

KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179
AMENDED AGENDA (3/6/2020)

Monday, March 9, 2020 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from February 10, 2020 Meeting (Pages 3-18)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 19-23)

PETITIONS:

1. **19 – 34 – Ronald Smrz on Behalf of the Bank of Lyon Trust (Pages 24-190)**
Request: Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles Business
PIN: 02-35-151-003
Location: 7821 Route 71, Oswego Township
Purpose: Petitioner Wants to Operate a Storage Business on the Subject Property; Property is Zoned A-1 with a Special Use Permit

NEW BUSINESS:

1. Approval of a Resolution Supporting Illinois SB 2466 Pertaining to an Amendment to the Counties Code Regarding Special Use Permit Revocations (ADDED 3/6/2020)

OLD BUSINESS:

1. Discussion of the Stormwater Planning Committee; Committee Could Initiate an Amendment to the Composition of the Stormwater Planning Committee (Pages 191-199)
2. Approval of a Request from the Planning, Building and Zoning Committee to the Committee of the Whole that the Committee of the Whole Refer Petition 20-01 Pertaining to Recreational Vehicle and Campground Regulations Back to the Planning, Building and Zoning Committee (Pages 200-206)

REVIEW VIOLATION REPORT (Pages 207-211):

- 1 Approval to Forward to the State's Attorney's Office Violation of Section 12.09 of the Kendall County Zoning Ordinance (Illegal Sign in/on Residential Zoned Land) at Audrey Avenue and Gilda Court, Yorkville (PIN: 02-35-413-014) in Oswego Township (Pages 212-218)
- 2 Approval to Forward to the State's Attorney's Office Violation of Section 12.09 of the Kendall County Zoning Ordinance (Illegal Sign in/on Residential Zoned Land) on Lot 50 of Fields of Farm Colony Unit 2, Yorkville (PIN: 02-35-301-007) in Oswego Township (Pages 219-225)

REVIEW NON-VIOLATION COMPLAINT REPORT (Page 226):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Page 227-232):

REVIEW REVENUE REPORT (Page 233):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 & 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of February 10, 2020 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 6:30 p.m.

ROLL CALL

Committee Members Present: Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

Committee Members Absent: Elizabeth Flowers

Also Present: Matt Asselmeier (Senior Planner), Brian Holdiman (Code Official), Larry Simmons (Part-Time Code Enforcement Officer), Dan Kramer, Michael Cook, Emily Hoffmann, Deb Chow, Gregg Ingemunson, Greg Dady, Kristine Heiman, and Cynthia Galbreath

APPROVAL OF AGENDA

Member Kellogg made a motion, seconded by Member Gilmour, to approve the agenda with an amendment moving Petition 19-43 to between items 1 and 2 of New Business. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Gengler, to approve the minutes of the January 13, 2020, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

Cynthia Galbreath stated that a neighbor at 1026 Harvey Road is running a pallet restoration business. At 1038 Harvey Road, junk and a new road have been installed on the property. These businesses are disruptive to the neighborhood. She expressed concerns that Harvey Road will deteriorate. Brian Holdiman said that 1026 Harvey Road has been cited and he has a meeting with the property owner on February 11, 2020. Mr. Asselmeier reported that 1038 Harvey Road has been sent to the State's Attorney.

EXPENDITURE REPORT

The Committee reviewed the expenditure report. Mr. Asselmeier noted that the Department is up and running in MUNIS.

NEW BUSINESS

Introduction of Part-Time Code Enforcement Officer Larry Simmons

Mr. Holdiman introduced Part-Time Code Enforcement Officer Larry Simmons. Mr. Simmons will work approximately ten (10) hours per week. Mr. Simmons thanked the Committee.

PETITIONS

19 – 37 – John Dollinger on Behalf of Hansel Ridge, LLC

Mr. Asselmeier summarized the request.

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 were submitted as separate petitions.

The application materials were provided. A map showing the property was provided; the northern portion of the property is the subject of this Petition.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural or agricultural with a special use permit. The Land Resource Management Plan calls for the area to be Suburban Residential and Public/Institutional. The zonings within one half (1/2) mile were agricultural or agricultural with a special use permit.

