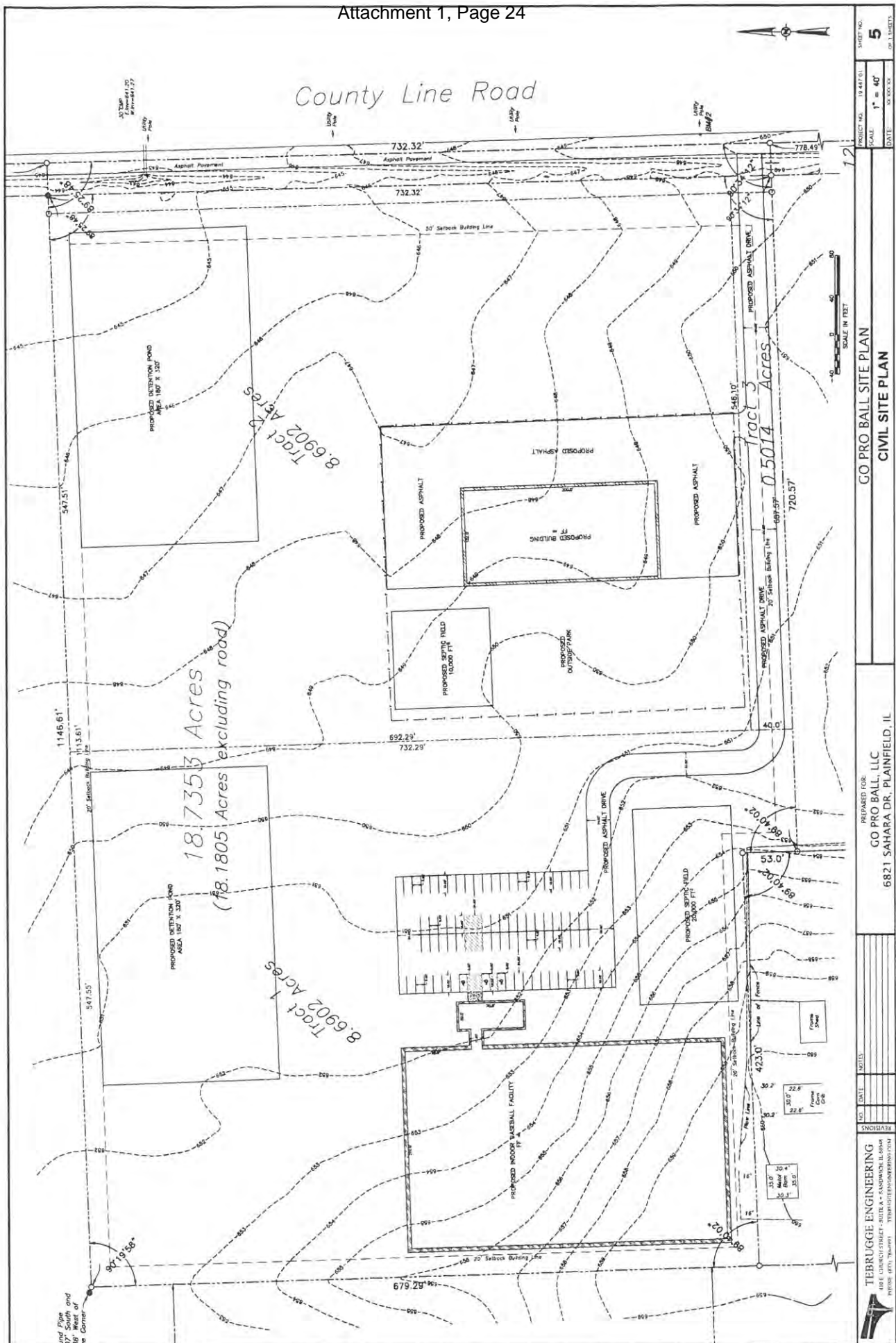
DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

TOTAL PAID \$ 127.81

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







09-13-200-003

18,735 Acres
(18,180 Acres excluding road)

Part of 09-13-200-002
A-1
Hansel Ridge, LLC

Tract 2
8.6902 Acres

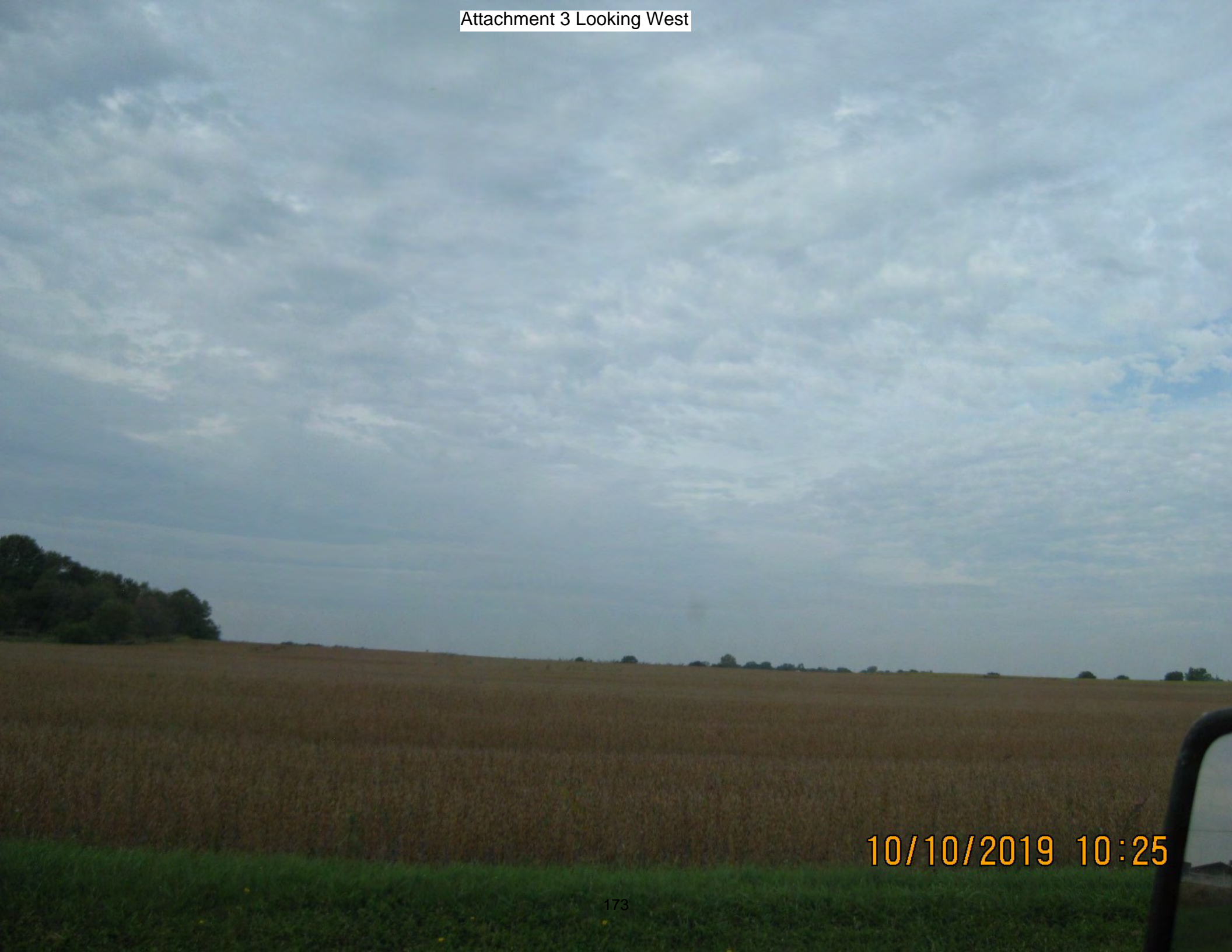
GO PRO BALL SITE PLAN
CIVIL SITE PLAN

PROJECT NO.	19-047-01	SHEET NO.	5
SCALE	1" = 40'		

DeLong Co. Inc
A-1 Special Use

171





10/10/2019 10:25



10/10/2019 10:25





10/10/2019 10:26



10/10/2019 10:25

Matt Asselmeier

From: andrew doyle <adoyle@troyfpd.com>
Sent: Thursday, October 10, 2019 1:29 PM
To: Matt Asselmeier
Subject: [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,
Andy

Andrew Doyle

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



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From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Thursday, October 10, 2019 12:36 PM
To: andrew doyle
Subject: 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

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

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



KENDALL COUNTY HEALTH DEPARTMENT

811 W. John Street, Yorkville, IL 60560-9249 630/553-9100 Administration Fax 630/553-9605



Public Health
Prevent. Promote. Protect.

November 27, 2019

RE: Proposed Development with Private Onsite Wastewater Disposal Systems
RE: PIN # 09-13-200-002

To Whom it May Concern,

A preliminary planning meeting was held today, November 27, 2019, with Dan Kramer, Ted McCannon, and myself, Lauren Belville, to discuss preliminary design plans for the onsite wastewater disposal systems needed to service the two proposed facilities, namely the proposed Go Pro Baseball Academy and the proposed Storage Facility, to be included in the development of this parcel 09-13-200-002.

After reviewing and discussing the preliminary design plans for the onsite wastewater treatment systems, at this current time we do not have any objections or restrictions as to the use of private onsite wastewater disposal systems as a means for sewage disposal for these proposed facilities. Formal design review will occur at a later date after formal permit application and required plans are submitted.

If you have any questions or concerns regarding this matter please contact me directly at 630-553-8054.

Sincerely,

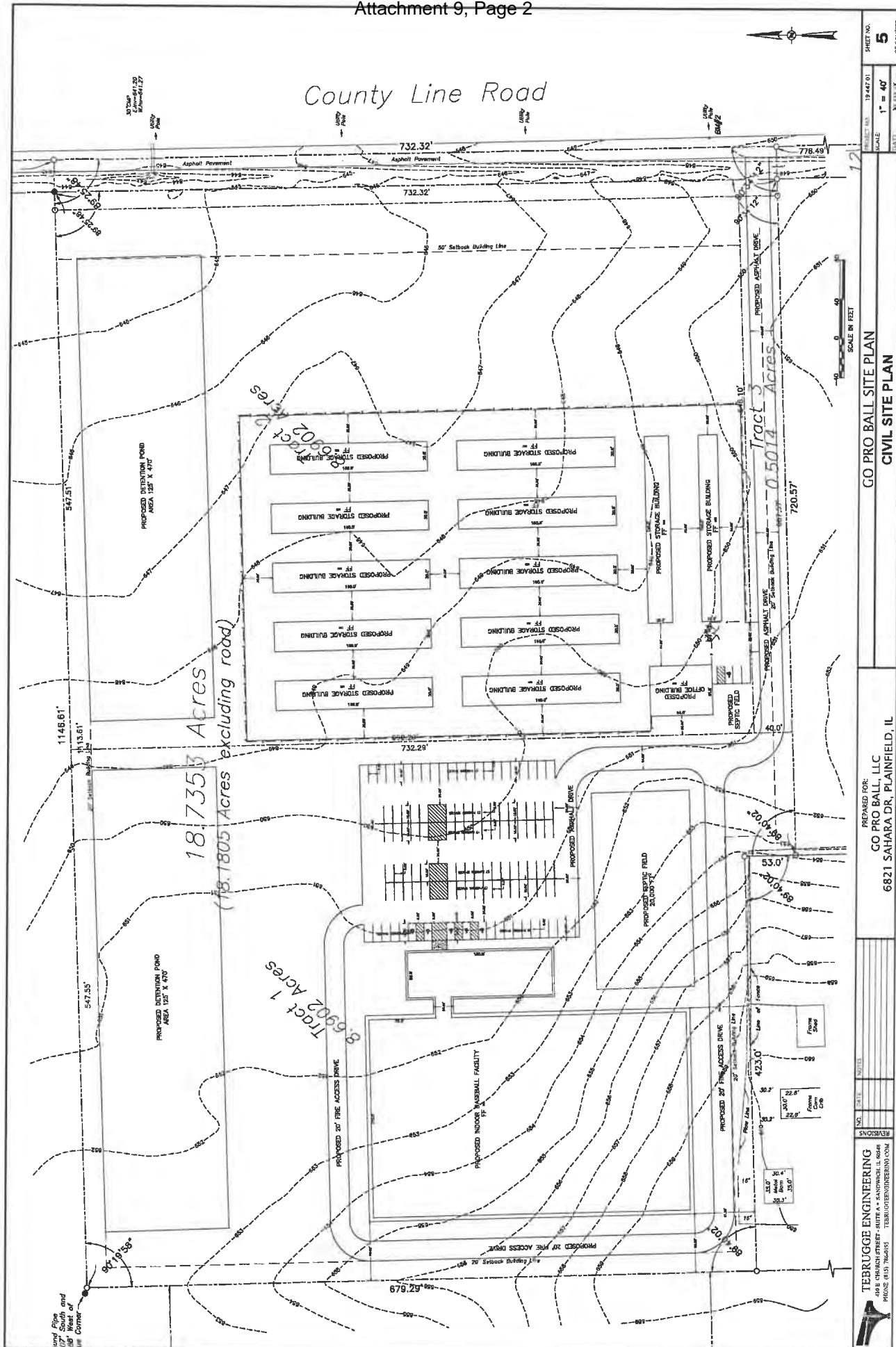
Lauren Belville, LEHP
Well & Septic Program Coordinator
Environmental Health Services
Kendall County Health Department

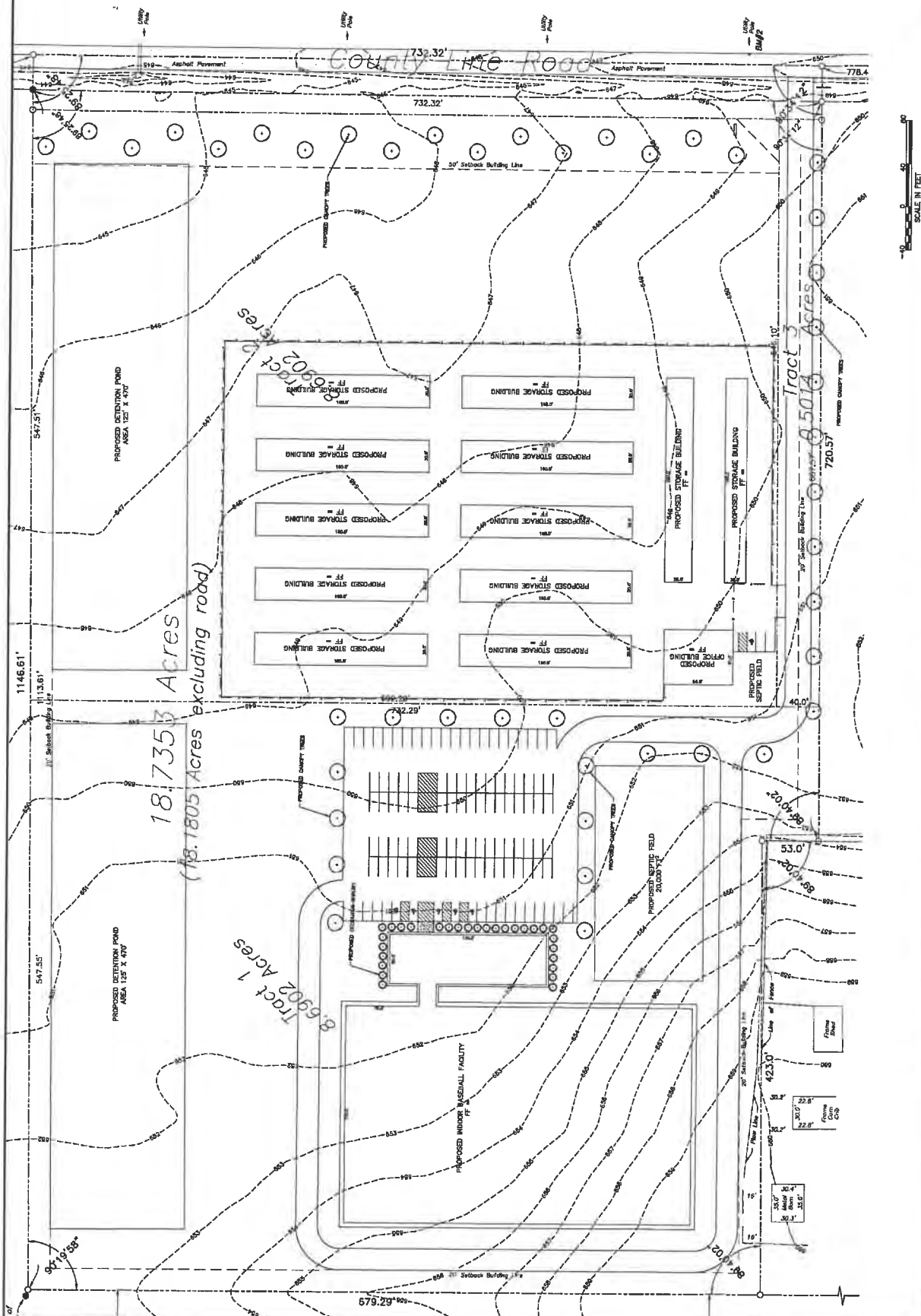
Kendall County Location
811 West John Street
Yorkville, Illinois 60560
630/553-9100 Fax 630/553-9605

Kendall-Grundy Community Action
A Unit of Kendall County Health Department

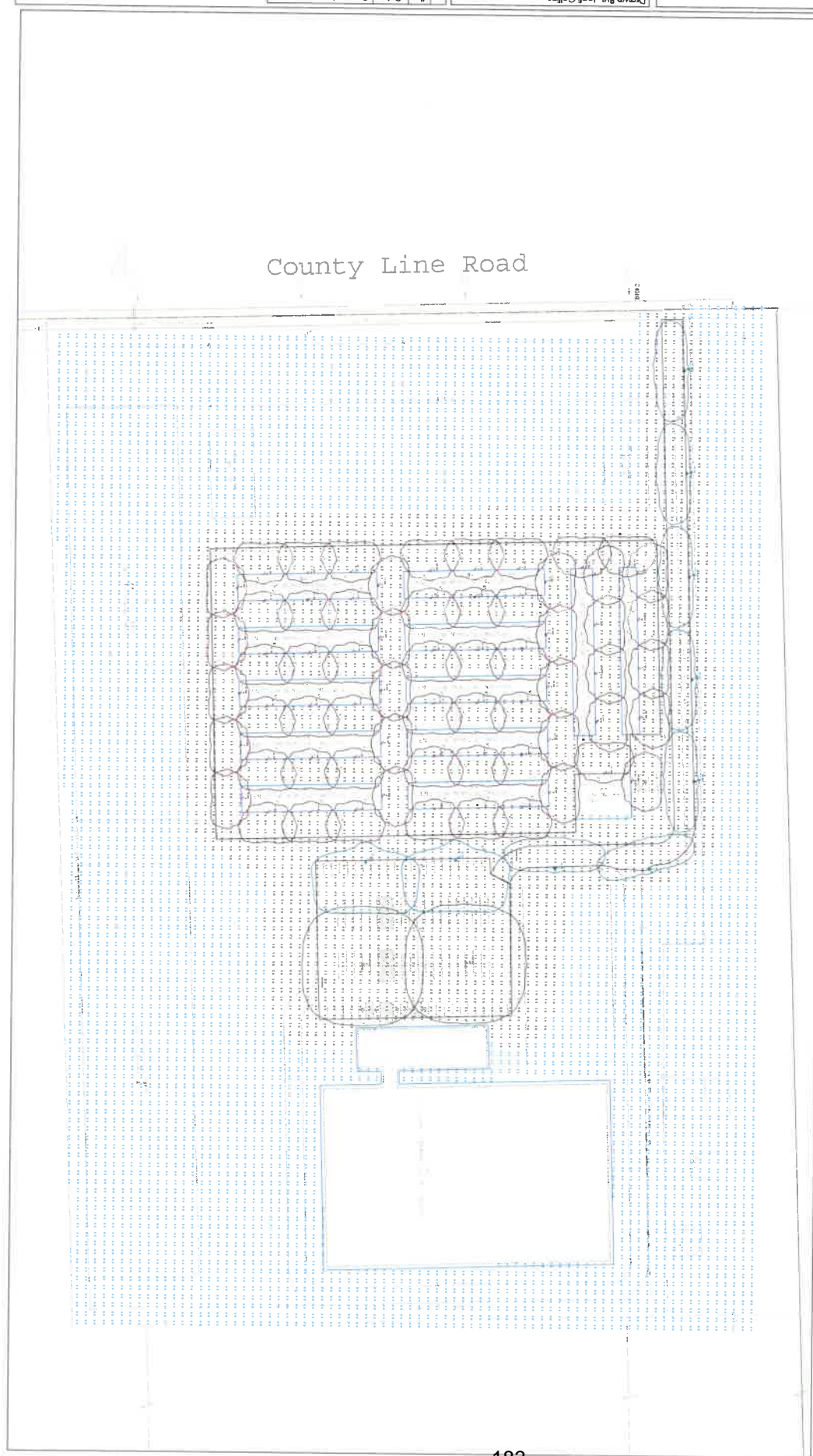
Helping People. Changing Lives.

Grundy County Location
1802 N. Division St., Rm. 602
Morris, Illinois 60450
815/941-3262 Fax 815/942-3925





<p>TERRUGGE ENGINEERING 40 E. CHURCH STREET - SUITE 200 PHONE: (312) 784-1155 TERRUGGEENGINEERING.COM</p>	<p>PREPARED FOR: GO PRO BALL, LLC 6821 SAHARA DR., PLAINFIELD, IL</p>	<p>GO PRO BALL SITE PLAN LANDSCAPE PLAN</p>	
		<p>PROJECT NO. 18442-01 SCALE 1" = 40' DATE 03/20/20</p>	<p>SHEET NO. 1 OF 1 SHEET</p>

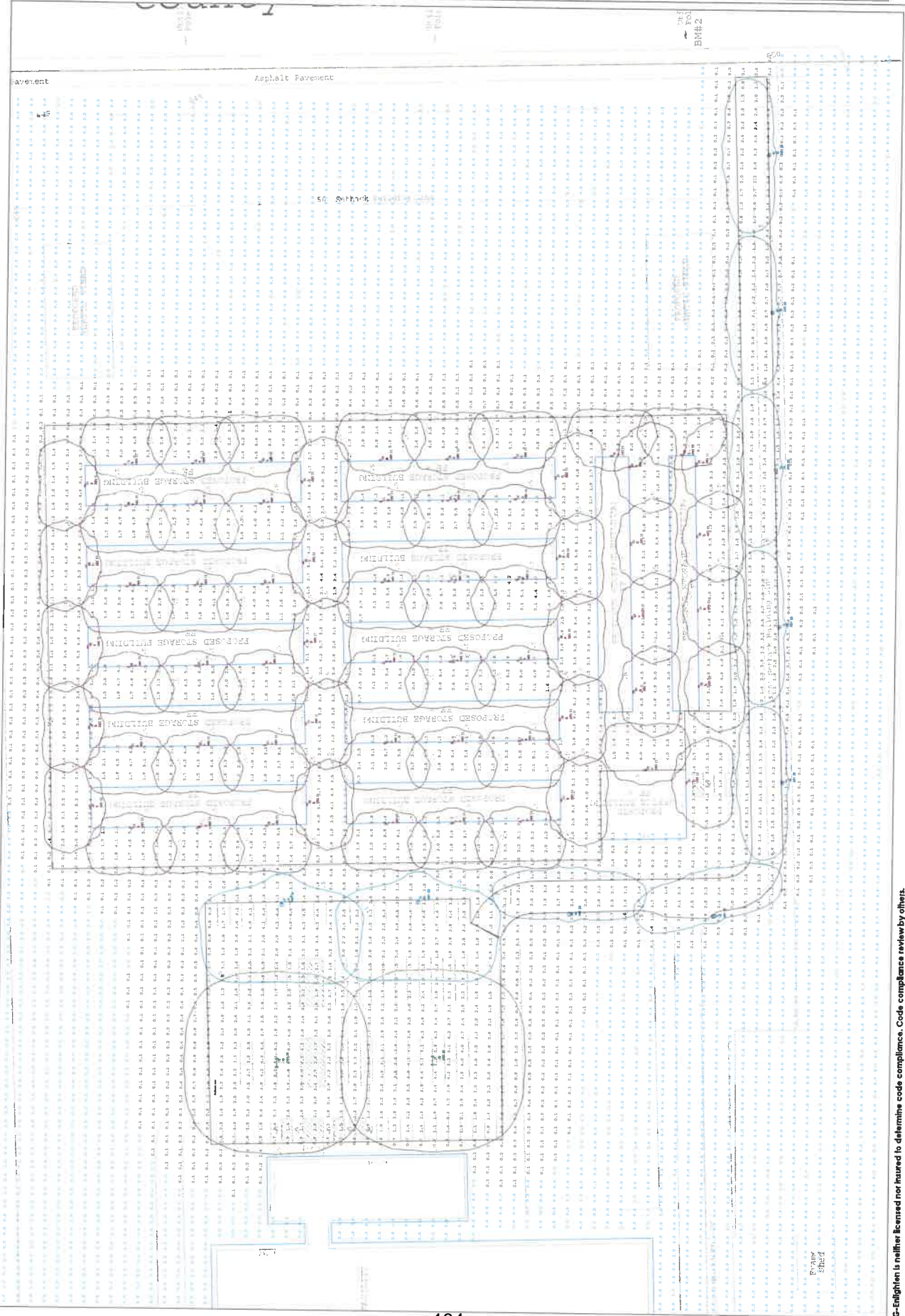


Luminaire Schedules - Part Numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Label	Arrangement	Arr. Lum.	Lum. Lumens	Arr. Waits	UF	Description	Manufacturer
	2	A1	RAR-3201-165-4K7-4W	SINGLE	2168	153.6	153.6	0.900	RAR-3201-165-4K7-4W	HUBBELL OUTDOOR
	2	A2	RAR-3201-165-4K7-50W	2 x 100° SCORRES	21976	43952	307.2	0.900	RAR-3201-165-4K7-50W	HUBBELL OUTDOOR
	7	A3	RAR-2-3201-10-4K7-3-BC	SINGLE	9000	105	105	0.900	RAR-2-3201-10-4K7-3-BC	HUBBELL OUTDOOR
	63	B	LNC3-24IK-105-4	SINGLE	7402	828	828	0.900	LNC3-24IK-105-4	HUBBELL OUTDOOR

<u>Calculation Summary</u>							
<u>Label</u>	<u>Cold Type</u>	<u>Units</u>	<u>Avg</u>	<u>Max</u>	<u>Min</u>	<u>Avg / Min</u>	<u>Max / Min</u>
PROPERTY PLANT	Illuminance	Fc	0.5	7.1	0.3	9.6	READINGS @ GRADE
ENTRY DRIVE	Illuminance	Fc	2.19	3.7	0.3	4.36	READINGS @ GRADE
PARKING LOT	Illuminance	Fc	2.58	6.3	0.3	5.16	READINGS @ GRADE
STORAGE AREA	Illuminance	Fc	2.99	7.1	0.3	9.93	READINGS @ GRADE

Parking Lot Design Guide					
Minimum Horizontal Illuminance (measured on parking surface without any obscuring from any object)	20/0.2	Basic for typical conditions Illuminance	Basic Enhanced security in consideration of perimeter security Illuminance	Security lighting for perimeter Illuminance	High security effectively lighting for perimeter Illuminance
Minimum Vertical Illuminance Measurement - for Minimum Measurement - for Maximum	20/1 10/0.1	15/1 10/0.1	15/1 10/0.1	15/1 10/0.1	15/1 10/0.1
Recommendations based on IES RP-33-93, RP-35-76, 7th Edition IESNA Lighting Handbook					

G-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.



Project Name:	GO PRO
Location:	

GO PRO BASEBALL SITE

Dro
Dro
Da
Sec

Drawn By: Joeli Collins
Date: 10/18/2019
Scale: Not to Scale

Date: 10/18/2019

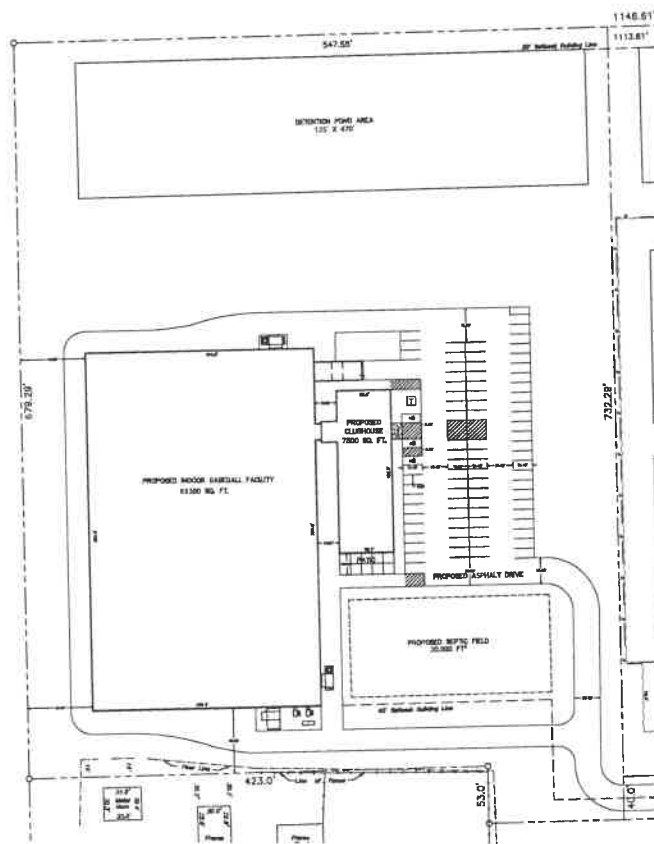
Drawn By: Joe Collins

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Attachment 9, Page 6

[illegible]

Luminaire Location Summary									
LumNo	Tag	Qty	Label	X	Y	Z	Client		
1	B 11	1	UNC3-244K-105-4	11024.476	11145.501	11	180		
2	B 11	1	UNC3-244K-105-4	11025.925	111995.501	11	180		
3	B 11	1	UNC3-244K-105-4	11027.455	11134.501	11	180		
4	B 11	1	UNC3-244K-105-4	11084.45	11147.27	11	180		
5	B 11	1	UNC3-244K-105-4	11085.999	11097.27	11	180		
6	B 11	1	UNC3-244K-105-4	11086.462	11047.27	11	180		
7	B 11	1	UNC3-244K-105-4	11145.501	11097.27	11	180		
8	B 11	1	UNC3-244K-105-4	11145.503	11049.039	11	180		
9	B 11	1	UNC3-244K-105-4	11147.403	11049.039	11	180		
10	B 11	1	UNC3-244K-105-4	11204.398	11150.608	11	180		
11	B 11	1	UNC3-244K-105-4	11205.847	11176.608	11	180		
12	B 11	1	UNC3-244K-105-4	11207.377	11050.608	11	180		
13	B 11	1	UNC3-244K-105-4	11264.372	11152.576	11	180		
14	B 11	1	UNC3-244K-105-4	11264.375	11052.576	11	180		
15	B 11	1	UNC3-244K-105-4	11264.351	11052.576	11	180		
16	B 11	1	UNC3-244K-105-4	11168.95	11335.418	11	180		
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18	B 11	1	UNC3-244K-105-4	11022.854	11133.418	11	180		
19	B 11	1	UNC3-244K-105-4	11078.849	11337.187	11	180		
20	B 11	1	UNC3-244K-105-4	11082.298	11367.187	11	180		
21	B 11	1	UNC3-244K-105-4	11186.823	11367.187	11	180		
22	B 11	1	UNC3-244K-105-4	11140.272	11496.956	11	180		
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24	B 11	1	UNC3-244K-105-4	11198.796	11340.725	11	180		
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85	A2 1	1	UNC3-244K-105-4	11048.751	11048.03	20	15		
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100	A2 1	1	UNC3-244K-105-4	11048.751	11048.03	20	15		



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



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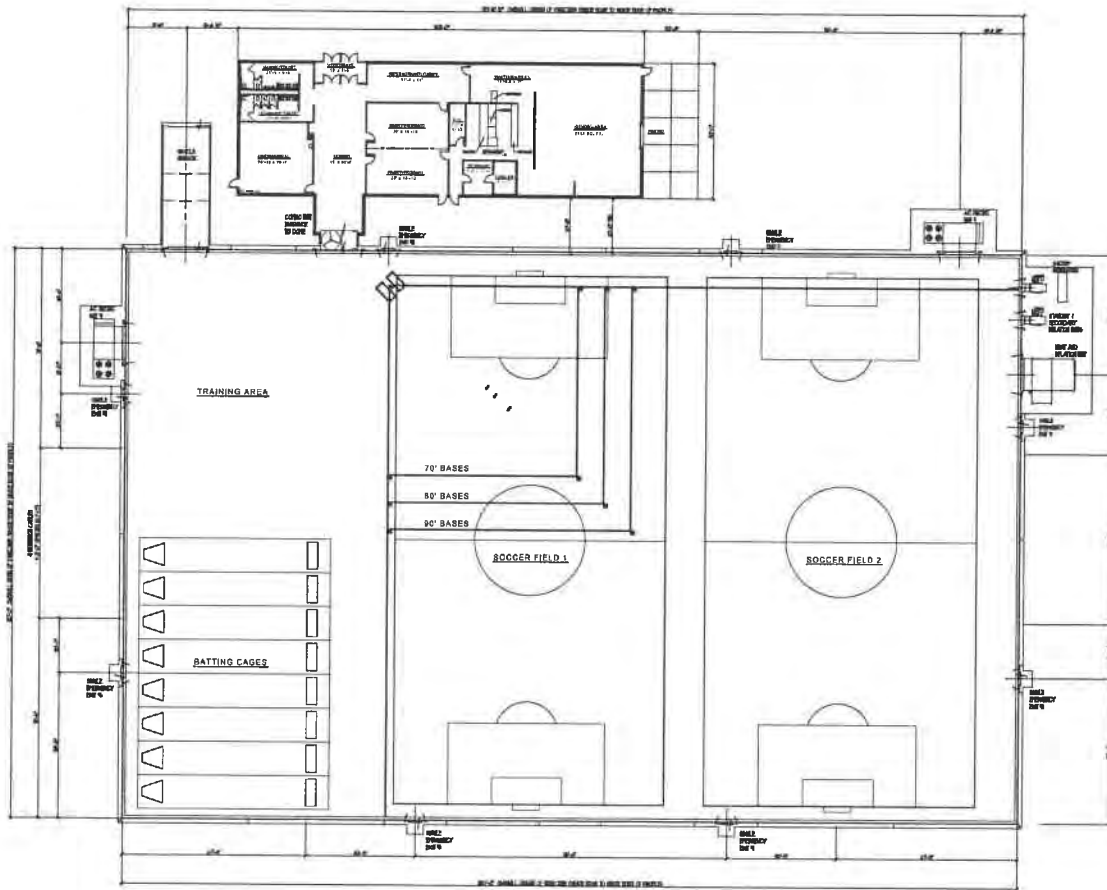
OWNER:

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SP-1

PROJECT #: 18066
DATE: 10-24-19
REVISIONS:
SCALE: AS NOTED

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FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 16 32 48



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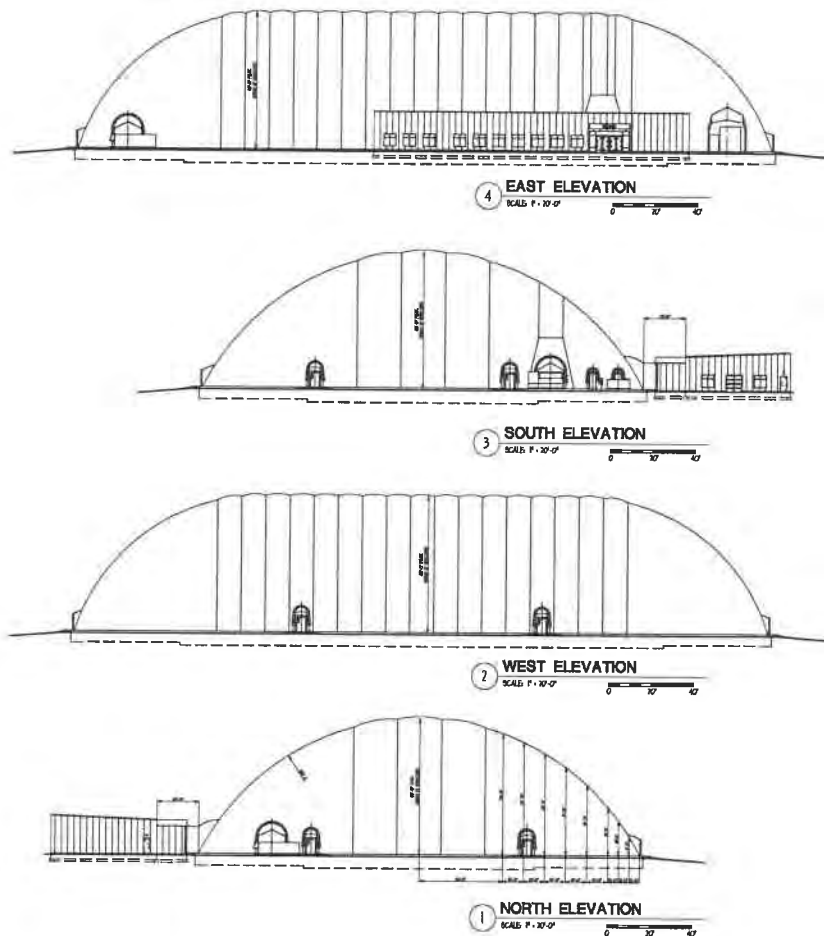
CONCEPT
BUILDING &
SITE PLAN

OWNER:

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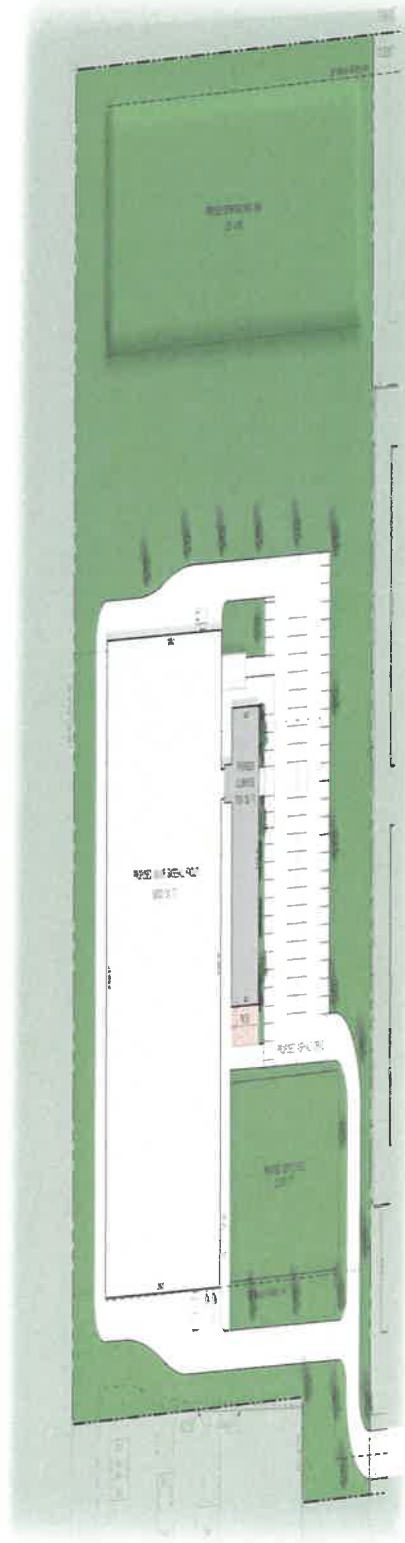
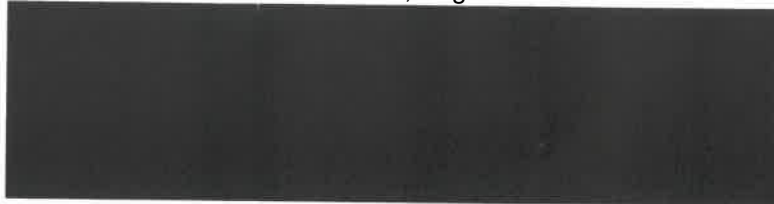
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SP-1



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 5, 2019 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:02 a.m.

Present:

Megan Andrews – Soil and Water Conservation District
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department

Audience:

Ruben Hernandez, John Tebrugge, Dan Kramer, Anne Vickery, and Natalie Engel

AGENDA

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Rybski, to approve the October 1, 2019, meeting minutes by correcting the date of approval of the previous minutes from September 30 to September 3. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-36 Ruben Hernandez on Behalf of Majey Concrete, Inc.

Mr. Asselmeier summarized the request.

Majey Concrete, Inc. is requesting permission to construct pads for vehicles and equipment on lots 6-10 of Light Road Industrial Park. The proposed parking lots consist of one hundred thirty-four (134) parking stalls of varying depths. The parking lots would be asphalt shavings with three (3) concrete paved access points off of Commerce Road.

If approved, the Petitioner would like to start construction and operations at the property as soon as possible.

This proposal is similar to a site plan approved earlier in 2019 for Lots 1-5 of the Light Road Industrial Park.

The property is approximately five point five (5.5) acres in size and is zoned M-1.

The Future Land Use Map calls for the property to be Mixed Use Business.

Light Road is a Township maintained Collector Road. Commerce Road is a Local Road maintained by Oswego Township. The Village of Oswego has a trail proposed along Light Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are railroad, industrial, and agricultural to the north, Comed ROW to the south and east, and railroad and agriculture to the west. The adjacent zonings are M-1 to the north, east, and west and A-1 to the south. The Land Resource Management Plan calls for Mixed Use Business, Railroad, and Comed ROW in the vicinity. Zonings within one half (1/2) mile include A-1, R-6, R-7, R-7 SU, B-2, and M-1 in the County, M-2 in Montgomery, and R-1, R-2, and M-2 in Oswego.

EcoCat was submitted and found the Iowa Darter in the area, but no adverse impacts were anticipated.

An NRI was not required.

Information was sent to Oswego Township, Bristol Township, Oswego Fire Protection District, the Village of Montgomery, and the Village of Oswego. The Oswego Fire Protection District had no comments because no structures were planned and the Knox Box information would be provided.

WBK requested the following information:

1. Submit stormwater calculations that document the percent impervious is consistent with original / approved design, overflow routes continue to have capacity as per original design, tributary area to each basin is per original design, emergency overflow routes from each basin are not impeded and the volume changes as a result of proposed grading are defined in a stage storage table.
2. Record drawing of the revised basin grading will be required to verify stage storage requirements.
3. Sheet 3 – Filter baskets shall be used at all inlets. Filter fabric is not allowed and reference to it shall be removed. Add filter baskets at all inlets within the limits and adjacent to the project. Please depict these specifically on the plan.
4. Sheet 5 – Remove the proposed light pole from the north drainage swale.
5. Sheet 5 – Provide proposed elevations at the perimeter of the grindings to assure drainage patterns are clear and constructed properly.
6. Sheet 5 – Provide proposed elevation for all curb including where depressions are proposed.

The proposed design standards were as follows:

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. No structures are planned for the site. A stormwater permit will be required prior to the issuance of any permits. Existing stormwater detention ponds are located to the southwest and west of Lots 8 and 9 and to the northeast of Lot 10.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. Ample space exists on the property for the proposed use. The property will be fenced. Commerce Drive is maintained by Oswego Township.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. This is not an issue.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The site will be laid out in a manner that will not impact shadow, noise, odor, or traffic. A stormwater permit must be secured prior to final approval by the County.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true.

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. No building is planned for the site.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed site development is in harmony with the existing use of neighboring properties provided fencing meets the Kendall County Zoning Ordinance.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not applicable.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The Petitioner plans to install a fence as required by the Kendall County Zoning Ordinance and the uses are away from neighboring residential uses.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Staff would like comments from the Kendall County Sheriff's Department and Oswego Fire Protection District on this issue.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. No buildings are proposed.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. Ten (10) lights, twenty feet (20') in height are proposed.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. Refuse will not be collected onsite.

Pending concerns regarding safety and traffic circulation, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted engineering plans (Attachment 3). The specific location of parking pads shall be the discretion of the property owner, provided their locations meet the requirements of the Kendall County Zoning Ordinance.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit. The site plan may be slightly modified to address the concerns of WBK's letter dated October 26, 2019.
3. The property owner shall supply the Kendall County Dispatch Office with the code for property's Knox Box.
4. The property owner shall erect and maintain signage directing trucks not to use Dolores Street.

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the site plan with conditions proposed by Staff.

Ayes (7): Andrews, Asselmeier, Briganti, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (3): Chismark, Guritz, and Holdiman

The motion passed.

Petitions 19-37, -38, and -39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Asselmeier summarized the request and stated that the three (3) requests impacted the same property.

Hansel Ridge, LLC would like to reclassify the northern eighteen point seven (18.7) acres of 195 Route 52 from Public/Institutional to Commercial. They would then like to sell the northwestern nine point one nine (9.19) acres to Goprobball, LLC to be for use as an athletic facility which requires a map amendment from A-1 to B-4 Commercial
ZPAC Meeting Minutes 11.5.19

Recreation District. The northeastern eight point six-nine (8.69) acres would then be sold to James and Denise Maffeo for use as an indoor/outdoor storage facility which requires a map amendment from A-1 to B-3 Highway Business District and special use permits for indoor and outdoor storage. The larger property is forty (40) acres in size.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

There is an A-1 SU to the north for a church and an A-1 SU to the west which is probably an airstrip. There is also a request for a special use permit for a landscaping business at 276 Route 52.

There are seven (7) houses within one half (1/2) mile of the subject property.

The EcoCat was submitted and consultation was terminated.

The NRI application was submitted on September 26, 2019.

Information was sent to Seward Township, the Village of Shorewood, and the Troy Fire Protection District. The Troy Fire Protection District had no objections to the proposal.

With regards to the Goprobball map amendment portion of the request, Goprobball, LLC provided a business plan which stated they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing travel baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east.

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary for turn lanes.

No new odors are foreseen, but the site plan of future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows two detention ponds. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

Map amendments cannot be conditioned, but the Petitioner would need to obtain site plan approval before commencing construction.

With regards to the Maffeo map amendment and special use permits, they plan to purchase the property from Goprobball, LLC.

Mr. and Mrs. Maffeo would like to construct one (1) sixty foot by forty-five foot by sixteen foot (60'X45'X16') metal storage and office building and twelve (12) two hundred foot by thirty foot (200'X30') metal storage warehouses. The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility. The renderings of the office building and other storage buildings were provided.

If approved, development of the site will occur in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, five (5) of the metal storage buildings, and the paved parking area. The five (5) buildings in the southern row will be constructed first. Phase II will commence in Spring 2023 and will consist of the remain metal storage buildings, the six foot (6') privacy fence, and dumpsters.

A two hundred forty-five foot by three hundred foot (245'X300') paved storage area was identified in the business plan. The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic.

Staff would like comments from the Kendall County Health Department regarding the proposed restroom facilities at the property and any other public health concerns.

The site plan shows a proposed one hundred twenty-five feet by four hundred seventy foot (125'X470') stormwater detention pond on the property. No information was provided regarding the depth of the pond. The pond is proposed to be landscaped, but no information regarding landscaping was provided.

The development will require a stormwater management permit.

Staff would like comments from WBK regarding any stormwater related concerns.

The property fronts County Line Road.

Staff would like comments from the Kendall County Highway Department, Kendall County Sheriff's Department, and Seward Township regarding any concerns about having vehicles entering and leaving County Line Road at this location as well as increased traffic at this location.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

While the Troy Fire Protection District previously submitted comments on this proposal, Staff would like to make sure that neither the Troy Fire Protection District nor the Kendall County Sheriff's Department have concerns regarding emergency equipment access the facility.

Based on the submitted lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings appears to be sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

The Petitioners indicated that lit signage will be placed near County Line Road. No specific location or size dimensions were provided.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around the perimeter of the property. The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

The landscaping plan calls for several canopy trees along the eastern and southern portions of the site. No information was provided regarding the trees.

Little noise is anticipated from the proposed operations.

Dumpsters will be provided onsite. No information was provided regarding the location of dumpsters.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

Unlike map amendments, special use permits can be conditioned.

Before issuing a recommendation, Staff would like comments from ZPAC members, the Village of Shorewood, Seward Township, and Troy Fire Protection District.

Anne Vickery, Seward Township Highway Commissioner, stated that the Township was willing to work with the Petitioner and Kendall County Highway Department to address concerns regarding increased traffic and safety in the area of the subject property.

Natalie Engel, Village of Shorewood, stated that Shorewood's plans call for the area to be commercial with residential surrounding the property. She felt that the entertainment use was compatible with commercial uses. She felt that the proposed storage uses were more industrial in nature. The Village would like to meet with the Petitioner and go over how the proposed uses meet with the Village Comprehensive Plan.

Mr. Klaas stated that he had not heard of any planned road improvements at County Line Road and Route 52. Ms. Engel expressed concerns regarding safety at County Line and Route 52. Ms. Vickery would work closely with everyone involved to address safety concerns at County Line and Route 52.

Ms. Andrews noted that she is working on the NRI Report. The application to the Soil and Water Conservation District included information on both the athletic facility and storage uses.

Mr. Rybski asked about concession at the athletic facility. Dan Kramer, Attorney for the Petitioners, stated that they hoped to have the soil information and septic design available at the December ZPAC meeting. Mr. Kramer stated that concessions are planned at the property. The athletic facility will have separate septic facilities from the storage facility. The property drains to the northeast of the property. Mr. Kramer said they were considering one (1) large wet bottom pond instead of two (2) as shown on the current plans. A dry hydrant will be installed in the pond.

Mr. Kramer offered to provide a traffic study to address safety concerns on the adjacent roads.

Mr. Rybski noted the state of soils in that portion of the County in relation to septic systems. He noted that the septic area for the storage facility seems small and it could be expensive to place a septic system in the space shown on the site plan. He suggested more space for the septic system or relocating the septic system to another location on the property.

Mr. Rybski noted that the well will be a non-community well for the athletic facility. The well for the storage facility should not meet the usage requirements for a non-community well.

Mr. Rybski noted that a well was sealed on the farm to the south and there is likely a septic tank somewhere in the area of the sealed well. That septic tank needs an abandonment permit.

Discussion occurred regarding Joliet sewer and water. Ms. Engel responded that Shorewood could serve the property with water and Joliet sometimes provides sewer service to areas inside Shorewood.

Mr. Kramer stated that they hoped to have the septic information ready for the December ZPAC and the engineer will start the stormwater permit process. Mr. Kramer has a meeting scheduled with the Village of Shorewood and was open to having a meeting with the Kendall County Highway Department and Seward Township Road District. Mr. Rybski suggested that Mr. Kramer also meet with the Kendall County Health Department regarding well and septic placement.

Mr. Klaas noted that Seward Township probably would request a right-of-way dedication along County Line Road, at least fifty feet (50') from centerline with the possibility of a utility and drainage easement.

Mr. Kramer requested to wait with all hearings until January 2020.

Without objection, Petition 19-37, 19-38, and 19-39 will be laid over until the December ZPAC meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

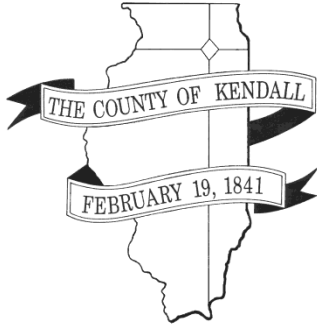
None

ADJOURNMENT

Ms. Andrews made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:44 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Enc.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-39

**John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner)
Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer)
and James and Denise Maffeo (Prospective Buyer)**

**Map Amendment Rezoning Property from A-1 to B-3 and Special
Use Permit for Indoor and Outdoor Storage**

INTRODUCTION

Goprobball, LLC would like to purchase the subject property and sell the northeastern portion of the property to James and Denise Maffeo for indoor and outdoor storage. The site plan is included as Attachment 1, Pages 29.

The property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility.

The property owner has a separate petition (Petition 19-37) to change the Future Land Use Map's classification of this property in the Land Resource Management Plan from Public/Institutional to Commercial. A separate petition (Petition 19-38) has been filed to rezone the northwestern corner of the larger property from A-1 to B-4 for the athletic facility.

The property will be divided by a Plat Act Exemption split; no official subdivision will occur.

SITE INFORMATION

PETITIONERS: John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer)

ADDRESS: Portion of the Northern 18.7 Acres of 195 Route 52

LOCATION: Northeast Corner of Route 52 and County Line Road



TOWNSHIP: Seward

PARCEL #: Northern Part of 09-13-200-002

LOT SIZE: 40 Acres (Total Existing Parcel) 8.69 +/- Acres (Proposed Rezoned and Special Use Area)

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED
ACTION: Map Amendment Rezoning Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage

APPLICABLE
REGULATIONS: Section 13.07 – Map Amendment Procedures

Section 13.08 – Special Use Procedures

Section 9.04.C.16 (B-3 Special Uses) – Outdoor Storage Provided Such Storage is Screen from Adjacent and Surrounding Properties

Section 9.04.C.24 (B-3 Special Uses) – Self-Service Storage Facilities

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 (Will County)	Suburban Development	A-1 (Will County)
West	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU

The aerial of the property is included as Attachment 2. Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 is also pursuing a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 21-23.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on September 26, 2019, see Attachment 1, Pages 17-18.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on October 25, 2019.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on October 25, 2019.