Pictures of the property were provided.

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 has a special use permit for a landscaping business.

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

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner. This email was provided.

The Troy Fire Protection District has no objections to commercial uses as this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

The Kendall County Regional Planning Commission held a public hearing on this proposal on January 22, 2020. One (1) neighbor testified in opposition to the request because of concerns about traffic safety and the neighbor wanted the area to stay undeveloped. The Kendall Regional Planning Commission recommended approval of the request without objection; two (2) members were absent. The minutes of this hearing were provided.

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on January 27, 2020. The neighbor that testified against the proposal during the public hearing at the Kendall County Regional Planning Commission reiterated his concerns. Discussion occurred regarding traffic safety in the area. The Kendall County Zoning Board of Appeals recommended approval of the request without objection; one (1) member was absent. The minutes of this meeting were provided.

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

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

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.

Because commercial uses require site plan approval, because the Village of Shorewood's Comprehensive Plan calls for this property to be Commercial, and because many commercial uses could be placed on the subject property that would complement education uses, Staff recommends approval of the requested change.

Dan Kramer, Attorney for the Petitioner, confirmed the proposed plans. He noted that all of the reviewing bodies have recommended approval. He explained why the site was chosen and the proposed athletic facility business operations.

Chairman Prochaska expressed concerns regarding traffic issues at Route 52 and County Line Road. Mr. Kramer noted the traffic issues in the area; he noted the possibility of a site easement and directing people using the athletic facility to utilize Baltz Road. A traffic study was underway. Mr. Kramer did not anticipate the storage facility would generate much traffic. The proposed retail uses probably will not develop until Shorewood utilities reach the property.

Member Kellogg made a motion, seconded by Chairman Prochaska, to recommend approval of the change to the Future Land Use Map.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on March 18, 2020.

19 – 38 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelly on Behalf of Goprobball, LLC (Prospective Buyer)

Mr. Asselmeier's summary was provided to the Committee.

Member Kellogg made a motion, seconded by Member Gengler, to recommend approval of the map amendment as requested.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on March 18, 2020.

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

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working 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 was provided. The site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zonings are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. 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.

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The aerial of the property was provided.

EcoCat submitted on December 5, 2019, and consultation was terminated.

NRI application submitted on December 18, 2019. The NRI Report was not available.

Seward Township was emailed information on December 31, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding drainage and traffic. The property's location and availability were the reasons for seeking the special use permit. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting was provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting was provided.

The Minooka Fire Protection District was emailed information on December 31, 2019. They wanted the Petitioners to be aware of the new State kennel regulations regarding staffing and sprinkling requirements. The Minooka Fire Protection District's email was provided.

The Village of Shorewood was emailed information on December 31, 2019. The Village of Shorewood expressed concerns about noise. The Village of Shorewood's email was provided.

The Village of Minooka was emailed information on December 31, 2019.

ZPAC reviewed this proposal at their meeting on January 7, 2020. Discussion occurred about the soil analysis in relation to the well and septic system. The Highway Department was satisfied with the proposed right-of-way dedication for Ridge Road. The Petitioner will finalize hours of operation, the timeline for landscaping installation, and frequency of refuse pick-up.

ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without any objections. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on January 22, 2020. The suggestion was made that the fire hydrant be identified as a dry hydrant on the site plan. Discussion occurred regarding the types of animals that will be served at that the site. Discussion occurred regarding potential noise if the dogs were out after sunset; the hours of operation should address most of this concern. The Kendall County Regional Planning recommended approval with no objections; two (2) members of the Commission were absent. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public on this request on January 27, 2020. Zero (0) members of the public testified during the public hearing. Discussion occurred regarding access and traffic circulation, drainage, and the number of animals allowed on the property was clarified to allow a maximum of eighty (80) dogs and twenty-five (25) cats at the kennel. The Kendall County Zoning Board of Appeals recommended approval with no objections; one (1) member of the Board was absent. The minutes of this meeting were provided.