TROY FIRE PROTECTION DISTRICT

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

GENERAL

Per State law, the rezoning portion of the request cannot be conditioned. However, the special use portion of the request could be conditioned.

Goprobball, LLC plans to purchase the property from Hansel Ridge, LLC and then sell the northeastern corner of the property to Mr. and Mrs. Maffeo for the storage business.

BUSINESS OPERATION

According to the information provided to the County, Mr. and Mrs. Maffeo would like to construct one (1) sixty foot by forty-five foot by sixteen foot (60'X45'X16') metal storage and office building and twelve (12) two hundred foot by thirty foot (200'X30') metal storage warehouses. The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility. The renderings of the office building and other storage buildings are included as Attachment 1, Pages 33 and 34.

If approved, development of the site will occur in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, five (5) of the metal storage buildings, the six foot (6') privacy fence, and the paved parking area. The five (5) buildings in the southern row will be constructed first. Phase II will commence in Spring 2023 and will consist of the remain metal storage buildings, and dumpsters.

A two hundred forty-five foot by three hundred foot (245'X300') paved storage area was identified in the business plan. The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

BUILDING AND BUILDING CODES

All structures constructed on the site will require building and occupancy permits.

ENVIRONMENTAL HEALTH

The proposed facilities would be served by well and septic. **The Petitioner provided septic plan information which is included as Attachment 9.**

Staff would like comments from the Kendall County Health Department regarding the proposed restroom facilities at the property and any other public health concerns.

STORMWATER

The site plan shows a proposed one hundred twenty-five feet by four hundred seventy foot (125'X470') stormwater detention pond on the property. No information was provided regarding the depth of the pond. The pond is proposed to be landscaped, but no information regarding landscaping was provided.

The development will require a stormwater management permit.

Staff would like comments from WBK regarding any stormwater related concerns.

ROAD ACCESS

The property fronts County Line Road.

Staff would like comments from the Kendall County Highway Department, Kendall County Sheriff's Department, and Seward Township regarding any concerns about having vehicles entering and leaving County Line Road at this location as well as increased traffic at this location.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

While the Troy Fire Protection District previously submitted comments on this proposal, Staff would like to make sure that neither the Troy Fire Protection District nor the Kendall County Sheriff's Department have concerns regarding emergency equipment accessing the facility.

LIGHTING

Based on the lighting plan submitted on Attachment 1, Page 30, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings appears to be sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

SIGNAGE

The Petitioners indicated that lit signage will be placed near County Line Road. No specific location or size dimensions were provided.

SECURITY

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around the perimeter of the property. The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

LANDSCAPING

The landscaping plan (Attachment 1, Page 29) calls for several canopy trees along the eastern and southern portions of the site. No information was provided regarding the trees.

NOISE CONTROL

Little noise is anticipated from the proposed operations.

REFUSE PLAN

Dumpsters will be provided onsite. No information was provided regarding the location of dumpsters.

RELATION TO OTHER SPECIAL USES

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

RECOMMENDATION

Before issuing a recommendation, Staff would like comments from ZPAC members, the Village of Shorewood, Seward Township, and Troy Fire Protection District.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email
9. **Septic Plan Information**
10. **November 5, 2019 ZPAC Minutes**


DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION
PROJECT NAME Goprobball, LLC
FILE #: 14-39

NAME OF APPLICANT Goprobball, LLC		
CURRENT LANDOWNER/NAME(s) Hansel Ridge, LLC		
SITE INFORMATION ACRES 18.75	SITE ADDRESS OR LOCATION Vacant Land County Line Road	ASSESSOR'S ID NUMBER (PIN) part of 09-13-200-002
EXISTING LAND USE row crops	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP A-1
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>See attached</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE: Major, Minor		
¹PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge Street, Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630-553-9500	PRIMARY CONTACT FAX # 630-553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
²ENGINEER CONTACT John Tebrugge	ENGINEER MAILING ADDRESS	ENGINEER EMAIL info@tebruggeengineering.com
ENGINEER PHONE # 815-786-0195	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT 		DATE 9-27-19.

 FEE PAID: \$ 1465

 CHECK #: 5351
¹Primary Contact will receive all correspondence from County

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

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

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

Both the Village of Shorewood and the City of Joliet have various residential and commercial uses along major intersections within the Mile and a Half Planning Jurisdiction in the area of the property. Further there is an intense agricultural grain warehouse to the south property on the south side of Route 52. The land to the west and north is agricultural land which would not be disturbed by our intended use.

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

A-1 Agricultural, Special Use for intense Agricultural Use, and a mixture of municipal residential and commercial not adjacent but in the general area

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

The property is suitable for row crop agricultural as is indicated by farming on the site. The Kendall County Land Resource Management Plan called for the subject property to be used for school purposes, which intention has now been abandoned in that the School District sold the land to a private investor and has no intention of building a school.

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 is basically stable with slow residential growth coming back after the market crash. The recreational indoor baseball facility and outdoor recreational uses blend well with the need for facilities that my client currently is experiencing in the Village of Shorewood. The facility would further provide active sports fields indoors for traveling teams for both baseball and softball that currently have to travel great distances to find suitable facilities for year round sports.

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

Having the recreational facility both indoor and outdoor is as consistent as one can come with the institutional school use which would have provided an indoor gym and athletic facilities as well as educational facilities. We believe the proposed use of the subject property by Petitioners comports to the change in ownership but intention of the use of the property by the Kendall County Land Resource Plan

Special Use Findings of Fact for B-3 Special Use Zoning

1. The proposed storage Special Use is set to the rear of the 8.6092 acres and is a good destination use for the rear portion of the proposed B-3 Zoning District Property. It will be totally fenced and provide a valuable service for the outlying residential users for the Village of Shorewood and the Joliet Area. It will be a totally secure facility.

It creates no adverse public health, safety or moral conflicts.

2. The proposed use is a good buffer to the baseball/recreational facility to the rear, and the combination street drive entrance promotes future arterial traffic on County Line Road with only one road cut. Adequate buffers in terms of fencing and landscaping to the east are provided. To the north there would be a detention facility which serves as a buffer. To the south there would be some landscaping and again the street as the setback.
3. The proposed use is a very low utility user in that it will only need private septic and well for a small office. Electrical service will be provided to the facility along the private drive shared with the recreational sports facility to the west.
4. No variances of any kind are requested and the facility will be designed in total compliance with Kendall County Zoning Requirements.
5. Given the fact that the Comprehensive Plan will be modified to accommodate both the storage use, the B-3 uses along the front of the property adjoining County Line Road and is complimentary to the sports facility in the back in that it will have very little in and out traffic and share the joint expense of the private roadway. We believe permitting business zoning in this area of County Line Road and Route 52 given the large elevator use to the southwest compliments the development in the area and would be a compliment to any residential use in the vicinity that would be developed in the future either at the Village of Shorewood's approval or by Kendall County Zoning.

B3 SPECIAL USE ZONING APPLICATION REQUIREMENTS
FOR JAMES MOFFEO

1. Enclosed please find detailed Storage Facilities Site Plan.

The proposed drawing shows the entire intended buildout, which could involve the buildings being turned in an East/Westerly direction, but within the same footprint. The Applicant will construct the Office Building adjacent to the private roadway and one of the East/West Buildings first and then probably do in terms of phasing two buildings going in a North/South direction with the smaller units at the time.

The fencing around the entire facility will either be a solid fencing in conformity with the Kendall County fence standard not in excess of 6 ft. or will be a cyclone fence with slatted totally opaque materials contained therein. There will be a limited number of lights in the parking area, and battery packs on the building.

Parking for customer use including Handicapped at the small office building at the Southwestern end of the property is duly noted with three customer spaces and one handicap space. Appropriate drive distance aisles will be provided between buildings, but no permit parking shall be permitted thereon.

2. We are attaching a preliminary Landscape Plan.
3. We are attaching a preliminary Photometric Plan which shows Street lighting on the private roadway and in the Parking lot of the GoPro Baseball facility. On the Storage Facility we expect battery packed lighting on the buildings themselves.
4. Signage will be contained in a Signage Easement common to both properties with a permanent monument sign at the corner of the private roadway and Countyline Road. When we submit detailed Site Plan drawings we will have a Sign Easement for the permanent signage and will provide enough signage space for future business users along the B3 so that we only need one central sign for both filings. It is anticipated the sign will be lit because the baseball facility primarily operates during the months where we have shorter daylight times and we do need notice to customers where it is at to the rear of the property. There will be no fencing on the GoPro Facility.
5. Each business will have a refuse area and on the detailed Site Plan, we will show a fenced in trash containment area.

Both business the Special Use and GoPro will anticipate starting business sometime in 2020 and commence construction so long as all Zoning is in place around mid 2020 or late Spring, 2020.
6. Attached is a Business Plan for the Storage Facility.
7. Attached is the B3 Special Use Findings for the Storage Facility.

8. Attached is a drawing of the main Office Building and indoor Storage Facility (1 building) for B3 Special Use. (Color rendering)
9. Attached is a drawing for Unit Building elevation B3 (color rendering) Storage Building, small units will be the same design.

LEGAL DESCRIPTION OF TRACT 1 (B-4 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line, 53.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois;

AND ALSO that Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter feet for the point of beginning; thence Easterly, parallel with said North Line, 546.10 feet; thence Southerly at an angle of $89^{\circ}33'03''$ measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 546.10 feet; thence Northerly at an angle of $90^{\circ}26'57''$ measured clockwise from the last described course, 692.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District
and Special Use for indoor/outdoor storage 9.0C.16 and 24

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use
Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY
COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for
Outdoor Storage.

OWNER
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:

[Redacted Signature]

Authorized Representative

[Handwritten Signature]
[Redacted Signature]

Dated: 9/27/19

**SPECIAL WARRANTY DEED****PREPARED BY:**

John F. Dixon
Law Offices of John F. Dixon, LLC
1415 West 55th Street
Suite 101
Countryside, IL 60525
Tel: (708) 352-1800
Fax: (708) 352-1888

201900000682

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 1/17/2019 10:23 AM
WD: 41.00 RHP'S FEE: 10.00
STATE TAX: 385.00
COUNTY TAX: 192.50
PAGES: 6

COUNTY OF KENDALL *SM*
REAL ESTATE TRANSFER TAX

\$ 192.50

(The Above Space For Recorder's Use Only)

THE GRANTOR, D.W. Burke & Associates, LLC, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A**, attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

SUBJECT TO: See Permitted Exceptions in Exhibit B attached hereto

SUBSEQUENT TAX BILLS TO:

Hansel Ridge, L.L.C.
7502 E. Hansel Road
Channahon, IL 60410

AFTER RECORDING RETURN TO:

Castle Law
Attn: Theresa Dollinger
822 129th Infantry Drive
Suite 104
Joliet, Illinois 60435

C.T.L./CY
189619000682
102KB



DATE: December 20, 2018

GRANTOR:

D.W. Burke & Associates, LLC,
An Illinois limited liability company


Donald W. Burke, Jr., Manager

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20th day of December, 2018




Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET, TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. 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 with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004



Debbie Gillette

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

- A. ☐ That the attached deed is not in violation of 765 ILS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B. ☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 10. The conveyance is of land described in the same manner as title was taken by grantor(s).

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

SUBSCRIBED AND SWORN BEFORE ME

This 21st day of December, 2018

[Redacted Signature]

Signature of Notary Public

D.W. Burke & Associates, LLC

By: Donald W. Burke, Jr., Manager

By: [Redacted Signature]

Kathy L. Lake, Attorney-in-fact



Unofficial

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC
 Address 7502 E Hansel Rd
 City Channahon State IL Zip 60410
2. Nature of Benefit Sought _____
3. Nature of Applicant: (Please check one)
 Natural Person _____
☒ Corporation _____
 Land Trust/Trustee _____
 Trust/Trustee _____
 Partnership _____
 Joint Venture _____
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Limited Liability Company
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

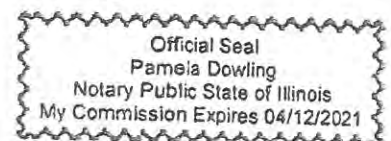
NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Theresa Dollinger, [REDACTED]

I, Theresa Dollinger, VERIFICATION _____, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 27th day of September, A.D. 2019

(seal)

[REDACTED]
Notary Public



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC
 Address 24317 W 143rd Street
 City Plainfield State IL Zip 60544
2. Nature of Benefit Sought run baseball/soccer facility
3. Nature of Applicant: (Please check one)
 - ☐ Natural Person
 - ☒ Corporation/LLC
 - ☐ Land Trust/Trustee
 - ☐ Trust/Trustee
 - ☐ Partnership
 - ☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>Jason Shelley</u>	[REDACTED]	<u>85%</u>
<u>James Maffeo</u>	[REDACTED]	<u>15%</u>
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

Jason Shelley [REDACTED] 9-26-19
Colleen Hanson VERIFICATION Manager

Subscribed and sworn to before me this 26th day of September, A.D. 2019

(seal)



Notary Public

LAW OFFICES
OF

Daniel J. Kramer

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

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

September 26, 2019

Kendall County SWCD
Attn: Megan
7775A Route 47
Yorkville, IL 60560

Re: GoProball, LLC Zoning & Special Use Application

Dear Megan:

Enclosed please find KCSWCD Application for NRI Report and Zoning/Special Use Drawing. A check in the amount of \$627.00 made payable to the Kendall County SWCD. If you need any additional information please feel free to contact me.

Very truly yours,



Daniel J. Kramer
Attorney at Law

DJK/cth

Enclosures



**Kendall County Soil & Water
Conservation District**

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Goprobail, LLC

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Contact Person: Attorney Daniel J. Kramer

1107A S. Bridge Street

Yorkville, IL 60560

(630) 553-9500

dkramer@dankramerlaw.com

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

Site Location & Proposed Use

Township Name Seward

Township 35 N, Range 8 E, Section(s) 13

Parcel Index Number(s) part of 09-13-200-002

Project or Subdivision Name Goprobail

Number of Acres 18.75

Current Use of Site agricultural

Proposed Use baseball & soccer fields

Proposed Number of Lots 2

Proposed Number of Structures 2

Proposed Water Supply well

Proposed type of Wastewater Treatment septic

Proposed type of Storm Water Management detention pond

Type of Request

☒ Change in Zoning from A-1 to See attached

☐ Variance (Please describe fully on separate page)

☐ Special Use Permit (Please describe fully on separate page)

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

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

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

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

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

Fee for first five acres and under	\$	<u>375.00</u>
<u>14</u> Additional Acres at \$18.00 each	\$	<u>252.00</u>
Total NRI Fee	\$	<u>627.00</u>

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

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

[Signature]
Petitioner or Authorized Agent

7-26-19
Date

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

FOR OFFICE USE ONLY

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

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District
and Special Use for indoor/outdoor storage 9.0C.16 and 24

GO PRO BASEBALL ACADEMY, INC

PAY
TO THE
ORDER OF

Kindall County Treasurer
Five hundred and no/100

BMO Harris Bank
BMO Harris Bank N.A.
Chicago, Illinois

FOR

Young Apple

DATE

9-26-19

\$ *500.00*

DOLLARS

GO PRO BASEBALL ACADEMY, INC

PAY
TO THE
ORDER OF

KCSWCB

Five hundred twenty seven and no/100

BMO Harris Bank
BMO Harris Bank N.A.
Chicago, Illinois

FOR

First and W 8th

DATE

9-26-19

\$ *627.00*

DOLLARS



Applicant: Goprobball, LLC
Contact: Attorney Daniel J. Kramer
Address: 1107A South Bridge St
 Yorkville, IL 60560

Project: GoProbball
Address: County Line Road, Shorewood

IDNR Project Number: 2003132
Date: 09/25/2019

Description: Indoor/Outdoor facility for baseball and soccer fields

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 35N, 8E, 13



IL Department of Natural Resources

Contact

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

Government Jurisdiction

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

Disclaimer

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

IDNR Project Number: 2003132

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: 2003132

**EcoCAT Receipt****Project Code** 2003132**APPLICANT****DATE**

Goprobball, LLC
 Attorney Daniel J. Kramer
 1107A South Bridge St
 Yorkville, IL 60560

9/25/2019

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

Maffeo Business Plan

10-08-19

Timeline

- Phase 1 Construction Spring - Summer 2020
- Phase 2 Construction Spring 2023

Plan

- Phase 1 60' x 45' x 16 ' Metal Building
Office
Restrooms
Inside storage for recreational vehicles
- Phase 2 2 200' x 30' Metal Buildings
Mini Storage Warehouse
245' x 300' Paved outside Area
4 200' x 30' Metal Storage Warehouse
6 foot Privacy Fence Surrounding entire area
Dumpsters Provided
No lighting plan completed at this time

Employees

One employee /3-5 days per week

Hours

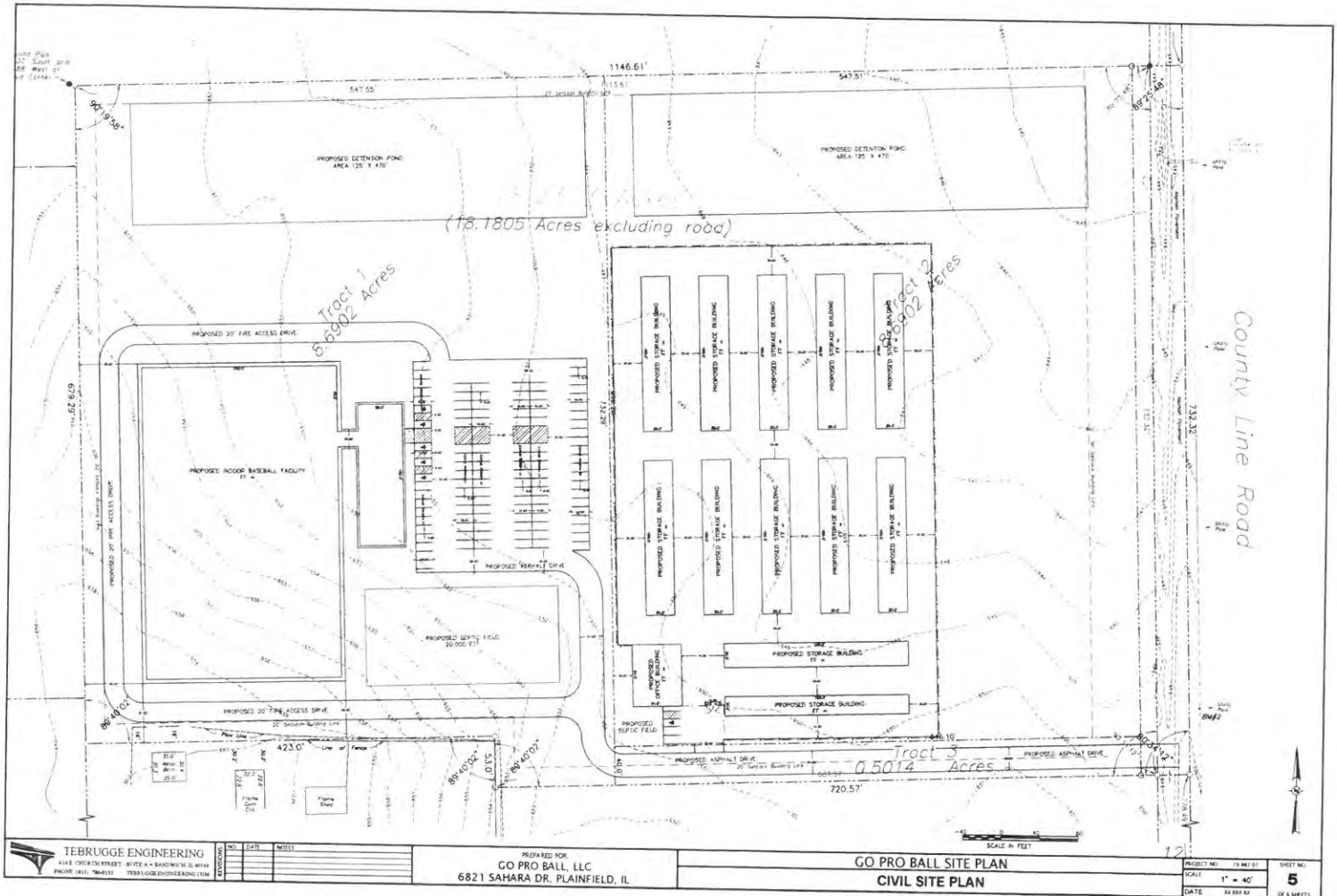
Outside Storage/ 24 hour access

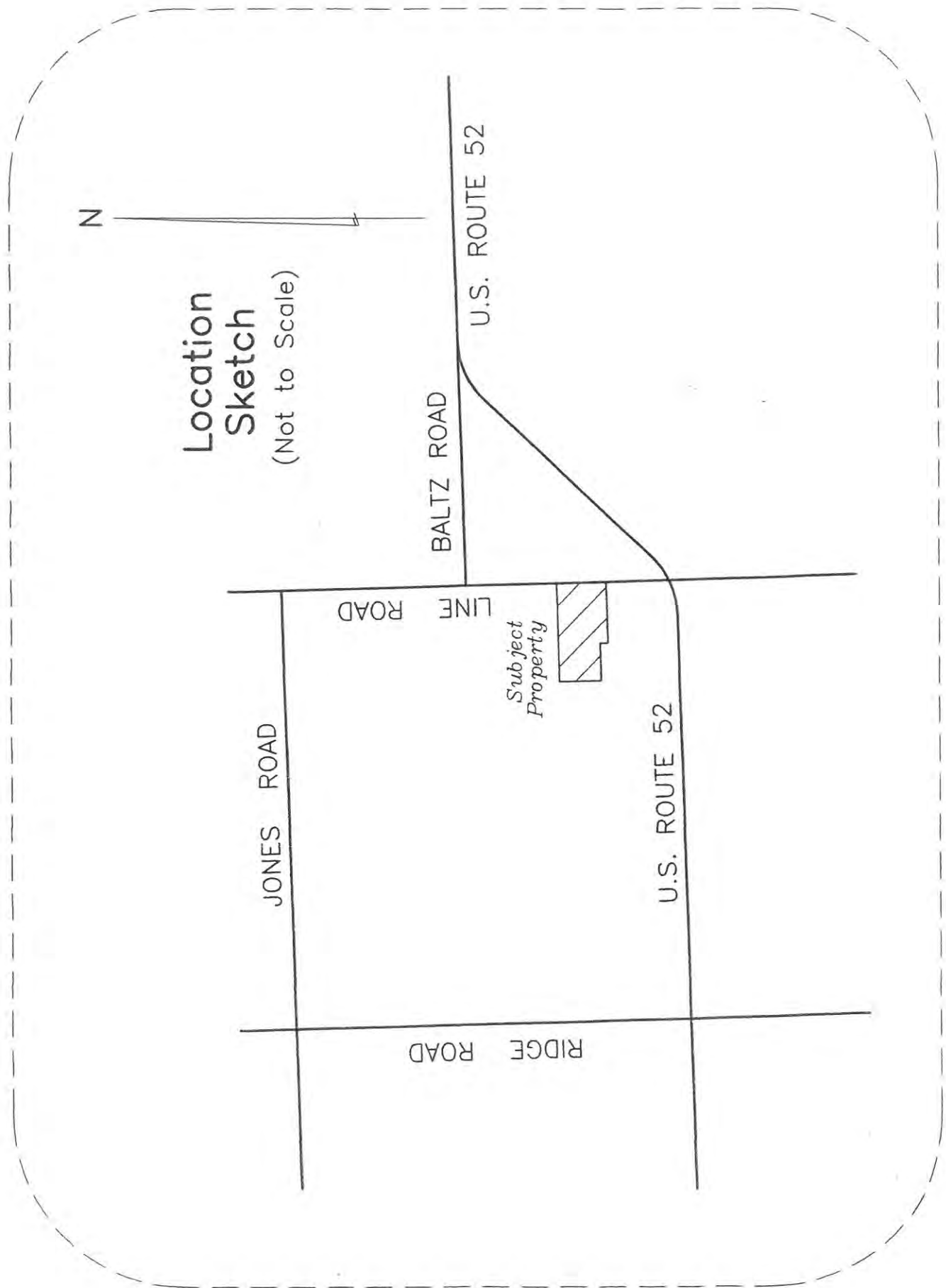
Mini Warehouses / 7 AM – 7 PM daily

Office building by appointment

Signage

Lighted sign for both buildings





09-13-200-003

18.7355	Acres
---------	-------

(18.1805 Acres excluding road)	
--------------------------------	--

part of 09-13-200-002

$A = I$

Hanson Rice, LLC

09-13-400-Q10

09-13-400-009

09-13-400-008

Delong Co. Inc
A-1 Special Use

09-13-400-007
Delong Co. Inc
A-7

TEBRUGGE ENGINEERING
419 E. CLARCH STREET • SUITE A • SAND SPON, IL 60449
JONES, (815) 756-1190 TEBRUGGE@TEBRUGGE.COM

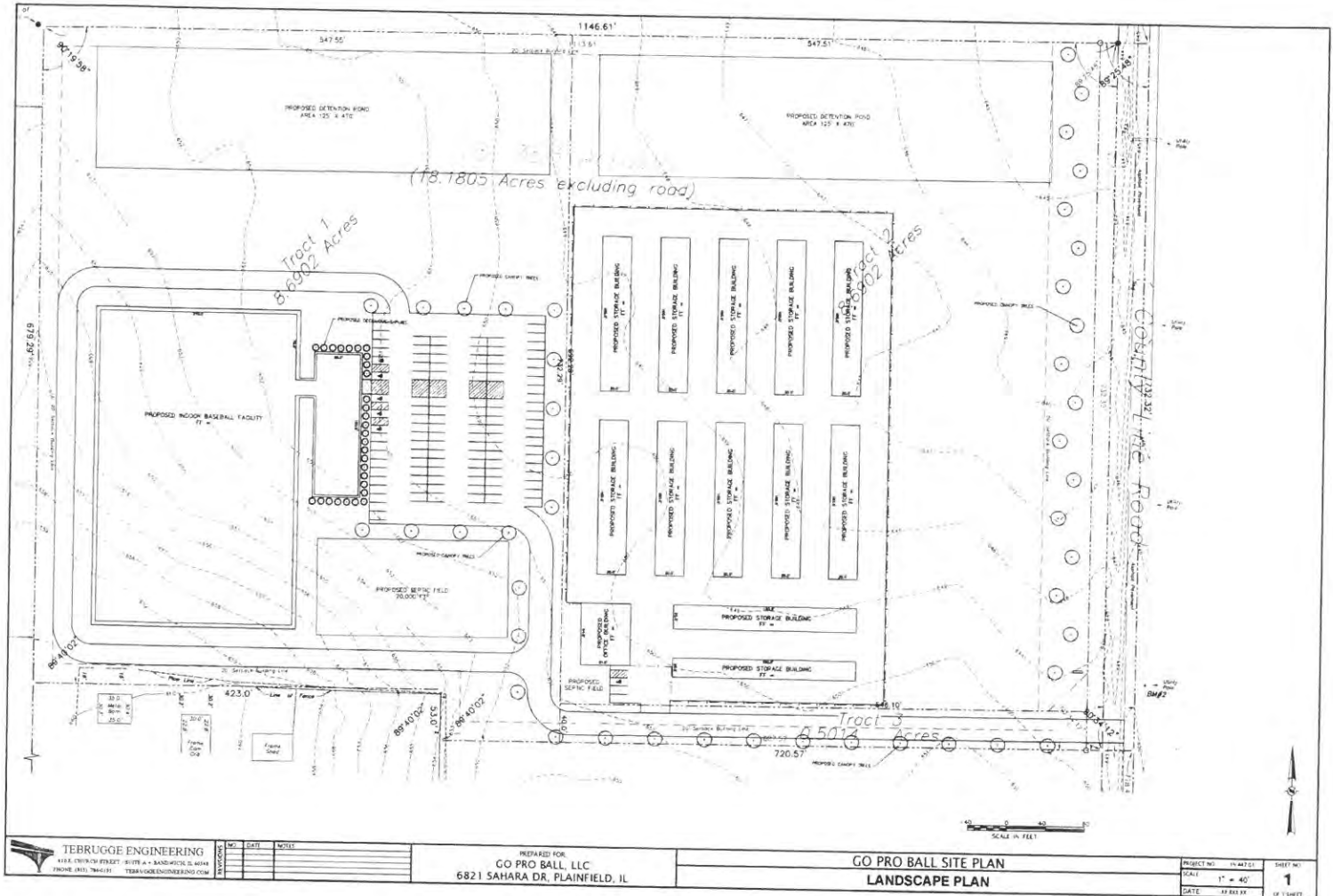
PREPARED FOR:
GO PRO BALL, LLC
5821 SAHARADR PLAINFIELD

PRO BALL SITE PLAN

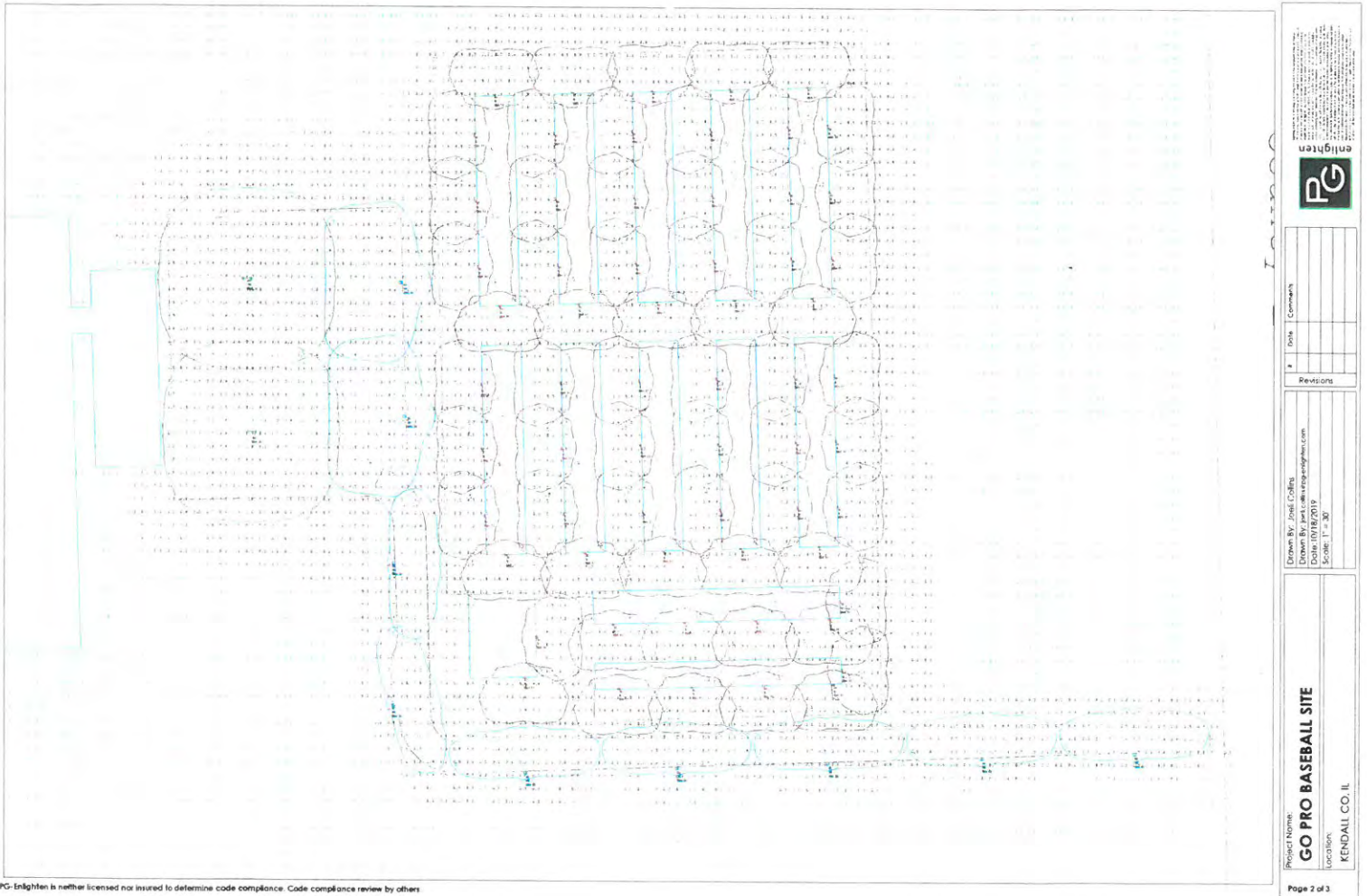
PROJECT NO.	10-00-01	SHEET NO.	1
DATE	10-00-01		

DATE	RECEIVED	OF 1 SUBJECTS
10/10/10	10/10/10	10/10/10

233



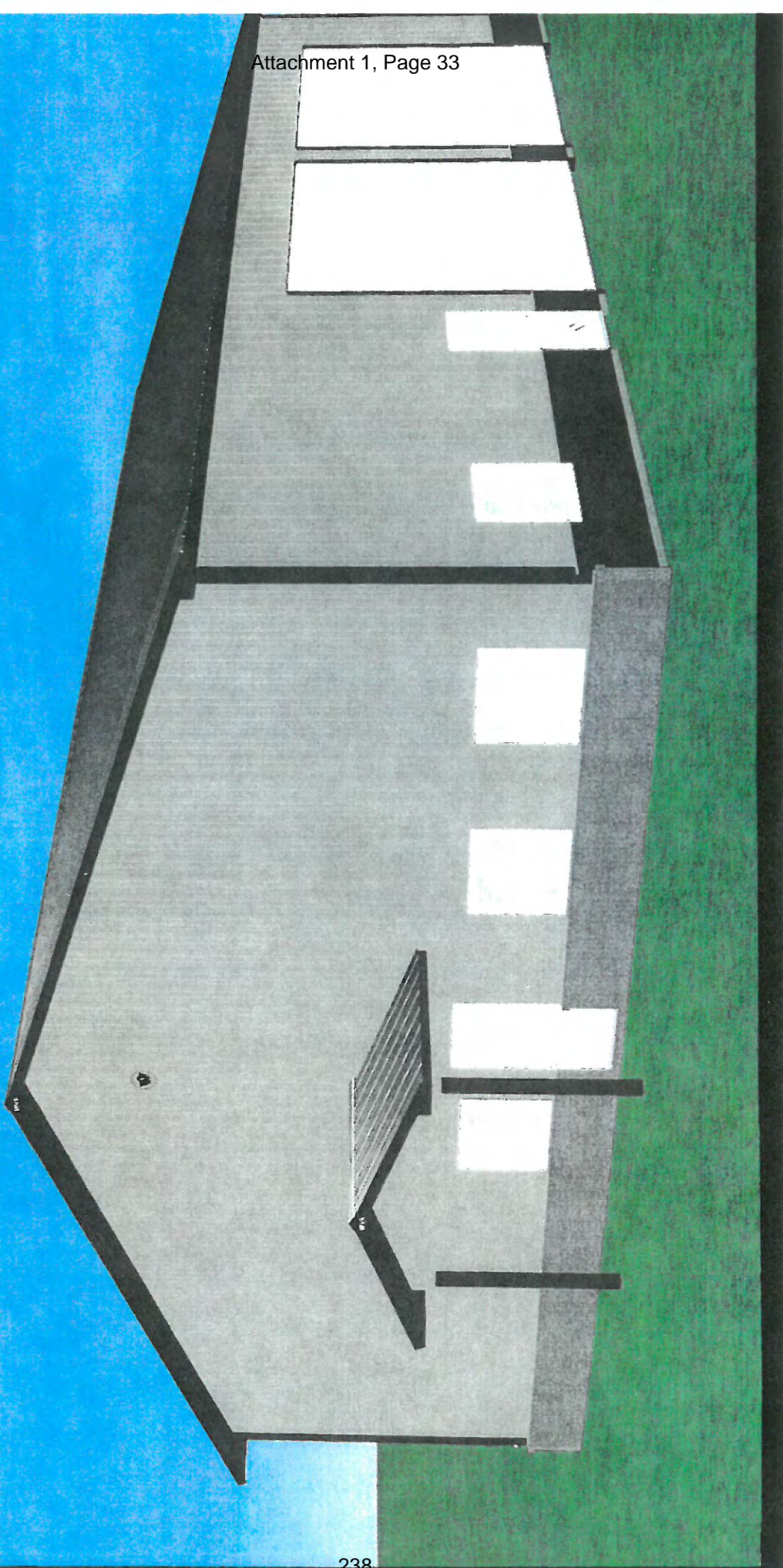




Luminaire Location Summary						
Luminaire	Tag (City)	Label	X	Y	Z	Orient
1	B (I)	UNC-3-24.4K-105-4	11074.476	11145.501	11	180
2	B (I)	UNC-3-24.4K-105-4	11074.476	11045.501	11	180
3	B (I)	UNC-3-24.4K-105-4	11074.455	11045.501	11	180
4	B (I)	UNC-3-24.4K-105-4	11064.45	11147.27	11	180
5	B (I)	UNC-3-24.4K-105-4	11085.899	11097.27	11	180
6	B (I)	UNC-3-24.4K-105-4	11061.459	11047.27	11	180
7	B (I)	UNC-3-24.4K-105-4	11144.424	11149.039	11	180
8	B (I)	UNC-3-24.4K-105-4	11145.873	11099.039	11	180
9	B (I)	UNC-3-24.4K-105-4	11141.403	11049.039	11	180
10	B (I)	UNC-3-24.4K-105-4	11204.298	11150.808	11	180
11	B (I)	UNC-3-24.4K-105-4	11205.847	11100.808	11	180
12	B (I)	UNC-3-24.4K-105-4	11201.377	11050.808	11	180
13	B (I)	UNC-3-24.4K-105-4	11264.372	11152.574	11	180
14	B (I)	UNC-3-24.4K-105-4	11265.921	11102.574	11	180
15	B (I)	UNC-3-24.4K-105-4	11261.351	11052.574	11	180
16	B (I)	UNC-3-24.4K-105-4	11018.875	11335.416	11	180
17	B (I)	UNC-3-24.4K-105-4	11020.324	11285.416	11	180
18	B (I)	UNC-3-24.4K-105-4	11021.854	11235.416	11	180
19	B (I)	UNC-3-24.4K-105-4	11078.849	11337.187	11	180
20	B (I)	UNC-3-24.4K-105-4	11080.298	11287.187	11	180
21	B (I)	UNC-3-24.4K-105-4	11081.828	11237.187	11	180
22	B (I)	UNC-3-24.4K-105-4	11138.823	11338.956	11	180
23	B (I)	UNC-3-24.4K-105-4	11140.272	11288.956	11	180
24	B (I)	UNC-3-24.4K-105-4	11141.802	11238.956	11	180
25	B (I)	UNC-3-24.4K-105-4	11198.726	11340.725	11	180
26	B (I)	UNC-3-24.4K-105-4	11200.245	11290.725	11	180
27	B (I)	UNC-3-24.4K-105-4	11201.775	11240.725	11	180
28	B (I)	UNC-3-24.4K-105-4	11248.77	11347.494	11	180
29	B (I)	UNC-3-24.4K-105-4	11240.212	11292.494	11	180
30	B (I)	UNC-3-24.4K-105-4	11281.749	11345.494	11	180
31	B (I)	UNC-3-24.4K-105-4	11284.437	11343.378	11	0
32	B (I)	UNC-3-24.4K-105-4	11291.086	11293.378	11	0
33	B (I)	UNC-3-24.4K-105-4	11292.616	11243.378	11	0
34	B (I)	UNC-3-24.4K-105-4	11295.238	11193.461	11	0
35	B (I)	UNC-3-24.4K-105-4	11292.887	11103.461	11	0
36	B (I)	UNC-3-24.4K-105-4	11298.217	11053.461	11	0
37	B (I)	UNC-3-24.4K-105-4	11043.76	11015.874	11	270
38	B (I)	UNC-3-24.4K-105-4	11103.734	11017.345	11	270
39	B (I)	UNC-3-24.4K-105-4	11163.708	11019.114	11	270
40	B (I)	UNC-3-24.4K-105-4	11224.687	11020.863	11	270
41	B (I)	UNC-3-24.4K-105-4	11283.654	11022.661	11	270
42	B (I)	UNC-3-24.4K-105-4	11338.147	11025.276	11	270
43	B (I)	UNC-3-24.4K-105-4	11378.171	11027.047	11	270
44	B (I)	UNC-3-24.4K-105-4	11158.065	11206.616	11	270
45	B (I)	UNC-3-24.4K-105-4	11216.049	11210.565	11	270
46	B (I)	UNC-3-24.4K-105-4	11278.043	11212.363	11	270
47	B (I)	UNC-3-24.4K-105-4	11093.416	11367.997	11	90
48	B (I)	UNC-3-24.4K-105-4	11213.364	11371.535	11	90
49	B (I)	UNC-3-24.4K-105-4	11033.447	11366.228	11	90
50	B (I)	UNC-3-24.4K-105-4	11153.36	11349.766	11	90
51	B (I)	UNC-3-24.4K-105-4	11273.336	11373.304	11	90
52	B (I)	UNC-3-24.4K-105-4	11067.987	10955.874	11	0
53	B (I)	UNC-3-24.4K-105-4	11067.894	10971.804	11	270
54	B (I)	UNC-3-24.4K-105-4	11125.312	10963.573	11	270
55	B (I)	UNC-3-24.4K-105-4	11252.312	10967.73	11	270
56	B (I)	UNC-3-24.4K-105-4	11035.312	10944.089	11	270
57	B (I)	UNC-3-24.4K-105-4	11180.312	10944.209	11	270
58	B (I)	UNC-3-24.4K-105-4	11129.926	10913.428	11	270
59	B (I)	UNC-3-24.4K-105-4	11293.315	10917.54	11	270
60	B (I)	UNC-3-24.4K-105-4	11241.375	10916.281	11	270
61	B (I)	UNC-3-24.4K-105-4	11158.375	10914.858	11	270
62	A3 (I)	RAP-2-300-110-4K-7-3-BC	11525.502	10844.248	20	92.022
63	A3 (I)	RAP-2-300-110-4K-7-3-BC	11408.564	10840.737	20	92.022
64	A3 (I)	RAP-2-300-110-4K-7-3-BC	11291.627	10855.967	20	92.022
65	A3 (I)	RAP-2-300-110-4K-7-3-BC	11174.695	10811.935	20	92.022
66	A3 (I)	RAP-2-300-110-4K-7-3-BC	11058.751	10648.03	20	92.022
67	A3 (I)	RAP-2-300-110-4K-7-3-BC	10957.141	10699.661	20	15
68	A3 (I)	RAP-2-300-110-4K-7-3-BC	10857.143	10648.474	20	0
69	A1 (I)	RAP-2-300-165-4K-7-4W	10845.072	11223.192	20	180
70	A1 (I)	RAP-2-300-165-4K-7-4W	10948.088	11121.085	20	0
71	A2 (I)	RAP-2-300-165-4K-7-5GW	10848.965	11126.648	20	0
72	A2 (I)	RAP-2-300-165-4K-7-5GW	10844.949	11225.597	20	0
73	B (I)	UNC-3-24.4K-105-4	11300.457	10981.014	11	0
74	B (I)	UNC-3-24.4K-105-4	11307.037	10928.534	11	0

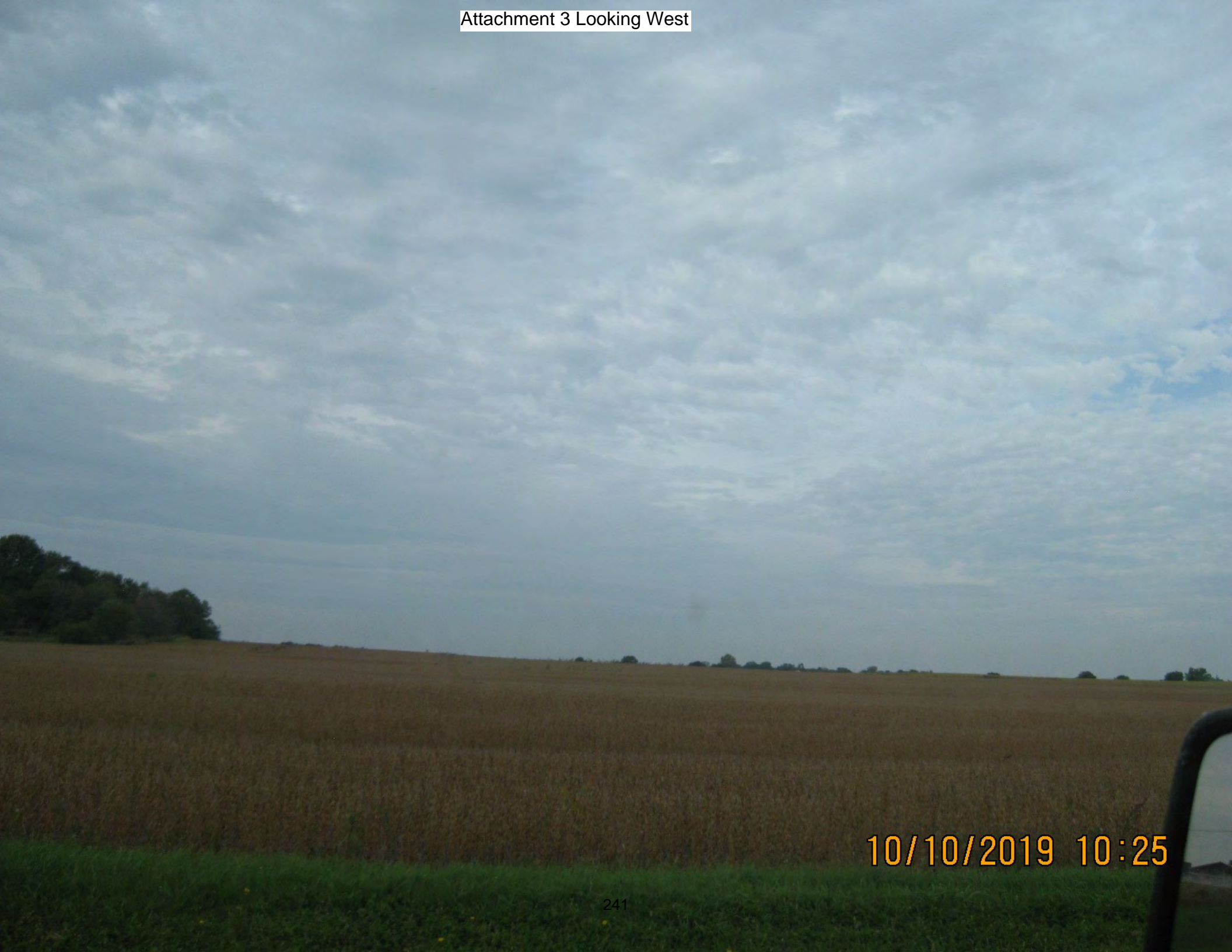
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Project Name: GO PRO BASEBALL SITE	Drawn By: Joel Collins Drawn By Path: collinsj@pginc.com Date: 10/18/2019 Scale: As Shown												
Location: KENDALL CO. IL	Revisions: <table border="1"> <tr> <th>#</th> <th>Date</th> <th>Comment</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	#	Date	Comment									
#	Date	Comment											









10/10/2019 10:25



10/10/2019 10:25





10/10/2019 10:26



10/10/2019 10:25

Matt Asselmeier

From: andrew doyle <adoyle@troyfpd.com>
Sent: Thursday, October 10, 2019 1:29 PM
To: Matt Asselmeier
Subject: [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,
Andy

Andrew Doyle

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



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From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Thursday, October 10, 2019 12:36 PM
To: andrew doyle
Subject: 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

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

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KENDALL COUNTY HEALTH DEPARTMENT

811 W. John Street, Yorkville, IL 60560-9249 630/553-9100 Administration Fax 630/553-9605



Public Health
Prevent. Promote. Protect.

November 27, 2019

RE: Proposed Development with Private Onsite Wastewater Disposal Systems
RE: PIN # 09-13-200-002

To Whom it May Concern,

A preliminary planning meeting was held today, November 27, 2019, with Dan Kramer, Ted McCannon, and myself, Lauren Belville, to discuss preliminary design plans for the onsite wastewater disposal systems needed to service the two proposed facilities, namely the proposed Go Pro Baseball Academy and the proposed Storage Facility, to be included in the development of this parcel 09-13-200-002.

After reviewing and discussing the preliminary design plans for the onsite wastewater treatment systems, at this current time we do not have any objections or restrictions as to the use of private onsite wastewater disposal systems as a means for sewage disposal for these proposed facilities. Formal design review will occur at a later date after formal permit application and required plans are submitted.

If you have any questions or concerns regarding this matter please contact me directly at 630-553-8054.

Sincerely,

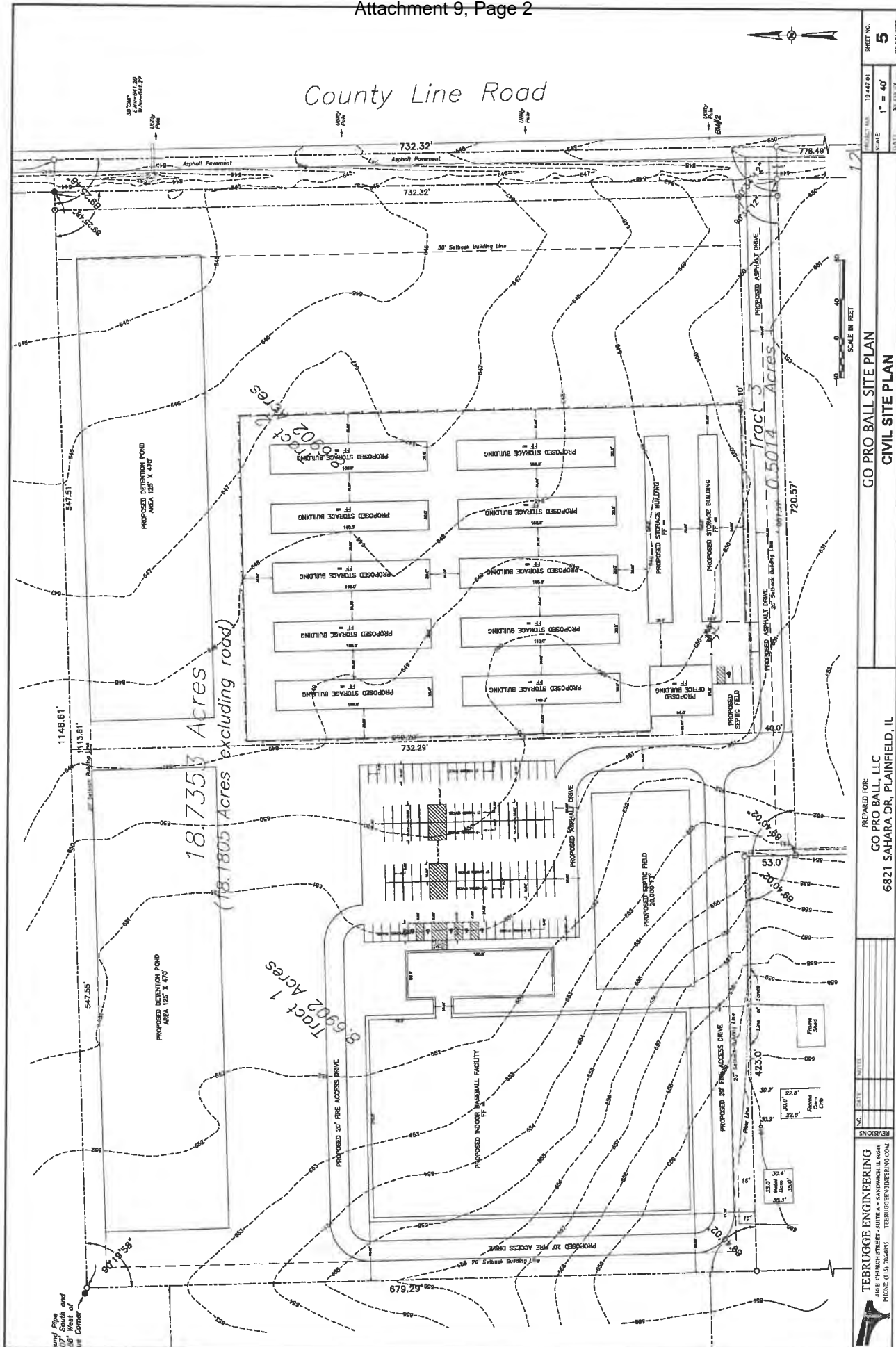
Lauren Belville, LEHP
Well & Septic Program Coordinator
Environmental Health Services
Kendall County Health Department