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 normal hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The veterinary establishment may be open beyond these hours of operation to handle medical emergencies. The maximum number of employees will be seventy (70), including part-time employees. The kennel will be staffed at all times. Overlap in employees will occur. Grooming services will be provided as needed. The maximum number of animals planned for the kennel is one hundred five (105). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building 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 were provided. A rendering of the site was provided.

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.

The site plan 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.

The site plan 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.

The property fronts Bell Road and two (2) points of ingress/egress are 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.

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.

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.

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.

Per the landscaping plan, 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 is planned around the stormwater detention ponds.

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 will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the 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.

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.

Staff recommended approval of the requested special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3), landscaping plan (Attachment 5), and photometric plan (Attachment 6).
2. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication (Attachment 10).
3. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
4. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan (Attachment 3).
5. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. A maximum of eighty (80) dogs and twenty-five (25) cats may be kenneled on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
9. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
10. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
11. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
12. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.

14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Gilmour asked about the landscaping plan. Mr. Asselmeier listed the types of vegetation that will be planted as part of the landscaping plan.

Chairman Prochaska thanked the Petitioner for the level of detail contained in the application.

Member Kellogg made a motion, seconded by Member Gengler, to recommend approval of the requested special use permits with the conditions proposed by Staff.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on February 18, 2020.

NEW BUSINESS

Request for Guidance for Allowing a Trucking Company at 3485 Route 126, Oswego (PIN: 06-09-400-005)

Gregg Ingemunson, Attorney for the Petitioner, summarized the issue and provided background on the issue.

Option 1-Property owner submits a text amendment adding truck parking area or yard to the list of special uses in the A-1 and for a special use permit to operate this use at the subject property. Staff would want this type of use restricted to State or County highways. The negative for this suggestion is that the property owner would have to request special uses and go through the special use process every time tenancy changed unless the tenant was a permitted use under the A-1. In addition, other A-1 zoned properties could request similar special use permits.

Option 2-Property owner submits a request to change the Future Land Use Map for the property to Mixed Use Business, requests a rezoning to M-1, and requests a text amendment adding truck parking area or yard to the list of uses in the M-1. A decision would need to be made if this use should be a permitted or special use in the M-1. If the property was zoned M-1, the property would have greater flexibility in leasing or selling the space. They would not need to request special use permits in the future unless the use was listed as a special use in the M-1.

The downsides are that properties in similar situations could submit similar requests and, in this case particularly, an adjoining property is planned to be used of educational purposes which could create conflicting land uses.

Option 3-The trucking company is required to cease operations at the property.

The Petitioner favors Option 2 and having the use as a permitted use in the M-1.

Member Kellogg expressed concerns about Oswego School District owning property near the subject property. He understood the Petitioner's concerns about having to continually ask for special uses on changes of tenancy.

Chairman Prochaska favored the M-1 rezoning. He did not want to shut down a business in the County. The first special use was issued at the property in 2001.

Member Gilmour expressed concerns about some M-1 uses, but she saw both sides of the issue.

Mr. Ingemunson noted that, whatever use was placed at the property, that use probably would not be agricultural related.

Chairman Prochaska read the list of special uses in the A-1 District. Chairman Prochaska believed that the types of businesses that would go at the subject property would be more associated with the M-1 District.

Member Gengler favored the M-1 rezoning because of the type of uses.

Discussion occurred regarding the rezoning process.

Greg Dady, property owner, indicated that Na-Au-Say Township favored rezoning.

The consensus of the Committee was that the property owner should pursue the map amendment option. The property owner was advised that the next application deadline is the close of business on February 18th.

PETITIONS

19 – 43 – Kendall County Historic Preservation Commission

Mr. Asselmeier summarized the request.

For the majority of 2019, the Kendall County Historic Preservation Commission has been reviewing the Historic Preservation Ordinance in order to apply to the State to become a Certified Local Government. A sheet explaining the benefits of becoming a Certified Local Government is attached.

In summary the proposed changes to the Historic Preservation Ordinance are as follows:

1. Article I.2.U amends the definition of "historic district" to be the same as "preservation district" as defined by State law.
2. Article I.2 adds a definition of "Super Majority Vote" as at least three-fourths approval vote of the entire Kendall County Board.
3. Article II.2.M removes the requirement that the Commission review any application for

demolition of structures older than fifty (50) years of age.