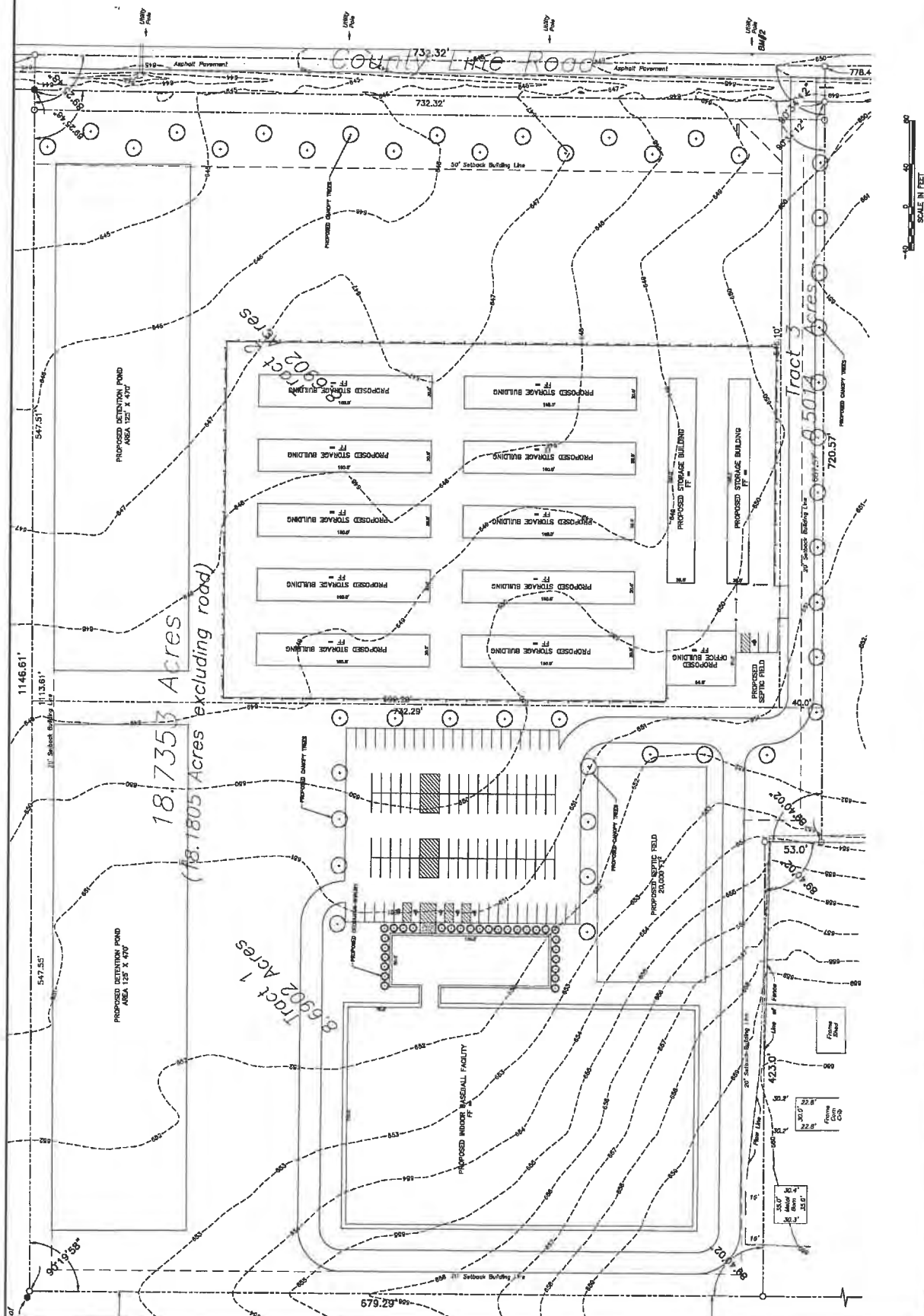
Kendall County Location
811 West John Street
Yorkville, Illinois 60560
630/553-9100 Fax 630/553-9605

Kendall-Grundy Community Action
A Unit of Kendall County Health Department

PARTNERSHIP
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Grundy County Location
1802 N. Division St., Rm. 602
Morris, Illinois 60450
815/941-3262 Fax 815/942-3925





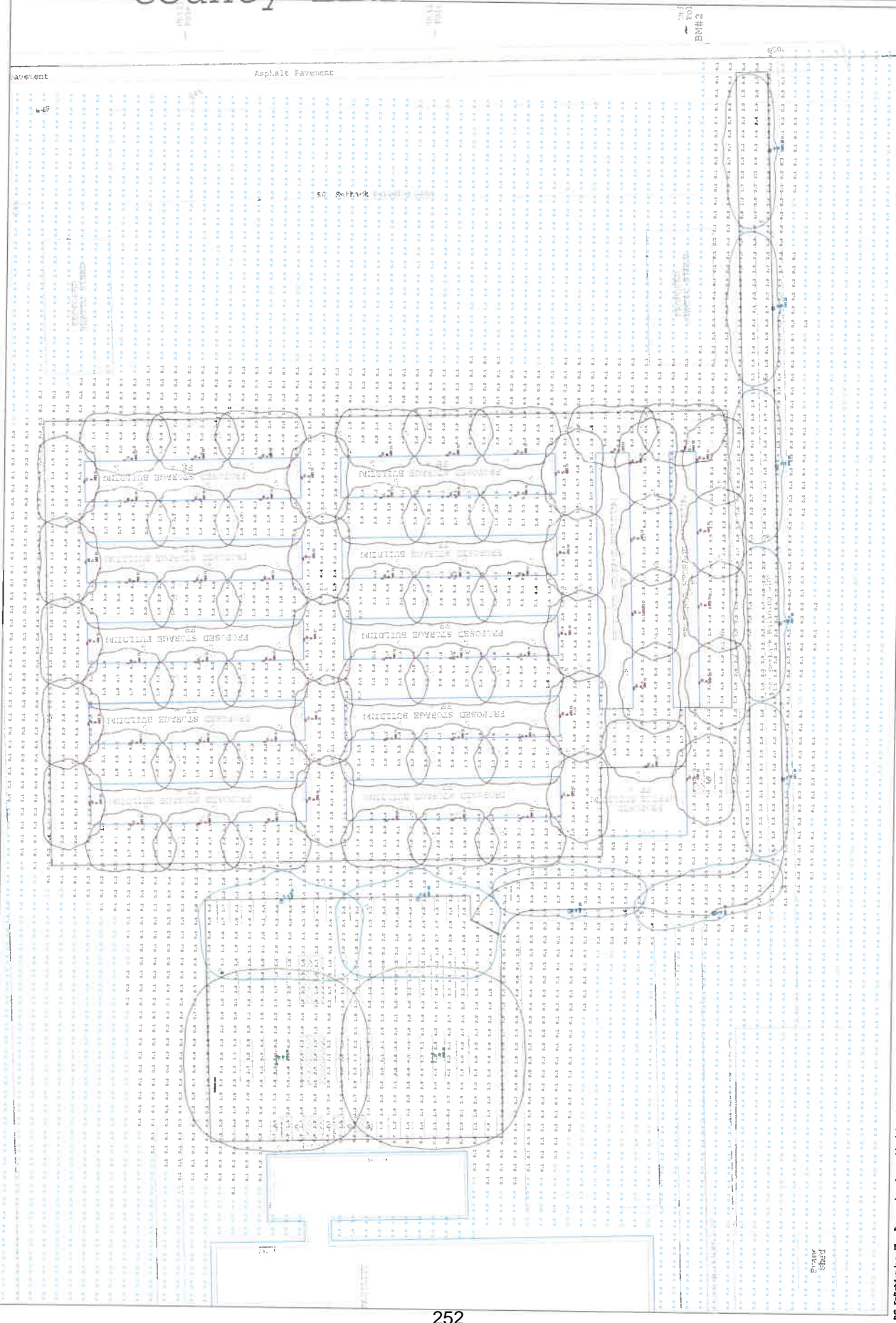
County Line Road

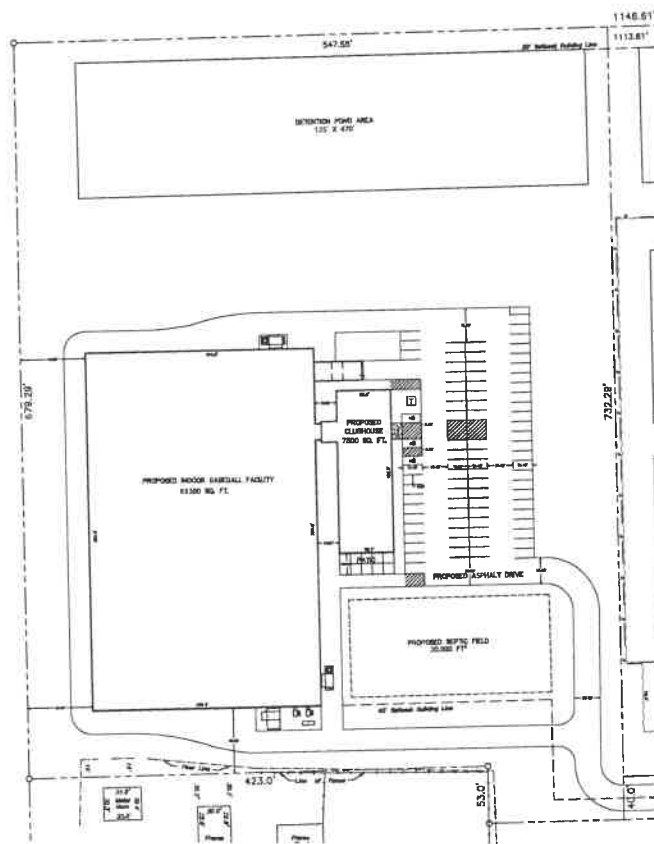
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1	2	A1	RAR2-3201-15-AK2-4W	1 SINGLE	21489	21489	153.6
2	2	A2	RAR2-3201-15-AK2-50W	2 1/2 1W (30GRES)	21978	21978	153.6
3	7	A3	RAR2-3201-10-AK2-3-BC	1 SINGLE	9030	9030	82.8
4	63	B	LNC2-2414K-105-4	3 SINGLE	7402	7402	82.8

Calculation Summary						
Label	Cold Type	Units	Avg	Max	Avg /Min	Max /Min
PROPERTY PLANT	Illuminance	Fc	0.5	3.7		
ENTRY DRIVE	Illuminance	Fc	2.19	7.1	0.5	7.4
PARKING LOT	Illuminance	Fc	0.5	6.3	0.5	12.60
STORAGE AREA	Illuminance	Fc	2.58	7.1	0.3	23.67
					Avg /Min	Readings @ Grade

Parking Lot Design Guide		Basic conditions (for type conditions)	Basic physical characteristics (in consideration of security & vulnerability)	Security (frequency, duration, special)	High security (frequency, duration, special)
Minimum bollards (measured on parking surface by measuring from any object)	2,00-2	basic	50/0-5	10-20/1-5	30-6-60/0-5-6-0
Minimum bollards (measured on parking surface by measuring from any object)	20-1	20-1	15-1	15-1	30-6-60/0-5-6-0
Minimum bollards (measured on parking surface by measuring from any object)	1,00-1	1,00-1	2,0-3-25	5-6-60/0-5-6-0	12-40/1-2-4-0

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.





PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



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RD, NEAR RTE
52
KENDALL,
COUNTY, IL

CONCEPT
BUILDING &
SITE PLAN

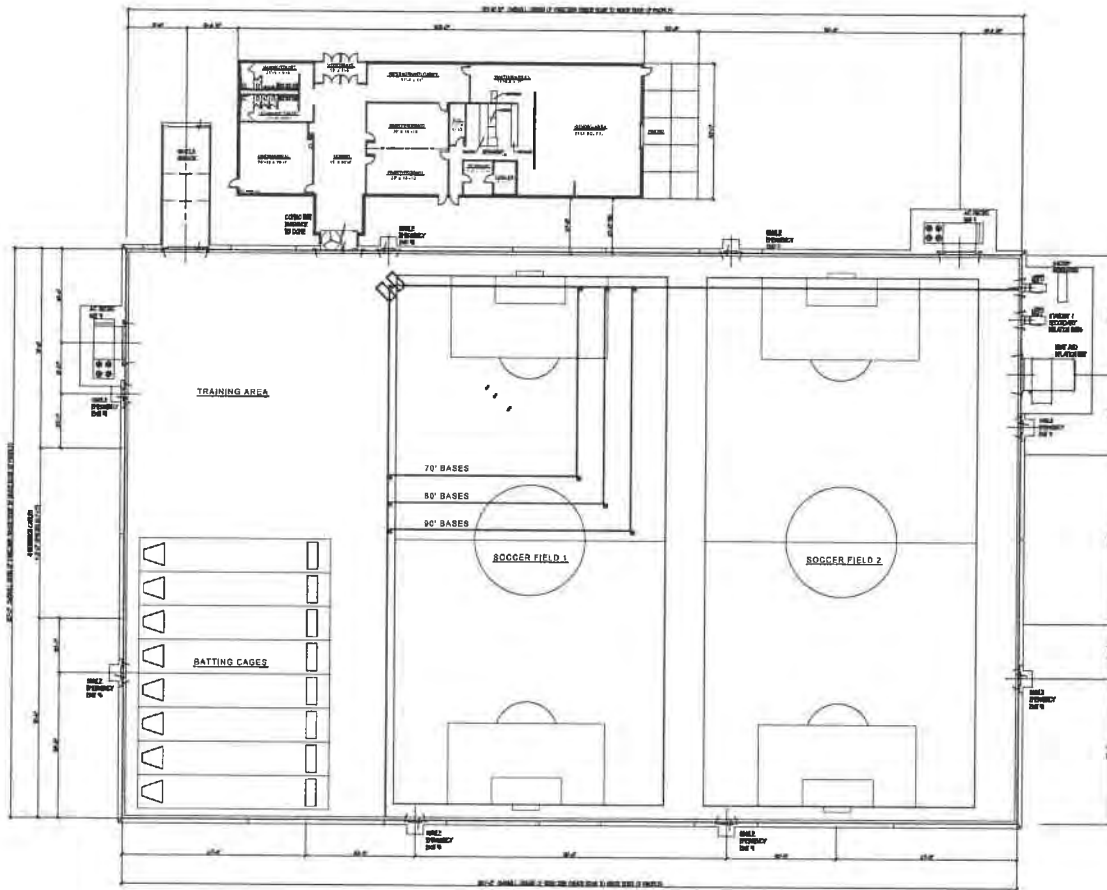
OWNER:

**GO PRO SPORTS
ACADEMY**
24317 143RD ST.
PLAINFIELD, IL

SP-1

PROJECT #: 18066
DATE: 10-24-18
REVISIONS:
SCALE: AS NOTED

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FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 16 32 48



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212.486.7333

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52
KENDALL
COUNTY, IL

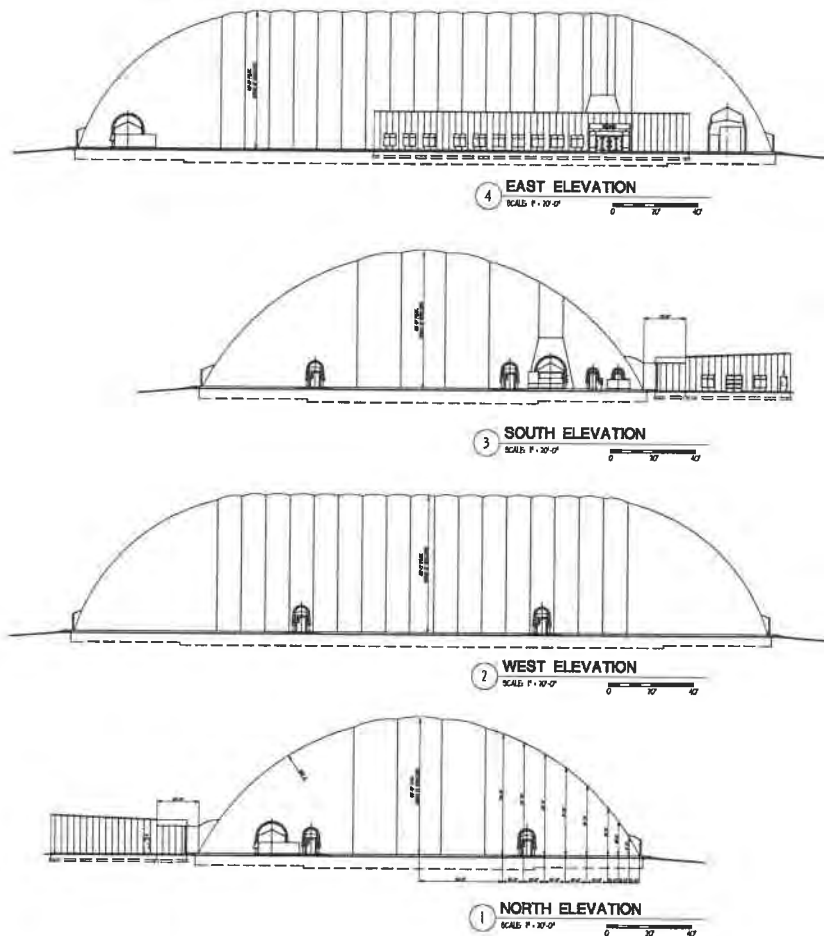
CONCEPT
BUILDING &
SITE PLAN

OWNER:

GO PRO SPORTS
ACADEMY
24317 143RD ST.
PLAINFIELD, IL

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ACADEMY
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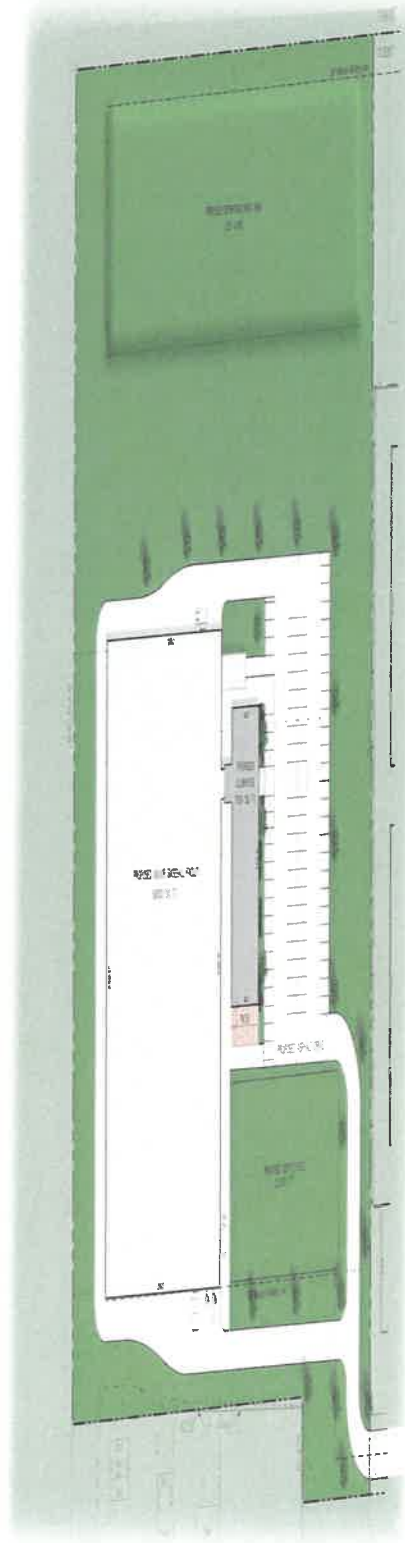
EL-1

PROJECT #: 19066
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GO PRO SPORTS
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SP-1



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**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 5, 2019 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:02 a.m.

Present:

Megan Andrews – Soil and Water Conservation District
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department

Audience:

Ruben Hernandez, John Tebrugge, Dan Kramer, Anne Vickery, and Natalie Engel

AGENDA

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Rybski, to approve the October 1, 2019, meeting minutes by correcting the date of approval of the previous minutes from September 30 to September 3. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-36 Ruben Hernandez on Behalf of Majey Concrete, Inc.

Mr. Asselmeier summarized the request.

Majey Concrete, Inc. is requesting permission to construct pads for vehicles and equipment on lots 6-10 of Light Road Industrial Park. The proposed parking lots consist of one hundred thirty-four (134) parking stalls of varying depths. The parking lots would be asphalt shavings with three (3) concrete paved access points off of Commerce Road.

If approved, the Petitioner would like to start construction and operations at the property as soon as possible.

This proposal is similar to a site plan approved earlier in 2019 for Lots 1-5 of the Light Road Industrial Park.

The property is approximately five point five (5.5) acres in size and is zoned M-1.

The Future Land Use Map calls for the property to be Mixed Use Business.

Light Road is a Township maintained Collector Road. Commerce Road is a Local Road maintained by Oswego Township. The Village of Oswego has a trail proposed along Light Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are railroad, industrial, and agricultural to the north, Comed ROW to the south and east, and railroad and agriculture to the west. The adjacent zonings are M-1 to the north, east, and west and A-1 to the south. The Land Resource Management Plan calls for Mixed Use Business, Railroad, and Comed ROW in the vicinity. Zonings within one half (1/2) mile include A-1, R-6, R-7, R-7 SU, B-2, and M-1 in the County, M-2 in Montgomery, and R-1, R-2, and M-2 in Oswego.

EcoCat was submitted and found the Iowa Darter in the area, but no adverse impacts were anticipated.

An NRI was not required.

Information was sent to Oswego Township, Bristol Township, Oswego Fire Protection District, the Village of Montgomery, and the Village of Oswego. The Oswego Fire Protection District had no comments because no structures were planned and the Knox Box information would be provided.

WBK requested the following information:

1. Submit stormwater calculations that document the percent impervious is consistent with original / approved design, overflow routes continue to have capacity as per original design, tributary area to each basin is per original design, emergency overflow routes from each basin are not impeded and the volume changes as a result of proposed grading are defined in a stage storage table.
2. Record drawing of the revised basin grading will be required to verify stage storage requirements.
3. Sheet 3 – Filter baskets shall be used at all inlets. Filter fabric is not allowed and reference to it shall be removed. Add filter baskets at all inlets within the limits and adjacent to the project. Please depict these specifically on the plan.
4. Sheet 5 – Remove the proposed light pole from the north drainage swale.
5. Sheet 5 – Provide proposed elevations at the perimeter of the grindings to assure drainage patterns are clear and constructed properly.
6. Sheet 5 – Provide proposed elevation for all curb including where depressions are proposed.

The proposed design standards were as follows:

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. No structures are planned for the site. A stormwater permit will be required prior to the issuance of any permits. Existing stormwater detention ponds are located to the southwest and west of Lots 8 and 9 and to the northeast of Lot 10.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. Ample space exists on the property for the proposed use. The property will be fenced. Commerce Drive is maintained by Oswego Township.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. This is not an issue.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The site will be laid out in a manner that will not impact shadow, noise, odor, or traffic. A stormwater permit must be secured prior to final approval by the County.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true.

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. No building is planned for the site.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed site development is in harmony with the existing use of neighboring properties provided fencing meets the Kendall County Zoning Ordinance.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not applicable.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The Petitioner plans to install a fence as required by the Kendall County Zoning Ordinance and the uses are away from neighboring residential uses.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Staff would like comments from the Kendall County Sheriff's Department and Oswego Fire Protection District on this issue.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. No buildings are proposed.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. Ten (10) lights, twenty feet (20') in height are proposed.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. Refuse will not be collected onsite.

Pending concerns regarding safety and traffic circulation, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted engineering plans (Attachment 3). The specific location of parking pads shall be the discretion of the property owner, provided their locations meet the requirements of the Kendall County Zoning Ordinance.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit. The site plan may be slightly modified to address the concerns of WBK's letter dated October 26, 2019.
3. The property owner shall supply the Kendall County Dispatch Office with the code for property's Knox Box.
4. The property owner shall erect and maintain signage directing trucks not to use Dolores Street.

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the site plan with conditions proposed by Staff.

Ayes (7): Andrews, Asselmeier, Briganti, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (3): Chismark, Guritz, and Holdiman

The motion passed.

Petitions 19-37, -38, and -39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Asselmeier summarized the request and stated that the three (3) requests impacted the same property.

Hansel Ridge, LLC would like to reclassify the northern eighteen point seven (18.7) acres of 195 Route 52 from Public/Institutional to Commercial. They would then like to sell the northwestern nine point one nine (9.19) acres to Goprobball, LLC to be for use as an athletic facility which requires a map amendment from A-1 to B-4 Commercial
ZPAC Meeting Minutes 11.5.19

Recreation District. The northeastern eight point six-nine (8.69) acres would then be sold to James and Denise Maffeo for use as an indoor/outdoor storage facility which requires a map amendment from A-1 to B-3 Highway Business District and special use permits for indoor and outdoor storage. The larger property is forty (40) acres in size.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

There is an A-1 SU to the north for a church and an A-1 SU to the west which is probably an airstrip. There is also a request for a special use permit for a landscaping business at 276 Route 52.

There are seven (7) houses within one half (1/2) mile of the subject property.

The EcoCat was submitted and consultation was terminated.

The NRI application was submitted on September 26, 2019.

Information was sent to Seward Township, the Village of Shorewood, and the Troy Fire Protection District. The Troy Fire Protection District had no objections to the proposal.

With regards to the Goprobball map amendment portion of the request, Goprobball, LLC provided a business plan which stated they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing travel baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east.

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary for turn lanes.

No new odors are foreseen, but the site plan of future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows two detention ponds. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

Map amendments cannot be conditioned, but the Petitioner would need to obtain site plan approval before commencing construction.

With regards to the Maffeo map amendment and special use permits, they plan to purchase the property from Goprobball, LLC.

Mr. and Mrs. Maffeo would like to construct one (1) sixty foot by forty-five foot by sixteen foot (60'X45'X16') metal storage and office building and twelve (12) two hundred foot by thirty foot (200'X30') metal storage warehouses. The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility. The renderings of the office building and other storage buildings were provided.

If approved, development of the site will occur in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, five (5) of the metal storage buildings, and the paved parking area. The five (5) buildings in the southern row will be constructed first. Phase II will commence in Spring 2023 and will consist of the remain metal storage buildings, the six foot (6') privacy fence, and dumpsters.

A two hundred forty-five foot by three hundred foot (245'X300') paved storage area was identified in the business plan. The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic.

Staff would like comments from the Kendall County Health Department regarding the proposed restroom facilities at the property and any other public health concerns.

The site plan shows a proposed one hundred twenty-five feet by four hundred seventy foot (125'X470') stormwater detention pond on the property. No information was provided regarding the depth of the pond. The pond is proposed to be landscaped, but no information regarding landscaping was provided.

The development will require a stormwater management permit.

Staff would like comments from WBK regarding any stormwater related concerns.

The property fronts County Line Road.

Staff would like comments from the Kendall County Highway Department, Kendall County Sheriff's Department, and Seward Township regarding any concerns about having vehicles entering and leaving County Line Road at this location as well as increased traffic at this location.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

While the Troy Fire Protection District previously submitted comments on this proposal, Staff would like to make sure that neither the Troy Fire Protection District nor the Kendall County Sheriff's Department have concerns regarding emergency equipment access the facility.

Based on the submitted lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings appears to be sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

The Petitioners indicated that lit signage will be placed near County Line Road. No specific location or size dimensions were provided.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around the perimeter of the property. The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

The landscaping plan calls for several canopy trees along the eastern and southern portions of the site. No information was provided regarding the trees.

Little noise is anticipated from the proposed operations.

Dumpsters will be provided onsite. No information was provided regarding the location of dumpsters.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

Unlike map amendments, special use permits can be conditioned.

Before issuing a recommendation, Staff would like comments from ZPAC members, the Village of Shorewood, Seward Township, and Troy Fire Protection District.

Anne Vickery, Seward Township Highway Commissioner, stated that the Township was willing to work with the Petitioner and Kendall County Highway Department to address concerns regarding increased traffic and safety in the area of the subject property.

Natalie Engel, Village of Shorewood, stated that Shorewood's plans call for the area to be commercial with residential surrounding the property. She felt that the entertainment use was compatible with commercial uses. She felt that the proposed storage uses were more industrial in nature. The Village would like to meet with the Petitioner and go over how the proposed uses meet with the Village Comprehensive Plan.

Mr. Klaas stated that he had not heard of any planned road improvements at County Line Road and Route 52. Ms. Engel expressed concerns regarding safety at County Line and Route 52. Ms. Vickery would work closely with everyone involved to address safety concerns at County Line and Route 52.

Ms. Andrews noted that she is working on the NRI Report. The application to the Soil and Water Conservation District included information on both the athletic facility and storage uses.

Mr. Rybski asked about concession at the athletic facility. Dan Kramer, Attorney for the Petitioners, stated that they hoped to have the soil information and septic design available at the December ZPAC meeting. Mr. Kramer stated that concessions are planned at the property. The athletic facility will have separate septic facilities from the storage facility. The property drains to the northeast of the property. Mr. Kramer said they were considering one (1) large wet bottom pond instead of two (2) as shown on the current plans. A dry hydrant will be installed in the pond.

Mr. Kramer offered to provide a traffic study to address safety concerns on the adjacent roads.

Mr. Rybski noted the state of soils in that portion of the County in relation to septic systems. He noted that the septic area for the storage facility seems small and it could be expensive to place a septic system in the space shown on the site plan. He suggested more space for the septic system or relocating the septic system to another location on the property.

Mr. Rybski noted that the well will be a non-community well for the athletic facility. The well for the storage facility should not meet the usage requirements for a non-community well.

Mr. Rybski noted that a well was sealed on the farm to the south and there is likely a septic tank somewhere in the area of the sealed well. That septic tank needs an abandonment permit.

Discussion occurred regarding Joliet sewer and water. Ms. Engel responded that Shorewood could serve the property with water and Joliet sometimes provides sewer service to areas inside Shorewood.

Mr. Kramer stated that they hoped to have the septic information ready for the December ZPAC and the engineer will start the stormwater permit process. Mr. Kramer has a meeting scheduled with the Village of Shorewood and was open to having a meeting with the Kendall County Highway Department and Seward Township Road District. Mr. Rybski suggested that Mr. Kramer also meet with the Kendall County Health Department regarding well and septic placement.

Mr. Klaas noted that Seward Township probably would request a right-of-way dedication along County Line Road, at least fifty feet (50') from centerline with the possibility of a utility and drainage easement.

Mr. Kramer requested to wait with all hearings until January 2020.

Without objection, Petition 19-37, 19-38, and 19-39 will be laid over until the December ZPAC meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

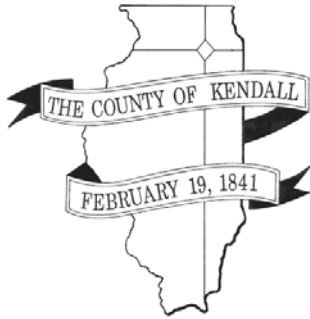
None

ADJOURNMENT

Ms. Andrews made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:44 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Enc.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-47

**Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner)
and D. Howard on Behalf of Bullmastiff Construction Company
LTD. (Contractor)**

A-1 Special Use – Kennel and Veterinary Establishment**INTRODUCTION**

Jade Restorations, Inc. is work with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

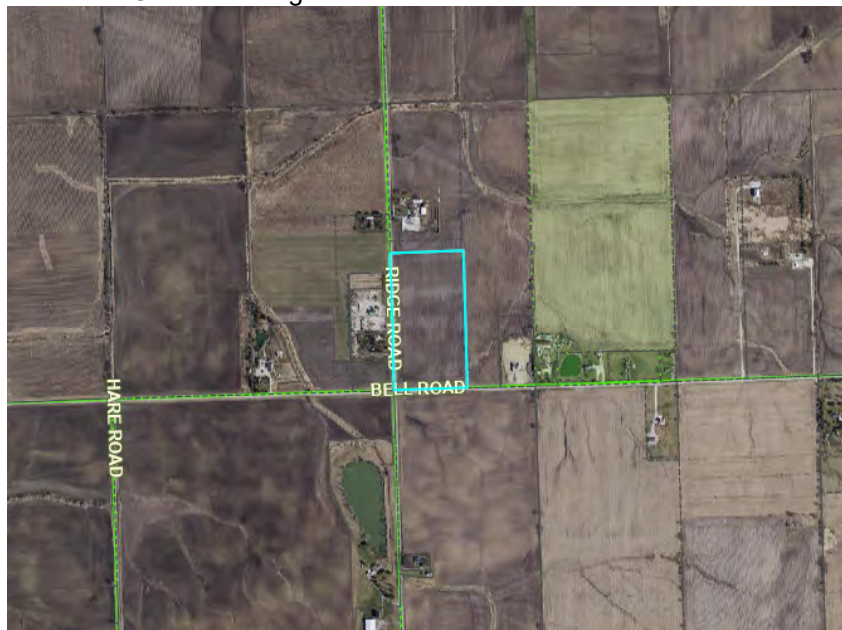
The application material is included as Attachment 1. The site plan, landscaping plan, photometric plan, and proposed building information are included as Attachments 2-9.

SITE INFORMATION

PETITIONER Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner) and D. Howard on Behalf of Bullmastiff Construction Company LTD.

ADDRESS No Address

LOCATION Northeast Corner of Ridge Road and Bell Road



TOWNSHIP Seward

PARCEL # 09-24-100-012

LOT SIZE 20.02 Acres (Gross) 8.49 Acres (Proposed Special Use Area)

EXISTING LAND Agricultural

USE

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Commercial
	Roads	Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector.
	Trails	Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.
	Floodplain/ Wetlands	None

REQUESTED ACTION
APPLICABLE REGULATIONS

A-1 Special Use to Operate a Kennel and a Veterinary Establishment

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

Section 7.01.D.52 – A-1 Special Uses – Permits Veterinary Establishments But Not the Boarding of Animals Overnight Except for Medical Treatment and Observations

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Suburban Residential (Max 1.0 DU/Acre) and Commercial	A-1 and A-1 SU
South	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1	Suburban Residential/Commercial/Mixed Use Business	A-1, A-1 SU, and R-1
West	Agricultural/Farmstead/ Landscaping Business	A-1 and A-1 SU	Suburban Residential/Commercial	A-1 and A-1 SU

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The aerial of the property is included as Attachment 11.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on December 5, 2019, and consultation was terminated (see Attachment 1, Pages 25-26).

NATURAL RESOURCES INVENTORY

NRI application submitted on December 18, 2019 (see Attachment 1, Page 24).

ACTION SUMMARY

SEWARD TOWNSHIP

Seward Township was emailed information on December 31, 2019.

MINOOKA FIRE PROTECTION DISTRICT

Minooka Fire Protection District was emailed information on December 31, 2019.

VILLAGE OF SHOREWOOD

The Village of Shorewood was emailed information on December 31, 2019.

VILLAGE OF MINOOKA

The Village of Minooka was emailed information on December 31, 2019.

BUSINESS OPERATION

According to the information provided to the County in Attachment 1, Pages 4-7, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. The kennel will employ between fifteen and thirty (15-30) people per day and the veterinary will be employ between fifteen and twenty (15-20) people per day. The kennel will be staffed at all times. Grooming services will be provided as needed. Overlap in employees will occur. The maximum number of animals planned for the kennel forty (40). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

BUILDING AND BUILDING CODES

As noted in the site plan (see Attachment 3), the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building are provided in Attachment 7. A rendering of the site is provided in Attachment 9.

As noted in Attachment 8, the building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

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

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

ENVIRONMENTAL HEALTH

The site plan (Attachment 3) shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

Staff would like comments from the Kendall County Health Department regarding any environment health concerns.

STORMWATER

The site plan (Attachment 3) shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

ROAD ACCESS

The property fronts Bell Road and two (2) points of ingress/egress is planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property as shown in Attachment 10.

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

PARKING

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

LIGHTING

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan included as Attachment 6.

SIGNAGE

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

LANDSCAPING

Per the landscaping plan included as Attachment 5, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix planned for a majority of the site.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

NOISE CONTROL

Noise will be addressed will soundproofing of the building, the fence mentioned previously, the installation of trees and berms and having the animals indoors by sunset.

REFUSE PLAN

The Petitioners plan to install a refuse enclosure at northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

RELATION TO OTHER SPECIAL USES

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

RECOMMENDATION

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

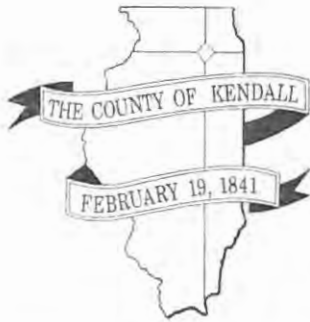
ATTACHMENTS

1. Application Materials (Including Business and Site Description)

ZPAC Memo – Prepared by Matt Asselmeier – December 31, 2019

Page 4 of 5

2. Plat of Property
3. Site Plan/Engineering Plans
4. Topographic Survey
5. Landscaping Plan
6. Photometric Plan
7. Building Elevation
8. Building Diagram
9. Rendering
10. Right-of-Way Dedication Plat
11. Aerial



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME DOGGY DAYCARE

FILE #: 14247

NAME OF APPLICANT		
BULLMASTIFF CONSTRUCTION COMPANY, LTD.		
CURRENT LANDOWNER/NAME(s)		
JADE RESTORATIONS, INC.		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
8.492	NEC BELL ROAD & RIDGE ROAD	09-24-100-012-0000
EXISTING LAND USE		
AGRICULTURAL	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	A1	COMMERCIAL
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to ____) <input type="checkbox"/> VARIANCE		
<input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW		
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL		
<input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)		
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
MS. DEB HOWARD	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]		
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
MICHAEL COOK	26316 MAPLEVIEW DR, PLAINFIELD, IL	mcook@cookenggroup.com
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
815.577.1707 x101	815.577.2595	815.715.6217
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE
[REDACTED]		12.18.19

FEE PAID: \$ 115.00
CHECK #: 2744

¹ Primary Contact will receive all correspondence from County

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

ACTUAL AND TRUE PRINCIPALS

Bullmastiff Construction Company is the developer/builder of the project. It is owned by D. Howard @ 1498 Stacy Court, Morris, IL 60450. Bullmastiff Construction Company, LLC, is a single owner, D. Howard, who owns 100% of the Company

Jade Restorations, Inc. is the land owner of the Parcel #09-24-100-012. The owner is D. Chow @ 11947 S. Harlem Avenue, Palos Heights, IL 60463. Jade Restorations, Inc. has a single owner, D. Chow who owns 100% of the Company.

Jade Restorations authorized Bullmastiff Construction Company to develop, and build the Doggy Daycare/Boarding suites/Vet clinic in its entirety.

To Whom it May Concern:


I, D. Howard, as owner of Jade Restorations, Inc., am agreeable to allow Bullmastiff Construction Company, Ltd. to apply for a special use permit for the property described as follows:

PARCEL 1 (DEVELOPMENT PARCEL)

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 800 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 P AGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

D. Howard
(Owner's Name, Printed)


(Owner's Signature)

12.18.19
(Date)

**Project Narrative + Operations Plan
for
Veterinary Clinic / Doggy Daycare
NEC Bell Rd & Ridge Rd, Kendall County, IL**

December 16, 2019

**Ms. Deb Howard
Bullmastiff Construction Company, Ltd.
11947 S Harlem Ave, Ste 200
Palos Heights, IL 60463
815.405.5693 T**

Civil Engineering & Land
Development Consulting

I, Michael D. Cook, a registered Professional Engineer
in the State of Illinois, hereby certify this Project
Narrative was performed under my personal
direction.



A handwritten signature in black ink, appearing to read "Michael D. Cook".

Illinois Professional Engineer 062-052101
EXPIRES 11-30-2021

Table of Contents

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Proposed Conditions	3
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Introduction

The purpose of this narrative is to summarize the existing and proposed conditions of a property located within Seward Township in Unincorporated Kendall County, Illinois, at the northeast corner (NEC) of Bell Road and Ridge Road. The property PIN is 09-24-100-012-0000. The development area is approximately 304,660 square feet or 6.99 acres in size.

The narrative will identify existing site conditions and elaborate on the proposed veterinary clinic / doggy daycare improvements. Applicable portions of the Kendall County Zoning Ordinance (Ordinance) will be referenced.

Existing Conditions

The existing property is currently used for farming and agricultural use. The property is zoned A-1, Agricultural District in Unincorporated Kendall County and is bounded by Ridge Road (Wikaduke Trail) and commercial business zoned A-1-SU to the west, agricultural property zoned A-1 to the north, agricultural property zoned A-1 to the east, and Bell Road and agricultural property zoned A-1 to the south. Ridge Road (Wikaduke Trail) is under the jurisdiction and access is regulated by the Kendall County Highway Department. Bell Road is under the jurisdiction and access is regulated by Seward Township.

According to the Kendall County Land Resource Management Plan (LRMP) has the future land use plan for this property as neighborhood commercial. The property is part of the Village of Shorewood's Comprehensive Plan, Planning Area Map. The Village of Shorewood has a proposed land use for this parcel as commercial.

No wetlands, floodplain, or riparian areas are located within 100 feet of the proposed development. The existing topography is reflective of drainage patterns generally flowing south to north. Along the south property line, a 50-foot utility easement exists for Illinois Bell Telephone per Document No. 130783. A 40-foot utility easement for a natural gas pipeline overlaps the aforementioned telephone easement along the current south property.

The legal description is as follows:

PARCEL 1 (DEVELOPMENT PARCEL)

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 800 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 PAGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

Proposed Conditions

The proposed development of this parcel includes mass grading of the site and construction of an approximate 18,000 sf veterinary clinic and doggy daycare facility. In addition, two (2) new driveway access concrete aprons for the facility and customer / employee parking lot will be installed off Bell Road on the south side of the future building. The proposed siteplan includes 52 parking stalls, including 3 handicap stalls as required by Illinois Accessibility Code. A screened trash enclosure will be located at the northeast corner of the parking/building, with a refuse service used for trash removal.

Two (2) proposed 4-foot by 8-foot (per face) monument signs are proposed for the business – one along Ridge Road, and one along Bell Road. The signs will be a maximum of eight (8) feet high and will not be illuminated. The building and parking will be screened with 4-5-foot tall berms and landscaping along the west, south and east property lines.

The proposed building will be a metal manufactured structure supplied by Lester Buildings with a maximum height of 23-feet, 1/8 inch at the peak of the roof. The building is placed on the site to meet the existing A-1 Zoning setbacks – 150 feet from the roadway centerline and 100 feet from the future Bell Road ROW line. The proposed parking lot also meets these setback requirements. The building is located a minimum of 250 feet from the existing parcels neighboring to the east and west right of way of Ridge Road.

The proposed building will be serviced via private well and septic, with the two (2) proposed raised filter beds located near the southwest corner of the building and along the Bell Rd frontage. All construction and permitting will be completed in accordance with the Kendall County Health Department, Illinois Private Sewage Disposal Licensing Act and Code and the Illinois Water Well Construction Code.

The parking lot and surrounding area will be collected and conveyed via storm sewer to the proposed stormwater detention area at the north end of the property. Stormwater detention will be provided for the development in accordance with Kendall County requirements (to be permitted separately) within two (2) wet detention ponds. A dual-phase restricted stormwater detention outlet in accordance with Kendall County requirements will discharge at grade near the northwest corner of the site towards the existing ditch on the east side of the Ridge Road ROW. The building will have fire suppression, necessary security and fire alarms installed for the safety and well-being of both staff and animals.

The proposed doggy daycare and boarding facility will employ approximately 15-30 people per day. The doggy daycare and veterinary clinic will have hours of operation between 6:00am and 7:00pm, Monday through Friday; the boarding facility will be staffed at all times, so no animal is ever left unattended. The proposed veterinary clinic will employ approximately 15-20 people per day. Grooming services provided onsite will be staffed accordingly, and there will be some overlap of employees between the facilities. Security for the business will be provided in the form of fencing with locking gates, security doors, alarms and sensors. Security lighting will be provided in the form of LED parking lot lighting maximum twenty feet tall poles, as well as building-mounted lights around the proposed structure. The business owner will employ a local dumpster service for refuse and waste removal.

Doggy daycare and animal boarding facilities will be provided onsite, indoors, for a maximum of approximately forty (40) domestic animals (dogs and cats). All animals will be indoors by sunset each day. Noise control will be addressed with interior noise precautions, soundproof foam, acoustic dampening ceiling tiles and insulation. External noise will be controlled with a 6-foot high board on board cedar fence, land barriers (berms) and perimeter year-round landscaping consisting of coniferous and deciduous trees.

In addition to veterinary and boarding services onsite, grooming services will also be available to animals as required. Prescription medicine, food and general dog supplies planned to be sold onsite as well.

Conclusion

All site development and building permit requirements will be subject to Kendall County for review and approval prior to commencement of any construction activities. Upon receipt of the Special Use Permit, the developer is proposing a tentative construction schedule of 2020 with hopes of breaking ground in late Spring with mass grading, stormwater facility installation and site utilities with building construction targeted for early summer. Developer is targeting an opening date in late 2020 or early 2021.

DOGGY DAYCARE
LEGAL DESCRIPTION

PARCEL 1 (DEVELOPMENT PARCEL)

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 800 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 P AGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.



MAIL RECORDED DEED TO.
Attorney Robert J. Huguelet, Jr, Esq.
10749 Winterset Drive
Orland Park, IL 60467

201800001834

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

MAIL TAX BILL TO:
Jade Restorations, Inc.

~~15300 West Avenue~~ 1498 Stacy Ct.
~~Orland Park, IL 60467~~ Morris, IL 60450

RECORDED: 2/7/2018 10:02 AM
WD: 39.00 RHSPS FEE: 10.00
STATE TAX: 500.00
COUNTY TAX: 250.00
PAGES: 3

THIS INSTRUMENT PREPARED BY:
Attorney Thomas Osterberger
Kavanagh Grumley Gorbald, LLC
111 N Ottawa Street
Joliet, IL 60432

ABOVE SPACE FOR RECORDER'S USE

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, DGA Investments, LLC - Coyne Farm, an Illinois series limited liability company and part of DGA Investments, LLC, an Illinois limited liability company, having its principal office at 504 Jessie Street, Joliet, Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to

Jade Restorations, Inc., an Illinois Corporation, whose principal address is ~~15300 West Avenue, Orland Park, Illinois~~ 1498 Stacy Ct, Morris, Illinois, the following described real estate, to-wit

The South 1281 17 feet of the West 680 00 feet of the Northwest quarter of Section 24, Township 35 North, Range 8 East of the Third Principal Meridian, in the Township of Seward, all in Kendall County, Illinois.

Permanent Real Estate Index Number(s) New Code to Come - Presently Part of
09-24-100-001


Commonly known as 20 Acres of Vacant Land at the northeast corner of Bell and Ridge Roads, Minooka, Illinois

Situated in Kendall County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



DATED this 30th day of January, 2018

DGA Investments, LLC – Coyne Farm, an Illinois series limited liability company, and part of DGA Investments, LLC, an Illinois limited liability company

By 
 Maria Villanueva, Manager

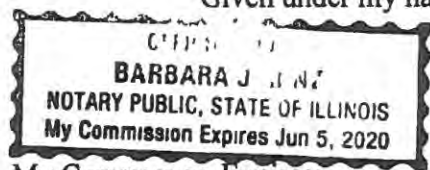
STATE OF ILLINOIS)

SS.

COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Maria Villanueva, personally known to me to be Manager of DGA Investments, LLC – Coyne Farm, an Illinois series limited liability company and part of DGA Investments, LLC, an Illinois limited liability company who is the grantor and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager she signed and delivered said instrument as such Manager, pursuant to authority given by the Resolution of all of the Members of said Limited Liability Company, as her free and voluntary act, and as the free and voluntary act of said Limited Liability Company, for the purposes therein set forth.

Given under my hand and official seal this 30th day of January, 2018.



My Commission Expires: _____


 Notary Public





Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)

)SS

COUNTY OF KENDALL)

Maria Villanueva, being duly sworn on oath, states that affiant resides at
504 Jessie Street, Joliet, Illinois And further states that (please check the appropriate box)

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

- ① The division or subdivision of land into parcels or tracts of 50 acres or more in size which does not involve any new streets or easements of access,
- 2 The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access,
- 3 The sale or exchange of parcels of land between owners of adjoining and contiguous land,
- 4 The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access,
- 5 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access,
- 6 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use,
- 7 Conveyances made to correct descriptions in prior conveyances,
- 8 The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access,
- 9 The sale of a single lot of less than 50 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land,
- 10 The conveyance is of land described in the same manner as title was taken by grantor(s)

AFFIANT further states that 4 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 30th day of January, 2018Signature of Notary Public [Redacted]Signature of Affiant [Redacted]

11 West Fox Street, Yorkville IL 60560-1498
 • Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

ALTA OWNER'S POLICY OF TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Policy Number:

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) 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. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

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ALTA Owner's Policy (06/17/2006)

Page 1

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CHICAGO TITLE INSURANCE COMPANY**OWNER'S POLICY NO.** [REDACTED]

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By: [REDACTED]

President

Attest: [REDACTED]

Secretary

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ALTA Owner's Policy (06/17/2006)



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

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ALTA Owner's Policy (06/17/2006)



CHICAGO TITLE INSURANCE COMPANY**OWNER'S POLICY NO.** [REDACTED]

Issued By: Chicago Title Company, LLC
2000 West Galena, Suite 105
Aurora, IL 60506

SCHEDULE A

Address Reference: 15200 Ridge Road (20 acres), Minooka, IL 60447

Date of Policy	Amount of Insurance
February 7, 2018	\$500,000.00

1. Name of Insured:

Jade Restorations, Inc.

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Jade Restorations, Inc.

4. The Land referred to in this policy is described as follows:

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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ALTA Owner's Policy (06/17/2006)



SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. **General Exceptions**
2. **Rights or claims of parties in possession not shown by Public Records.**
3. **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.**
4. **Easements, or claims of easements, not shown by the Public Records.**
5. **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.**
6. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
7. Taxes for the years 2017 and 2018.

Taxes for the years 2017 and 2018 are not yet due or payable.

Permanent Tax No.: 09-24-100-001 (affects the land and other property)

Note: Taxes for the year 2016 amounting to \$6,669.16 are paid of record.

8. Rights of the public, the State of Illinois County of Kendall and the municipality in and to that part of the Land taken or used for road purposes, including Ridge Road, as originally constituted and as widened to 35.00 feet East of the centerline by the dedication to the People of County of Kendall recorded August 27, 1947 in 103 deed 273.
9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
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.
11. Right of way option granted by Charles E. Davis and Alma V. Davis, his wife, to Continental Construction Corporation, dated March 17, 1931 and recorded April 15, 1931 in Book 84 of Deeds page 42, for "Pipeline or Pipelines, the transmission of gas "or any of its products..... over and through..... ohe Northwest 1/4 of Section 24, Township 35 North, Range 8, East of the Third Principal Meridian, in the Township of Seward, Kendall County, Illinois" acknowledgement of Exercise of Option dated April 11, 1931 and recorded April 22, 1931 in Book 84 of Deeds, page 55.

Note: These instruments do not definitely set forth the location of this grant.

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SCHEDULE B
EXCEPTIONS FROM COVERAGE
 (continued)

12. Agreement concerning Location of Pipeline dated May 24, 1946 and recorded September 3, 1946 in Book 102 of Deeds page 164 by Alma V. Davis with National Gas Pipeline Company of America (formerly Continental Construction Corporation) Wherein It is Mentioned that Book 84 of Deeds, page 42 aforesaid provided for an additional Pipeline and that It is therefore agreed a Second Pipeline is located as follows:
- The Grantor Being Owner of "40-foot right of way along South line of Northwest 1/4 of Section 24, Township 35 North, Range 8 and West 1/2 of Northeast 1/4 of Section 24, Township 35 North, Range 8, East of the Third Principal Meridian, in the Township of Seward, Kendall County, Illinois", upon which the grantee operates a Pipeline said Second Pipeline is located "Entering the above described real estate at a point approximately 650.00 feet North of present pipeline on the West line; thence Southeast to a point on the East boundary of said real estate approximately 300.00 feet North of the pipeline presently constructed..... "
13. Right of Way Agreement Dated July 19, 1962 and recorded July 26, 1962 as document 138639 by Charles R. And Etta Davis, His Wife, with Natural Gas Pipeline Company of America for a Pipeline Transporation of Natural Gas, Conveying of a 75-foot strip the denterline as follows:
- Beginning at a point of Entrance of the East Property Line, said point being 952.5 feet North of the Southeast Corner property; Thence in a Southwesterly Direction at an Entrance Angle of 88 Degrees, 30 Minutes, 00 Second, a Distance of 1323.00 feet to a point of Exit on the West property line which is also the centerline of a Blacktop Road, said point being 922.5 feet North of the Southwest property corner as shown on drawing attached thereto.
14. Grant from Charles R. Davis to Illinois Bell Telephone Company dated June 24, 1960 and recorded August 17, 1960 as document 130783 for telephone and telegraph purposes "upon, along, and under the Public Roads..... in the South 50.00 feet of aforesaid West 1/2 of Southwest 1/4 of Section 24, Township 35 North, Range 8, East of the Third Principal Meridian, in the Township of Seward, Kendall County, Illinois. "
15. Rights of adjoining owners to the uninterrupted flow of any stream which may cross the premises.
16. 80 foot pipeline easement per Book 133 Page 333 recorded September 11, 1962 as shown on survey by Morrison Surveying Co., Inc. dated january 10, 2018 Order No. 39308.

END OF SCHEDULE B

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ALTA Owner's Policy (06/17/2006)



CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "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 insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

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ALTA Owner's Policy (06/17/2006)



(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

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ALTA Owner's Policy (06/17/2006)



(continued)

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

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(continued)

- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

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ALTA Owner's Policy (06/17/2006)



ENDORSEMENT - SE 287**POLICY MODIFICATION**

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:



General Exception number(s) 1,2,3,4 and 5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: February 7, 2018

Countersigned By:



Authorized Officer or Agent

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant BULLMASTIFF CONSTRUCTION COMPANY, LTD.