4. Article II.2.N changes the administration authority to County-owned property only.
5. Article III.3.A.d and Article III.3.B.e defines the procedure for contacting property owners of record if the applicant is not the current owner of record of a nominated landmark (3.A.d) or owner of record of a property in a nominated Historic District (3.B.e). In both cases, the applicant must provide evidence that the owner of record has been notified.
6. Article III.5, in the first paragraph, a typographical error is corrected.
7. Article III.12 adds the Kendall County website as a location for publishing the map of all landmarks and districts.
8. The final paragraph of Article IV.2.I defines post-demolition plans are required for properties in historic districts or for properties designated as landmarks.
9. Article IV.3.B is divided into two (2) subsections. The remainder of Article IV.3 is re-lettered to reflect this division.
10. Article IV.3.C (new) states that certain documents shall be submitted in cases of economic hardship only if requested by the Planning, Building and Zoning Department or the Preservation Commission.
11. Article IV.3.D (new) deletes the requirement to offer to purchase properties in cases of economic hardship and re-letters the sub-section to reflect this deletion.
12. Article V.2 transfers the power to refuse to issue building permits as a penalty from the Planning, Building and Zoning Department to the court system or hearing officer.

The Commission considered adding a Five Hundred Dollar (\$500) application fee for non-owner initiated applications. However, the Illinois Historic Preservation Agency did not favor having an application fee and the Commission removed the fee from the proposal.

A redlined copy of the proposal was provided.

Discussion occurred regarding the application fee; the Commission wanted the application fee to apply to non-property owner applicants only. The Illinois Historic Preservation Agency did not want an application fee because the State felt a fee would discourage preservation. The consensus of the Committee was to have a fee, but to allow the Historic Preservation Commission to waive the fee if requested by owner of the property applying for designation.

Discussion occurred regarding the definition of super majority vote. Mr. Asselmeier noted that the intent of the definition was to have the vote apply to the entire County Board and not just to members of the County Board present at a given meeting.

Member Gilmour made a motion, seconded by Member Gengler, to recommend approval of the proposal with an amendment establishing a Five Hundred Dollar (\$500) application fee; the fee could be waived by a majority vote of the Kendall County Historic Preservation Commission if requested by the property owner.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the Committee of the Whole on February 13, 2020.

Member Kellogg left at this time (7:38 p.m.).

NEW BUSINESS

Approval of a Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Service between Kendall County, Illinois and the United City of Yorkville, Illinois

Mr. Asselmeier summarized the request.

Member Gengler made a motion, seconded by Member Gilmour, to recommend approval of renewing the Intergovernmental Agreement as requested.

The votes were as follows:

Yeas (3): Gengler, Gilmour, and Prochaska
Nays (0): None
Abstain (0): None
Absent (2): Flowers and Kellogg

The motion carried. This matter will go to the County Board on February 18, 2020.

Approval of Publishing the Annual Noxious Weed Notice in the Kendall County Record at a Cost Not to Exceed \$120.00; Related Invoices to Be Paid from the PBZ Legal Publications Line Item

Mr. Asselmeier summarized the request.

Member Kellogg returned at this time (7:39 p.m.).

Marijuana remains a noxious weed.

Member Gilmour made a motion, seconded by Member Gengler, to recommend approval of publishing the notice.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the County Board on February 18, 2020.

Follow-Up on Kendall County Regional Planning Commission Annual Meeting

Mr. Asselmeier read his report from the Annual Meeting.

2019 County-Wide Building Permit Memo

Mr. Asselmeier read the memo.

Approval of Setting a Date and Time for a Second Meeting of the Planning, Building and Zoning Committee in the Month of February 2020

Chairman Prochaska stated that no need existed for a second meeting.

OLD BUSINESS

Discussion of Amending the Transportation Plan Contained in the Land Resource Management Plan to Correspond to the 2019-2039 Long Range Transportation Plan; Committee Could Refer the Matter to the Kendall County Regional Planning Commission

Mr. Asselmeier summarized the issue.