Address 11947 S HARLEM AVE, STE 200

City PALOS HEIGHTS

State IL

Zip 60463

2. Nature of Benefit Sought SPECIAL USE PERMIT

3. Nature of Applicant: (Please check one)

☐ Natural Person (a)

☒ Corporation (b)

☐ Land Trust/Trustee (c)

☐ Trust/Trustee (d)

☐ Partnership (e)

☐ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

Developer, Builder, General Contractor

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME

ADDRESS

INTEREST

DEB HOWARD

[REDACTED]

100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

SELF

I, *DEB HOWARD*, VERIFICATION, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this *18th* day of *December*, A.D. *2019*

(seal)

Notary Public

KIMBERLY SUE COOK
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 27, 2020



Kendall County Soil & Water
Conservation District

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: BULLMASTIFF CONSTRUCTION CO, LTD

Address: 11947 S HARLEM AVE, STE 200

City, State, Zip: PALOS HEIGHTS, IL 60463

Phone Number: () 815.405.5693

Email: bullmastiffconstruction@gmail.com

Contact Person: MICHAEL COOK

26316 MAPLEVIEW DR

PLAINFIELD, IL 60585

() 815.577.1707 X101

mcook@cookenggroup.com

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

Site Location & Proposed Use

Township Name SEWARD Township 35 N, Range 8 E, Section(s) 24

Parcel Index Number(s) 09-24-100-012

Project or Subdivision Name DOGGY DAYCARE

Number of Acres 8.492

Current Use of Site AGRICULTURAL

Proposed Use DOGGY DAYCARE/VETERINARY CLINIC

Proposed Number of Lots 1

Proposed Number of Structures 1

Proposed Water Supply WELL

Proposed type of Wastewater Treatment SEPTIC

Proposed type of Storm Water Management WET DETENTION, RESTRICTED RELEASE

Type of Request

☐ Change in Zoning from _____ to _____

☐ Variance (Please describe fully on separate page)

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

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

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

☒ Plat of Survey/Site Plan – showing location, legal description and property measurements

☒ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.

☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies

☐ NRI fee (Please make checks payable to Kendall County SWCD)

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

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

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

Fee for first five acres and under \$ 375.00

4 Additional Acres at \$18.00 each \$ 72

Total NRI Fee \$ 447

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

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

Petitioner or Authorized Agent

Date

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

FOR OFFICE USE ONLY

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

Applicant: Cook Engineering Group
 Contact: Michael Cook
 Address: 26316 Mapleview Drive
 Plainfield, IL 60585

IDNR Project Number: 2004691
 Date: 12/05/2019
 Alternate Number: 2018-107

Project: DOGGY DAYCARE
 Address: NEC BELL ROAD & RIDGE RD, KENDALL COUNTY

Description: PROPOSED DOGGIE DAYCARE AND ANIMAL HOSPITAL

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 35N, 8E, 24



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

Government Jurisdiction
 KENDALL COUNTY
 MATT ASSELMEIER
 111 WEST FOX STREET
 YORKVILLE, Illinois 60560

Disclaimer

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

Terms of Use

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

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

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

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

Security

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

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

Privacy

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

Attachment 1, Page 27
Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. THE PETITIONER HAS SUBMITTED DETAILED PLANS INDICATING THAT

MEASURES WILL BE TAKEN TO ENSURE THAT THE DOGGY DAYCARE / BOARDING SUITES AND VETERINARY CLINIC OPERATIONS WILL NOT HAVE A NEGATIVE

IMPACT ON PUBLIC HEALTH, SAFETY, MORALS, COMFORT, OR GENERAL WELFARE.

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.

THE LOCATION OF THE STRUCTURE, PARKING AND OUTDOOR PLAY AREAS FOR THE PROPOSED DOGGY DAYCARE / BOARDING SUITES AND VETERINARY CLINIC MAINTAIN THE REQUIRED DISTANCE FROM NEARBY RESIDENTIAL DISTRICTS AND STRUCTURES. FENCING WILL BE PROVIDED TO ENLOSE DOGS IN THE PLAY AREA AND A SUBSTANTIAL AMOUNT OF LANDSCAPING AND BERMS WILL PROVIDE SCREENING FROM ADJACENT ROADWAYS AND PROPERTIES. NO LIGHTING ASSOCIATED WITH THE OPERATION WILL SPILL ONTO ADJACENT PROPERTIES.

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

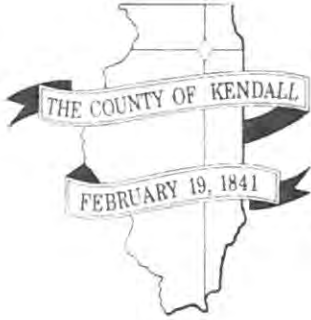
THE PROPOSED FACILITY WILL BE PROVIDED ADEQUATE UTILITIES IN THE WAY OF WELL WATER AND A SEWER/SEPTIC SYSYTEM. ADEQUATE INGRESS/EGRESS HAS BEEN PROVIDED VIA BELL RD AND WILL BE PERMITTED THROUGH KENDALL COUNTY HIGHWAY DEPARTMENT AND SEWARD TOWNSHIP AS REQUIRED. STORMWATER MANAGEMENT WILL BE PROVIDED AS REQUIRED AND PERMITTED THROUGH KENDALL COUNTY.

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

THE PROPOSED DEVELOPMENT CONFORMS TO THE APPLICABLE REGULATIONS OF THE A-1 DISTRICT. NO VARIANCES WILL BE REQUIRED FOR THE DEVELOPMENT.

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

THIS SPECIAL USE IS CONSISTENT WITH THE LRMP WHICH INDICATES THE PROPERTY SHALL BE USED AS COMMERCIAL.



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

I, BULLMASTIFF CONSTRU 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 DOGGY DAYCARE 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 \$1,250.00 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

[Redacted Signature]

Date:

12.18.19

PLAT OF LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 1

THAT PART OF THE SOUTH 128.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 80 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 PAGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 38 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, EXCEPT THAT PART DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 80 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 PAGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 38 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2








VACANT PARCEL CONTAINING
11.508 ACRES MORE OR LESS
OF WHICH 0.565 ACRE LIES
WITHIN DEDICATED RIDGE ROAD

40 0 40 80

Scale: 1" = 40'

BASIS OF BEARINGS IS THE ILLINOIS STATE
PLANE COORDINATE SYSTEM EAST ZONE NAD
83.

LEGEND

-  POWER POLE
 FOUND REBAR
 GAS MARKER
 TELEPHONE PEDESTAL
 PAVEMENT
 OVERHEAD ELECTRIC LINE
 SUSPECTED PIPELINE LOCATION

Notes:

1. This Survey was fielded on 04-23-2018.
2. The horizontal datum is the Illinois State Plane Coordinate System East Zone NAD 83.
3. For building restrictions as established by local ordinances not shown hereon, consult your local municipal authorities.
4. Do not scale dimensions from this map.
5. Call J.U.L.I.E. at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.
6. Utilities and improvements shown hereon based on visible field verified structures.
7. Compare all points in field prior to any construction and report any discrepancies to surveyor at once.
8. The Surveyed Parcel was performed without the benefit of a current Title Commitment and does not purport to show all easements affecting said Parcel.
9. The Surveyed Parcel lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as graphically depicted on FEMA Flood Insurance Rate Map No. 17093C0225H, revised January 8, 2014.
10. The Overall Surveyed Parcel contains 20.000 acres more or less of which 1.030 acres lies within Dedicated Ridge Road.
11. The land division shown hereon was under the direction of the Land Owner.

[illegible]**MINOOKA**

BULLMASTIFF CONSTRUCTION CO.
DOGGY DAY CARE

BELL ROAD & RIDGE ROAD PLAT OF LEGAL DESCRIPTION

ILLINOIS

DRAWN: CSH	CHK'D: ECC
DESIGNED: -	APPRV'D: ECC
DATE: JANUARY 4, 2019	
SCALE: 1" = 50'	

PROJECT NUMBER
1850-7044

State of Illinois)
County of Will) SS

I, Eric C. Cox, an Illinois Land Surveyor, do hereby certify that the existing conditions shown hereon is a true and correct representation thereof of the Legal Descriptions.

Dated this 4th day of January, 2019

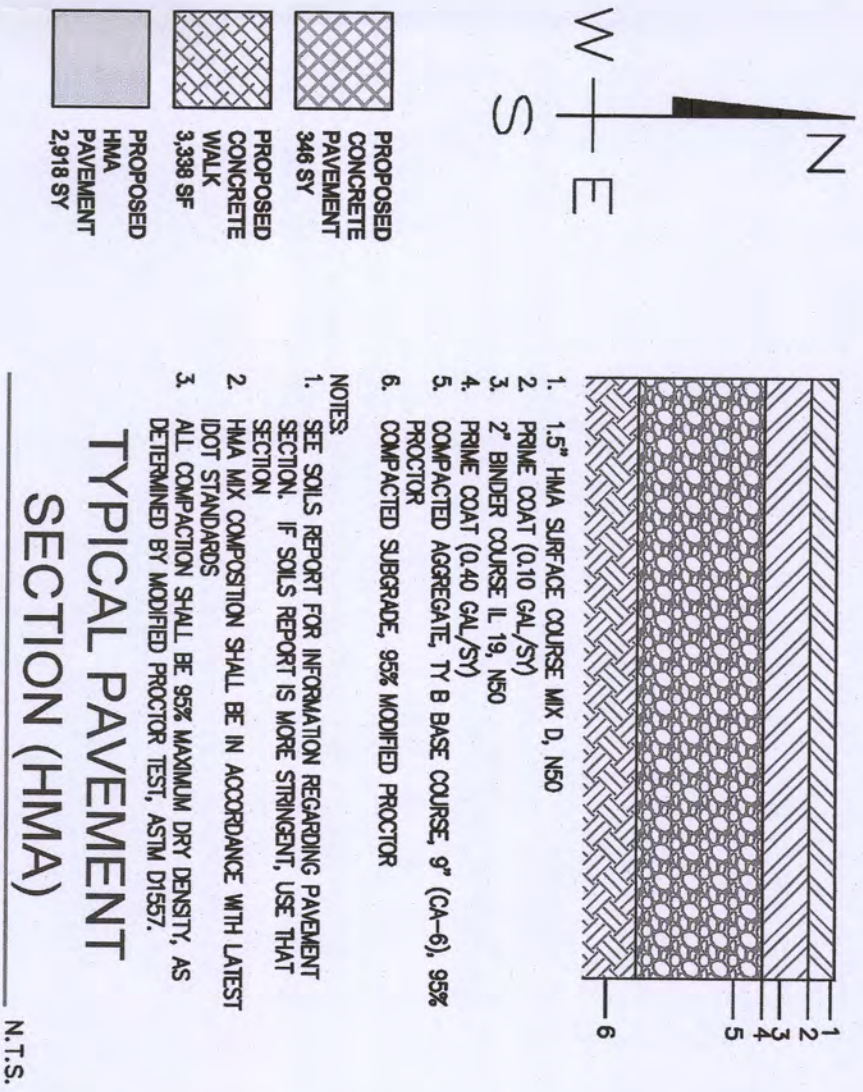
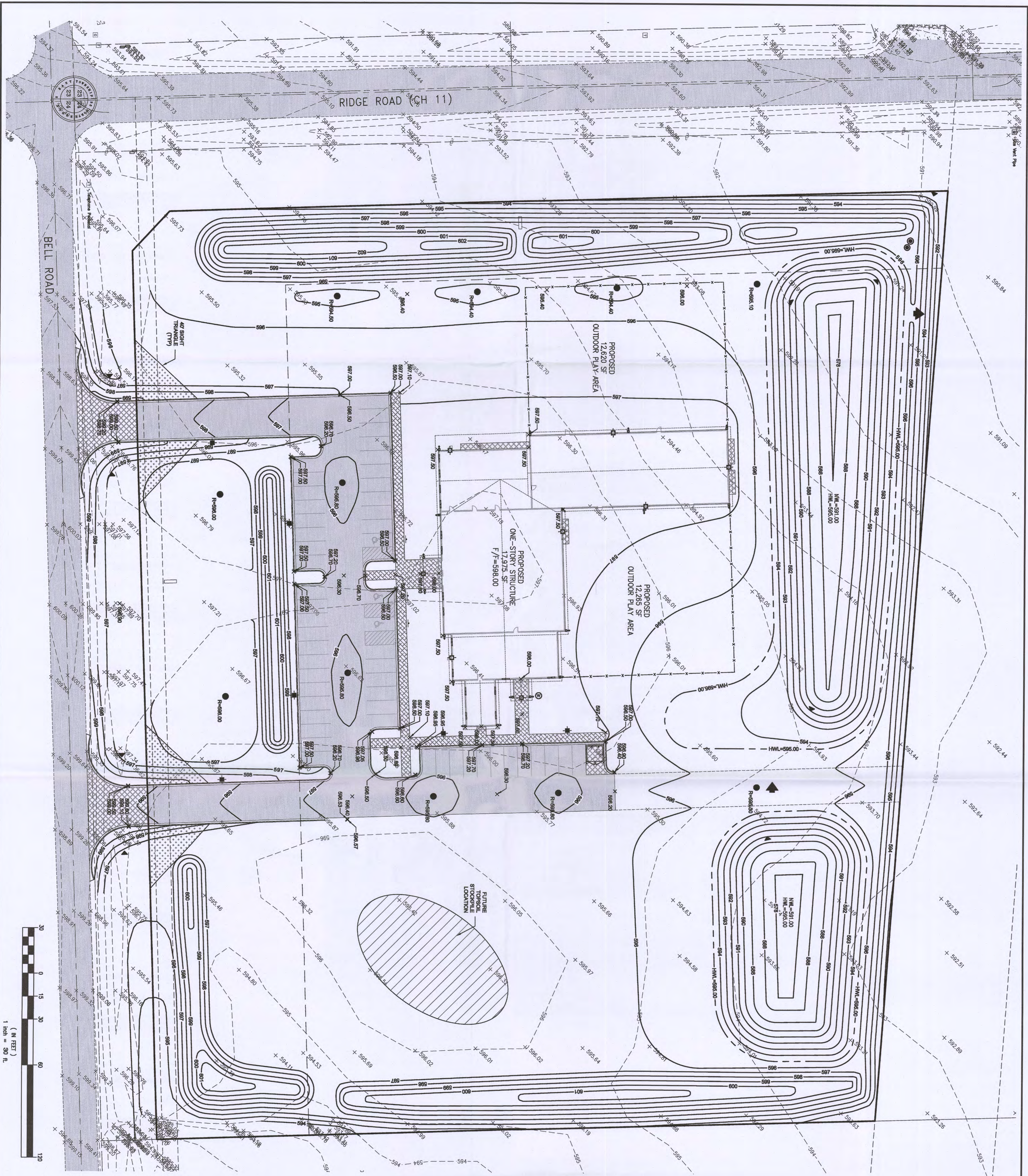
Eric C. Cox
Illinois Professional Land Surveyor No. 035-3604
Renewal Date: November 30, 2020
DLZ Industrial Surveying, Inc. Professional Design

DLZ Industrial Surveying, Inc. Professional Design Firm 184002815



DLZ
INDUSTRIAL SURVEYING, INC.

80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849



TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.

ELEVATION (FT)	AREA (SF)	DISTANCE (FT)	VOLUME (CF)	CUMULATIVE VOLUME (CF)
591.00	8,192	1.00	8,192	8,192
592.00	9,652	1.00	10,446	19,327
593.00	11,259	1.00	12,102	31,439
594.00	12,984	1.00	13,854	45,293
595.00	14,764	1.00	15,620	60,913

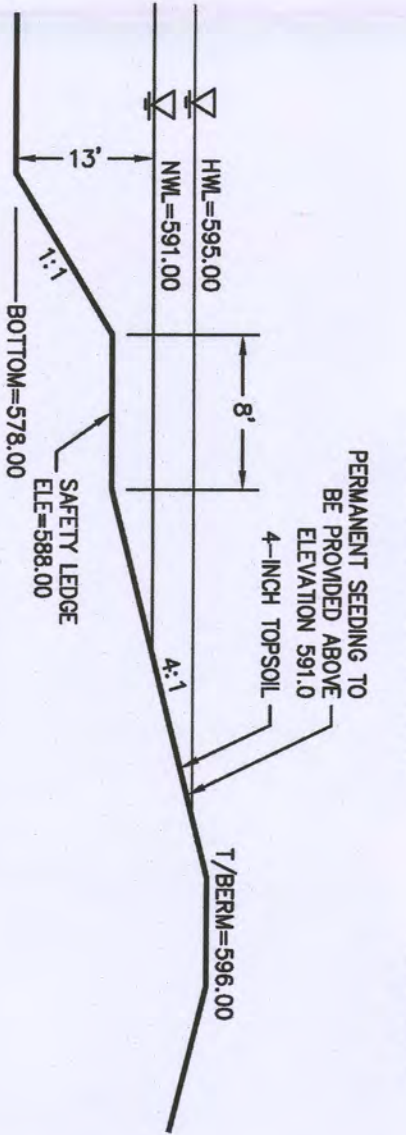
PROVIDED DETENTION VOLUME - EAST BASIN = 45,293 CF

ELEVATION (FT)	AREA (SF)	DISTANCE (FT)	VOLUME (CF)	CUMULATIVE VOLUME (CF)
591.00	13,994	1.00	15,292	15,292
592.00	16,827	1.00	17,877	33,269
593.00	19,381	1.00	21,381	54,650
594.00	23,425	1.00	26,003	80,653
595.00	28,670	1.00	32,543	113,196

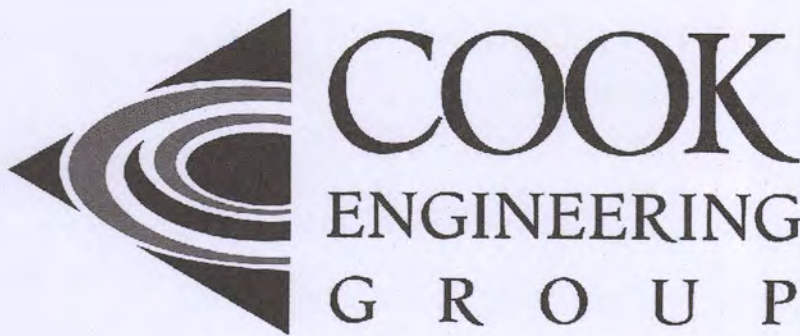
PROVIDED DETENTION VOLUME - WEST BASIN = 80,653 CF

TOTAL REQUIRED DETENTION = 128,596 CF

2.78 AC-FT



- PROJECT NOTES:**
- BUILDING LAYOUT TAKEN FROM ARCHITECTURAL PLANS PREPARED BY LESTER BUILDINGS, ARCHITECT DATED 07/26/2019.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODE.
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Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60585
815.577.1707 T 815.577.2595 F
www.cookengrpgroup.com

PRELIMINARY GRADING PLAN

DOGGY DAYCARE

NEC BELL ROAD & RIDGE ROAD
KENDALL COUNTY, IL

PREPARED FOR
BULLMASTIFF CONSTRUCTION
11947 S HARLEM AVE, STE 200
PALOS HEIGHTS, IL 60463
815.405.5883

MS. DEB HOWARD

CEG JOB NUMBER
2018-107

SCALE:
1" = 30'


DRAWN BY: EKH

CHECKED BY: MDC

DATE: 11/22/2019

SHEET: 2 of 2
Copyright 2019

TOPOGRAPHIC SURVEY



LEGEND

- POWER POLE
- FOUND REBAR
- GAS MARKER
- TELEPHONE PEDESTAL
- AS-STAKED SOIL BORING LOCATION
- GROUND SPOT ELEVATION
- HARD SURFACE ELEVATION
- EDGE OF PAVEMENT ELEVATION
- EDGE OF GRAVEL ELEVATION
- EXISTING CONTOUR
- PAVEMENT
- GRAVEL
- CONCRETE
- OVERHEAD ELECTRIC LINE
- SUSPECTED PIPELINE LOCATION

P.I.N. 09-23-200-022
WILLIAM J & PAMELA KUNKE
A-1 AGRICULTURAL DISTRICT

P.I.N. 09-23-200-022
JUDITH PATRICK TIERNEY
A-1 AGRICULTURAL DISTRICT

P.I.N. 09-23-200-021
A-1 AGRICULTURAL DISTRICT

P.I.N. 09-24-100-011
A-1 AGRICULTURAL DISTRICT

NO.	REVISION	BY	DATE
1	UPDATED NOTES AND LOT ZONING	CSH	12/9/19
2			
3			
4			
5			
6			
7			
8			
9			
10			

7126T0

DRAWING NUMBER

MINOOKA

ILLINOIS

COOK ENGINEERING GROUP

DOGGY DAY CARE

BELL RD & RIDGE RD

TOPOGRAPHY SURVEY

DRAWN: CSH

DESIGNED: -

DATE: 11/11/19

SCALE: 1" = 50'

CHK'D. ECC

APPR'D: ECC

PROJECT NUMBER

1950-7126-70

Legal Description

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.

BENCHMARKS:

BM - NGS PID DP5482

STATION IS LOCATED 22 FT SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 44 FT EAST OF THE EXTENDED EAST EDGE OF PAVEMENT OF PRIVATE ENTRANCE '1455' US HIGHWAY 52 AND 12 FT NORTH OF A FENCE

ELEV: 589.76 (NAVD 88)

SITE BM - 60D NAIL IN POWER POLE
~558' NORTH OF BELL ROAD ON EAST SIDE OF RIDGE ROAD

ELEV: 592.36 (NAVD 88)

- Notes:**
- This Survey was fielded on 04-23-2018, 11-07-2019 and 11-11-2019. Topography Survey of an area requested by the Client.
 - The horizontal datum is the Illinois State Plane Coordinate System East Zone NAD 83 and the vertical datum is NAVD 88.
 - For building restrictions as established by local ordinances not shown hereon, consult your local municipal authorities.
 - Do not scale dimensions from this map.
 - Call J.U.L.I.E. at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.
 - Utilities and improvements shown hereon based on visible field verified structures.
 - Compare all points in field prior to any construction and report any discrepancies to surveyor at once.
 - The Surveyed Parcel was performed without the benefit of a current Title Commitment and does not purport to show all easements affecting said Parcel.
 - The Surveyed Parcel lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as graphically depicted on FEMA Flood Insurance Rate Map No. 17093C0225H, revised January 8, 2014.
 - The Surveyed Parcel is Zoned A-1 Agricultural Kendall County.
 - All adjacent parcels are presently zoned A-1 Agricultural District. Parcel 09-23-200-011 is zoned A1-SU (Ordinance 06-38)
 - Developer: Bullmastiff Construction Co. 11947 S. Harlem Ave., Suite 200 Potosi Heights, IL 60463

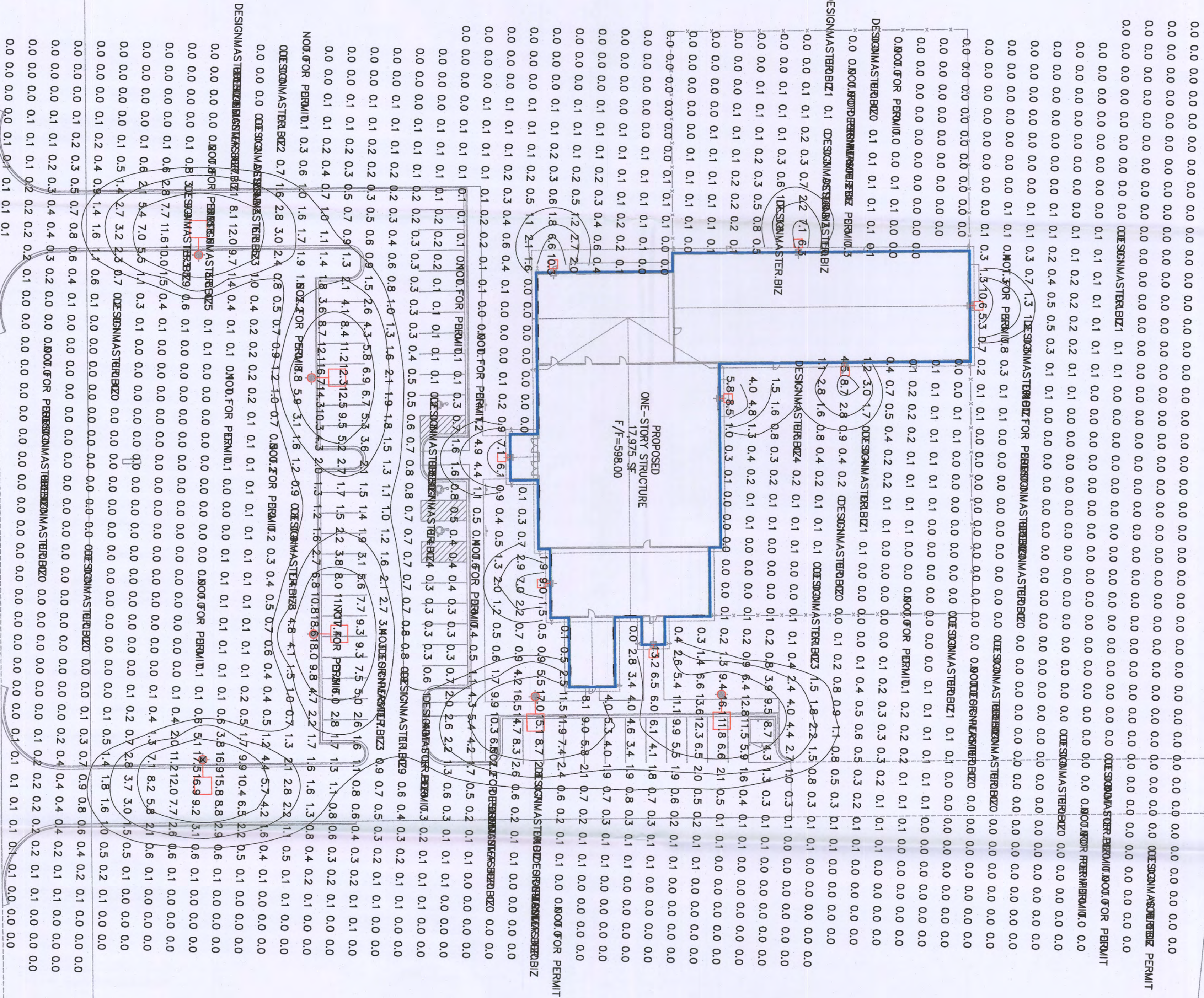
THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.