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan.

This Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. Fran Klaas suggested the following changes to the Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon/Helmar Bypass - Route Should Follow Existing Lisbon Road
- Caton Farm Road West of Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road - Might want to look for other northerly connections for Whitfield Road
- Gates Lane West of Route 47
- WIKADUKE Trail Uses the Existing Stewart Road Alignment to Rance Road and Then Extend a New Alignment Northeasterly to Route 30 and Heggs Road

Add

- Millington Road Extending North of Lions Road to Connect to Route 34.
- Walker Road Relocated West of Route 71 to make Connection to New Fox River Drive / Crimmins Rd Intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71.

At their January meeting, the PBZ Committee suggested connecting Millbrook Road with the Millbrook Bridge.

In addition to the changes to the Transportation Plan changes, Staff is proposing to update the Future Land Use Map to reflect municipal annexations that occurred since the last map update, correct the classification of the Minooka School District property near the intersection of Route 52 and County Line Road, and to classify the parcels of land shown as "Unknown" on the Future Land Use Map.

These changes were announced at the February 1st Kendall County Regional Planning Commission's Annual Meeting.

An updated map and aerial of the area around Millbrook Road were provided.

The consensus of the Committee was to have the former FS property on Wabena Road be classified as Mixed Use Business.

The consensus of the Committee was to add the extension of Johnson Road east from Ridge Road to the County Line.

The consensus of the Committee was to change the Suburban Residential classification for the properties south of the Johnson Road extension to Mixed Use Business.

The consensus of the Committee was to align Millbrook Road and Whitfield Road behind the existing bank building.

The consensus of the Committee was to extend Cherry Road into the Henneberry Woods Forest Preserve.

The consensus of the Committee was to use the Village of Oswego's alignment for the WIKADUKE Trail.

The consensus of the Committee was to align Cannonball Trail to Dickson Road and Gordon Street.

The consensus of the Committee was to have Douglas Road's alignment correspond to the Village of Oswego's plans.

It was noted that Yorkville is having a public hearing on February 12, 2020, regarding the land uses along Eldamain Road.

Member Gilmour made a motion, seconded by Member Gengler, to forward this proposal as amended to the Kendall County Regional Planning Commission.

The votes were as follows:

Yeas (4): Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (1): Flowers

The motion carried. This matter will go to the Kendall County Regional Planning Commission on February 26, 2020.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier stated the Historic Preservation Commission was accepting nominations for historic preservation awards and the Commission would hold a meeting with other historic preservation groups on February 19th at Chapel on the Green.

REVIEW PERMIT REPORT

The Committee reviewed the permit report.

REVIEW REVENUE REPORT

The Committee reviewed the revenue report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Kellogg made a motion, seconded by Member Gengler, to adjourn. With a voice vote of four (4) ayes, the motion carried. Chairman Prochaska adjourned the meeting at 8:07 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner

Enc.

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
FEBRUARY 10, 2020**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Don Kramer	1107 A. S. Bunker Yorkville, IL	19-37 19-38
Mike Cook	26311 MAPLEVIEW PLAINFIELD, IL 61585	19-47
Gregg Ingemanson	759 John Sr. Yorkville	

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CLERK: pherber BATCH: 260

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

HELD INVOICES

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ACCT	1Y210	DEPT 19	DUE 02/03/2020	DESC:Refreshments - RPC Meeting		11001902 63800	32.67	1099:	
995	00000	INTERNATIONAL CO	100828442	21520	100.00	.00	.00		
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ACCT	1Y210	DEPT 19	DUE 02/03/2020	DESC:2-5 Renewals		11001902 62020	100.00	1099:	
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CASH	000008	2020/03	INV 02/03/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 02/03/2020	DESC:January 2020 - PBZ Truck Fuel		11001902 62170	145.13	1099:	
1165	00000	KENDALL COUNTY R	138	21520	107.00	.00	.00		
CASH	000008	2020/03	INV 02/03/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 02/03/2020	DESC:December 2019 Recordings		11001902 63700	107.00	1099:	
1714	00000	STEVEN'S SILK SC	17092	21520	166.64	.00	.00		
CASH	000008	2020/03	INV 02/03/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 02/03/2020	DESC:Code Enforcement Uniform shirts		11001902 62160	166.64	1099:	
1969	00000	RANDY ERICKSON	January 2020	21520	900.00	.00	.00		
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2063	00000	RUNCO OFFICE SUP	776873-0	21520	24.99	.00	.00		
CASH	000008	2020/03	INV 02/03/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 02/03/2020	DESC:Office Supplies - Stamp		11001902 62000	24.99	1099:	
902230	00000	VERIZON WIRELESS	9846734272	21520	287.24	.00	.00		
CASH	000008	2020/03	INV 02/03/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 02/03/2020	DESC:Code Official & Enforcement Officer Cell Phones		11001902 62070	287.24	1099:	