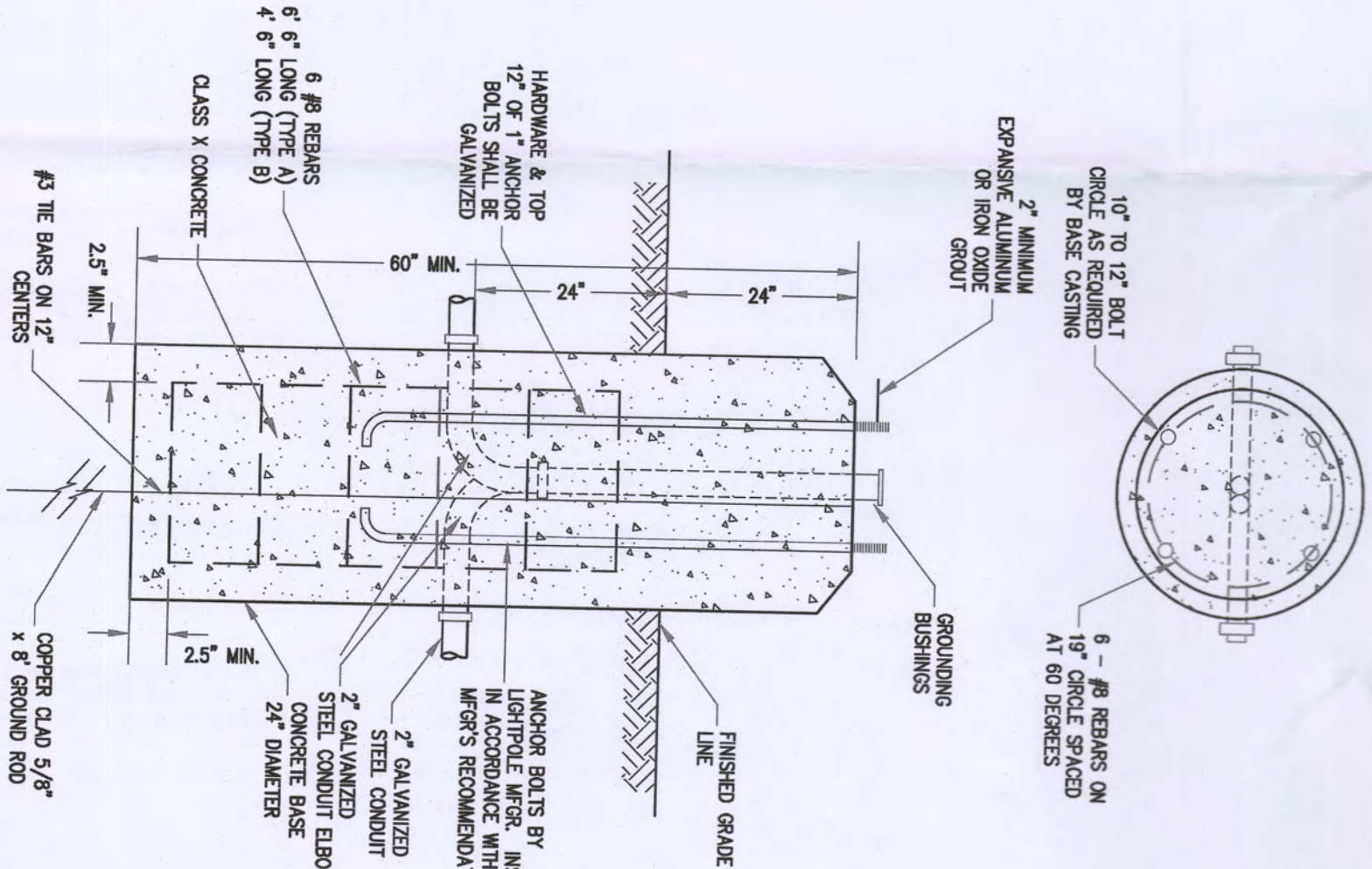
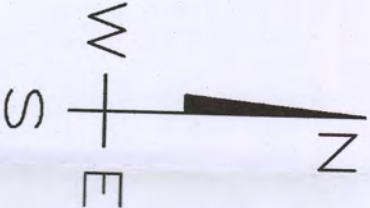
RIDGE ROAD (CH 11)

BELL ROAD

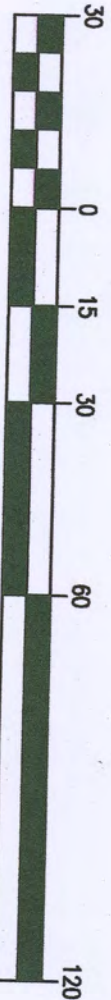


LUMINAIRE SCHEDULE			
SYMBOL	QTY	MANUFACTURER/DESCRIPTION	ELEVATION
	6	(1) 300W	26'50"
866-516-9497	8	(1) 5503	WALL

GENERAL PHOTOMETRIC SCHEDULE	
SUPPORT@DESIGNMASTER	28
MAXIMUM FOOT-CANDELES	18.6
MINIMUM FOOT-CANDELES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	18.64 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.98 / 0.00



LIGHT STANDARD FOUNDATION PLAN



#	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PRELIMINARY
PHOTOMETRIC PLAN
DOGGY DAYCARE
NEC BELL ROAD & RIDGE ROAD
KENDALL COUNTY, IL

PREPARED FOR
BULMASTIFF CONSTRUCTION
11947 S HARLEM AVE, STE 200
PALOS HEIGHTS, IL 60463
815-405-5683

MS. DEB HOWARD

CEG JOB NUMBER
2018-107

SCALE:
1" = 30'

DRAWN BY: EKH

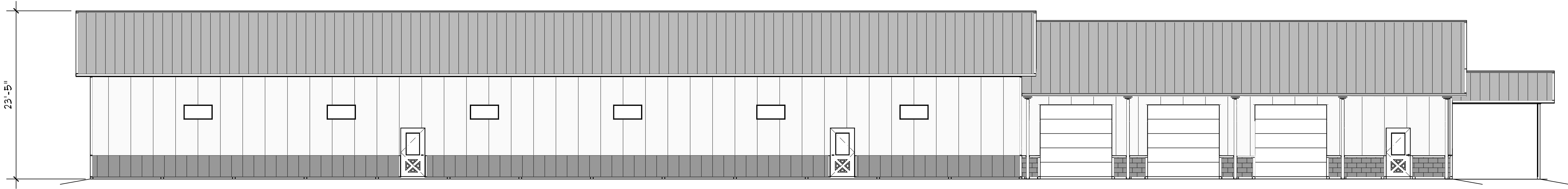
CHECKED BY: MDC

DATE: 12/13/2019

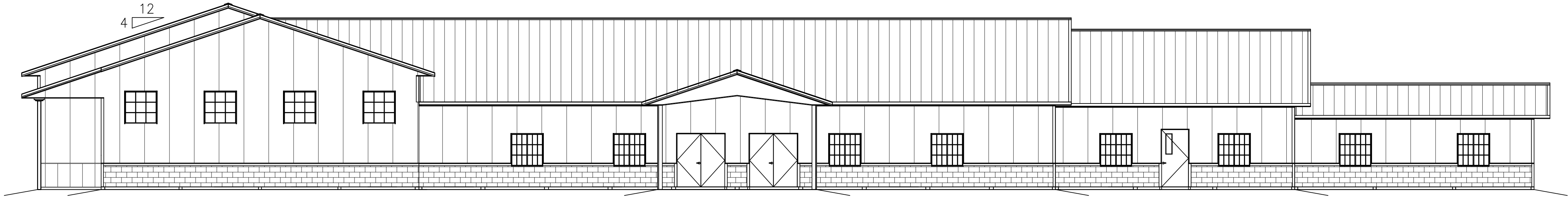
SHEET: 1 of 1



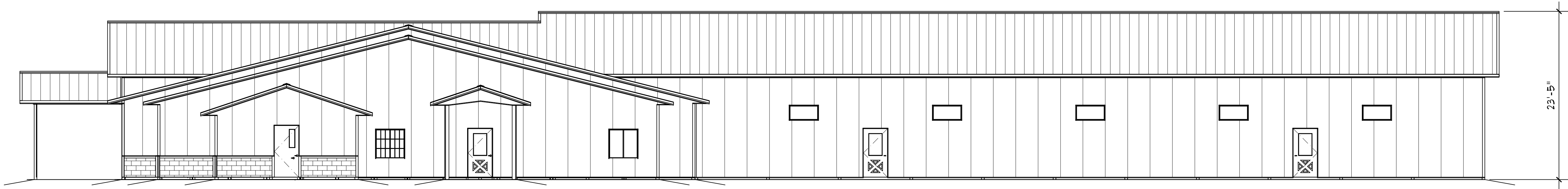
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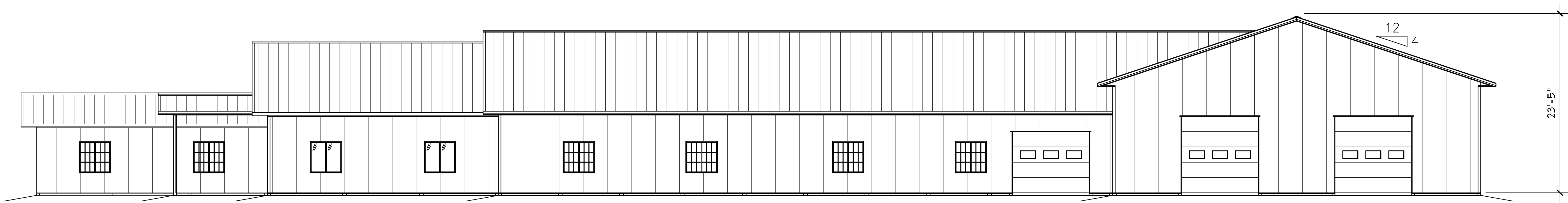
WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING COLORS

ROOF METAL	QUAKER GRAY	SLDG DR PANEL	---
SIDEWALL	SNOW WHITE	SLDG DR VERTS	---
ENDWALL	SNOW WHITE	SLDG DR JAMB TR	---
GABLES	---	SLDG DR TRACK	---
BASE	PEWTER GRAY	OVHD DR PANEL	---
CORNER	PEWTER GRAY	OVHD DR TRIM	---
EAVE/FASCIA	QUAKER GRAY	WALK DR	SNOW WHITE
GABLE/RAKE	QUAKER GRAY	WALK DR TRIM	SNOW WHITE
SOFFIT	SNOW WHITE	WINDOW	HAYFIELD WHITE
WAINSCOT	PEWTER GRAY	WINDOW TRIM	HAYFIELD WHITE
ACCENT PANEL	---	SIG DR FIELD	---
GABLE LOUVER	---	SIG DR TRIM	---
INSUL WL BATTEN	---	SIG DR JAMB TR	---
RIDGE CAP	QUAKER GRAY	SIG DR WINDOW	---
RIDGE VENT	---	SIG DR TRACK	---
CUPOLA ROOF	---	LARGE DOOR	---
CUPOLA BODY	---	LARGE DOOR TRIM	---
CUPOLA BASE	---	DUTCH DR FRAME	---
GUTTER	---	DUTCH DR INSERT	---
DOWNSPOUT	---	SHINGLES	---
PORCH ROOF	QUAKER GRAY	MANSARD ROOF	---
PORCH COL CVR	SNOW WHITE	MANSARD EAVE	---
PORCH CRWN/BLK	SNOW WHITE	MANSARD SOFFIT	---
PORCH SOFT/CLG	SNOW WHITE	MODERRA	---
CLEAR OPNG TR	---	BOX STALL GRILLS	---
CURTAIN OPNG TR	---		

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cool city, il 60416

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815-364-0359 fax
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gregory.lyons@sbcglobal.net

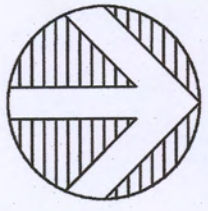
VETERINARY CLINIC and DOGGY DAY CARE CENTER FOR:
BULLMASTIFF CONSTRUCTION COMPANY
BELL ROAD, MINOOKA, IL 60444

project no. 1810
date 12/11/2019
issued for Approval

Building Elevations

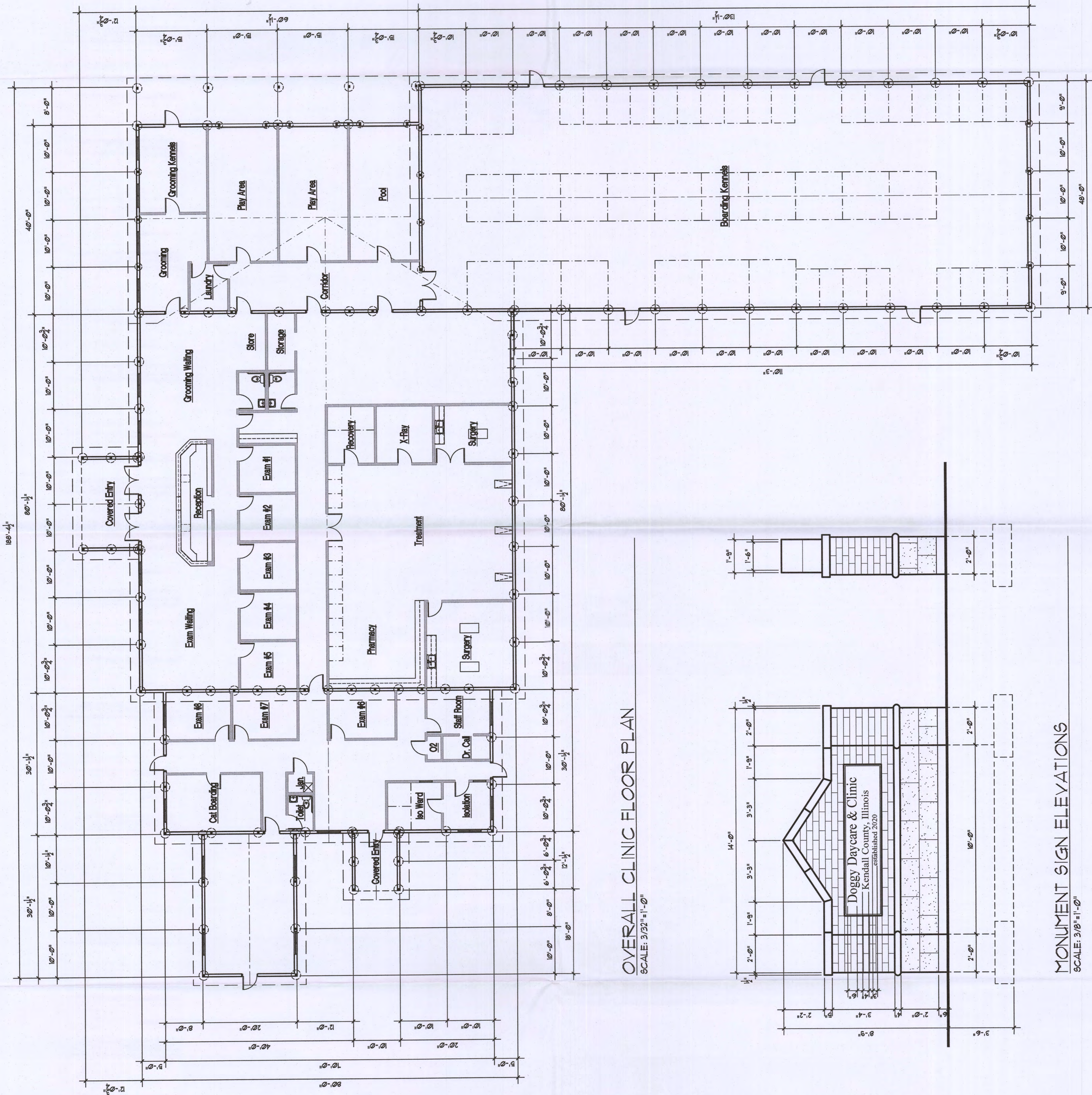
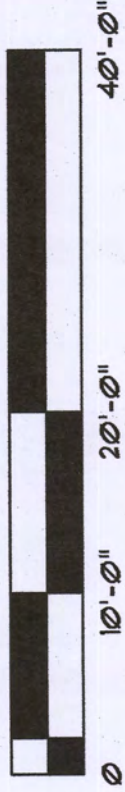
A2.00

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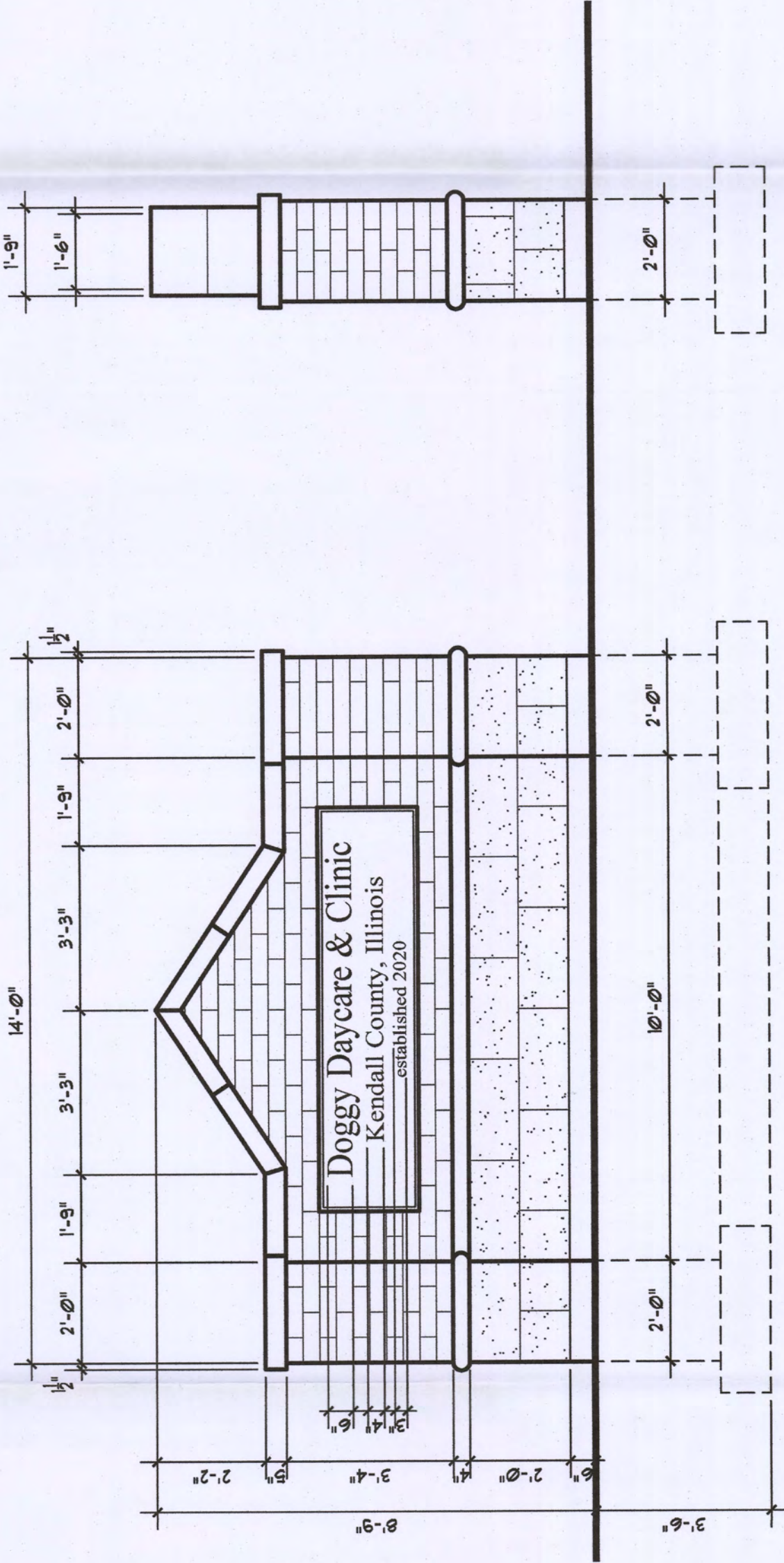
NORTH

SCALE: 3/32" = 1'-0"



OVERALL CLINIC FLOOR PLAN

SCALE: 3/32" = 1'-0"



MONUMENT SIGN ELEVATIONS

SCALE: 3/8" = 1'-0"

DEVELOPER:
BULLMASTIFF CONSTRUCTION CO.
1941 S. HARLEY AVE. SUITE 200
PALOS HEIGHTS, IL 60463
MR. DEB HOWARD

SPACE EGRESS INFORMATION	
10000 NET SF	ROOF SIZE (NET OR GROSS IN SF)
ASSEMBLY	OCCUPANCY TYPE
20	TOTAL NUMBER OF OCCUPANTS
20	NET or GROSS SF PER OCCUPANT

EXIT EGRESS INFORMATION	
34"	CLEAR OPENING (INCHES)
110	EGRESS CAPACITY (PEOPLE)
150	ANTICIPATED EGRESS LOAD (PEOPLE)

Overall Floor Plan

A1.00

project no. 1810
date 12/11/2019
issued for Approval

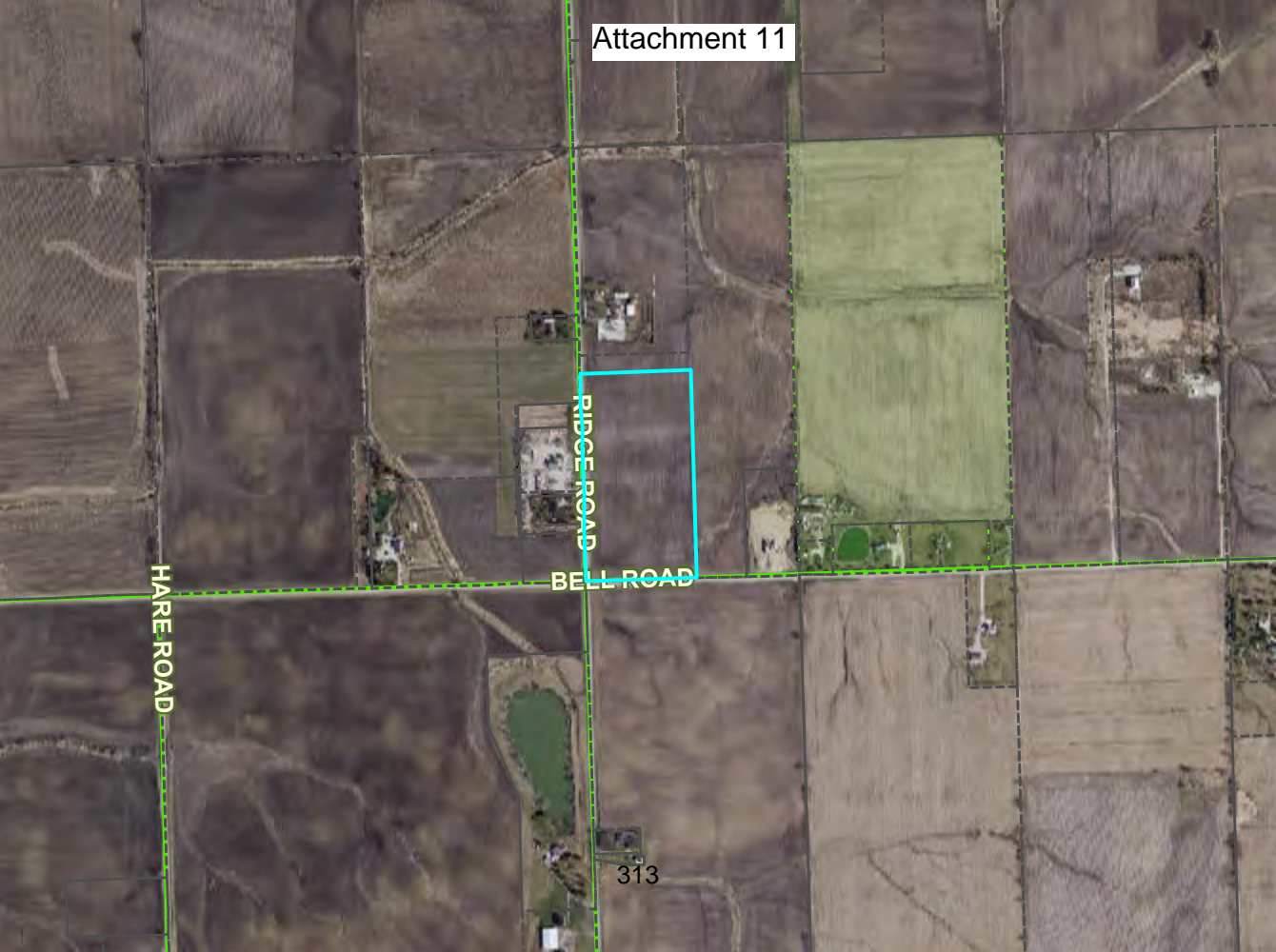
VETERINARY CLINIC and DOGGY DAY CARE CENTER FOR:
BULLMASTIFF CONSTRUCTION COMPANY
BELL ROAD, MINOOKA, IL 60444

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Cannabis Regulations Summary

1. The previously adopted zoning regulations for medical cannabis uses are repealed in their entirety.
2. Definitions of Adult-Use Cannabis Business Establishment, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Transporting Organization or Transporter, Medical Cannabis Cultivation Center or Cultivation Center, and Medical Cannabis Dispensing Organization or Dispensing Organization or Dispensary were added to the Zoning Ordinance. These definitions come from the Cannabis Regulation and Tax Act and the Compassionate Use of Medical Cannabis Program Act.
3. Adult-Use Cannabis Craft Growers are special uses in the A-1 (Agricultural), M-1 (Limited Manufacturing), and M-2 (Heavy Industrial) Zoning Districts. They are to be at minimum one thousand feet (1,000') from the property lines of pre-existing public or private nursery schools, preschools, primary or secondary schools, day care centers, day care homes, residential care homes, pre-existing properties zoned or used for residential purposes, pre-existing forest preserves, public parks, places of worship, public libraries, and game arcades to which admission is not restricted to persons twenty-one (21) years of age older. The distance shall be measured from the cannabis use. The use must be in stand-alone buildings.
4. Adult-Use Cannabis Cultivation Centers and Medical Cannabis Cultivation Centers are special uses in the A-1, M-1, and M-2 Zoning Districts and will be minimum two thousand five hundred feet (2,500') from the protected uses listed in number 3 previously as measured from the cannabis use. The use must be in stand-alone buildings.
5. Adult-Use Cannabis Dispensing Organizations and Medical Dispensing Organizations are special uses in the B-3 (Highway Business), M-1, and M-2 Zoning Districts and will be at least one thousand feet (1,000') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. Hours of operation will be from 6:00 a.m. until 10:00 p.m. Onsite consumption of cannabis by members of the public would not be allowed. The use must be in stand-alone buildings. On properties zoned B-3, the use must be within one thousand feet (1,000') of an interchange of an Interstate Highway and a County or State Highway.
6. Adult-Use Cannabis Infuser Organizations are special uses in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. The use must be in stand-alone buildings. On properties zoned B-3, the use must be within one thousand feet (1,000') of an interchange of an Interstate Highway and a County or State Highway.
7. Adult-Use Cannabis Processing Organizations are special uses in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They

can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. The use must be in stand-alone buildings. On properties zoned B-3, the use must be within one thousand feet (1,000') of an interchange of an Interstate Highway and a County or State Highway.

8. Adult-Use Cannabis Transporting Organizations are special uses in the M-1 and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. They can only transport cannabis unless allowed by the special use permit. The use must be in stand-alone buildings.
9. Cannabis uses will be required to follow all applicable State and County regulations (i.e. parking and signage regulations).