9 HELD INVOICES

TOTAL

1,780.48

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CLERK: pherber BATCH: 267

NEW INVOICES

VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

HELD INVOICES

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ACCT	1Y210	DEPT 19	DUE 02/04/2020	DESC:Prof. Serv. 12.1.19 - 12.31.19		18-04			

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CLERK: pherber BATCH: 267 NEW INVOICES

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1928 00000 WBK ENGINEERING, 20848				388.00	.00	.00		
CASH 000008 2020/03 INV 02/04/2020					180119 63150	388.00	1099:	
ACCT 1Y210 DEPT 19 DUE 02/04/2020					51907 -CONTSVC -002 WBK -			

10 HELD INVOICES TOTAL 3,954.46

0 INVOICE(S)	REPORT POST TOTAL	.00	REPORT TOTALS	.00
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1 apinventCLERK: pherber BATCH: 330
VENDOR REMIT NAME INVOICE PO NEW INVOICES
CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

HELD INVOICES

135	00000	BUILDING & ZONIN	2/18/2020	22920	50.99	.00	.00	50.99	1099:
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CASH	000008	2020/03	INV 02/21/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 02/21/2020	DESC:OFFICE SUPPLIES		11001902 62000			
796	00000	BRIAN HOLDIMAN-	100828442	22920	100.00	.00	.00	100.00	1099:
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ACCT	1Y210	DEPT 19	DUE 02/21/2020	DESC:ICC Certificate Renewals		11001902 62020			
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CASH	000008	2020/03	INV 02/21/2020	SEP-CHK: N	DISC: .00				
ACCT	1Y210	DEPT 19	DUE 02/21/2020	DESC:1/2/2020 PLANNING COMMISSION LEGAL PUBL		11001902 63800			
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CASH	000008	2020/03	INV 02/21/2020	SEP-CHK: N	DISC: .00				
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1928	00000	WBK ENGINEERING,	20958	22920	215.00	.00	.00	215.00	1099:
CASH	000008	2020/03	INV 02/21/2020	SEP-CHK: N	DISC: .00				
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9 HELD INVOICES

TOTAL

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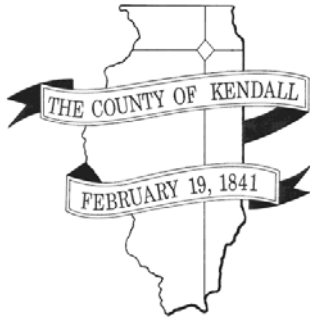


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CLERK: pherber BATCH: 333 NEW INVOICES
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HELD INVOICES
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ACCT 1Y210 DEPT 19 DUE 02/24/2020 DESC:13039 McKanna Rd S1907 -CONTSVC -002 WBK -

1 HELD INVOICES TOTAL 215.00
0 INVOICE(S) REPORT POST TOTAL .00
REPORT TOTALS .00



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-34

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

INTRODUCTION

Ron Smrz, on behalf of Bank of Lyon Trust, would like to establish a storage business for boats and RVs at the subject property. The application material and amended site plan are included as Attachments 1 and 2 respectively. The amended site plan was created after the Kendall County Regional Planning Commission meeting. The Petitioner updated the site plan to reflect concerns expressed by neighbors.

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 of 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 impacts were foreseen.

NATURAL RESOURCES INVENTORY

NRI application submitted on August 2, 2019 (see Attachment 1, Page 12). The NRI Report will be distributed at the March 2, 2020, Kendall County Zoning Board of Appeals Hearing.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township was emailed the original information on September 24, 2019. The revised site plan was emailed on February 19, 2020.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

The Bristol-Kendall Fire Protection District was emailed the original information on September 24, 2019. They submitted comments on January 31, 2020, which are included as Attachment 15. The revised site plan was emailed on February 19, 2020.

UNITED CITY OF YORKVILLE

The United City of Yorkville was emailed the original information on September 24, 2019. The Yorkville Planning Commission reviewed the updated site plan at their meeting on February 12, 2020 and the Yorkville City Council reviewed the proposal at their meeting on February 25, 2020. Yorkville had no objections to the request. The email from Yorkville is included as Attachment 16.

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. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections. The minutes of the October ZPAC meeting are included as Attachment 12. The minutes of the January ZPAC meeting are included as Attachment 13.

KCRPC

The Kendall Regional Planning Commission reviewed this proposal at their meeting on January 22, 2020. Six (6) neighbors expressed opposition to the proposal. They were concerned about increased lighting, traffic safety on Route 71, the desire to keep the area rural, leaks of motor vehicle related fuels and oils, the impact of leaks on local wells, a lack of screening or buffering, and concerns about abandoned vehicles on the property. Discussion occurred about the Scenic Route designation of Route 71 in this area. The suggestion was made to require that the lights be turned off during non-business hours of operation. The suggestion was made to not allow semis, cargo containers, or similar items to be stored on the property. The suggestion was made to have the special use expire when the Petitioner no longer lived on the property; the Petitioner was against this suggestion. It was noted that none of the existing special uses for this type of use in the A-1 District allow outdoor storage. The Kendall County Regional Planning Commission issued a negative recommendation on the proposal with all member present against the proposal; two (2) members were absent. Member Wilson and Chairman Ashton voted against the proposal because they wished that the Petitioner had talked to his neighbors at the beginning of the process. They felt the use was more appropriate in an industrial or business park. They were also concerned about potential leaks at the site. The minutes of this meeting are included as Attachment 14.

ZBA

The Kendall County Zoning Board of Appeals started the public hearing on this proposal on January 27, 2020. At the Petitioner's request, the proposal was laid over until March. The Kendall County Zoning Board of Appeals continued the public hearing on March 2, 2020. Four (4) neighbors testified

in opposition to the request. They were concerned about the area becoming less residential, less aesthetically attractive, light pollution, the potential for the proposed use to expand, unsanitary waste from trailers, and decreased property values. The Petitioner agreed to a condition that the special use permit would cease when he no longer own the property. The Zoning Board of Appeals recommended approval, by a vote of four (4) in favor and three (3) in opposition, of the requested special use permit provided that a condition be added that the special use permit would end when the current owner no longer owns the property. Member Clementi dissented because of concerns about the environmental impacts and the proposed special use's location in relation to wetlands, forest preserve, Lyon Farm, and the need to preserve the area environmentally. She was also concerned about septic waste from trailers. She stated that the proposed use will substantially diminish property values. She also felt that the proposed use was inconsistent of the scenic route designation of Route 71 in this area. Member LeCuyer dissented because the Future Land Use Map calls for the subject property to be residential and the proposed use could negatively impact the property values of nearby properties. Chairman Mohr dissented because of the Land Resource Management Plan and setting the precedent for outdoor storage in other A-1 areas. He did not see the proposal helping anyone else except the Petitioner. All of the Zoning Board of Appeals members felt that property values would be negatively impacted by the proposal. The minutes of the hearings included as Attachments 17 and 18 respectively.

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 proposed hours of operation are daily from 6:30 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.

Following the Kendall County Regional Planning Commission meeting, the Petitioner was agreeable to not storing cargo containers.

BUILDING AND BUILDING CODES

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

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.

Following the Kendall County Regional Planning Commission meeting, the Petitioner agreed to only store non-motorized camp vehicles only, which would eliminate the concerns regarding motor vehicle related leaks.

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.

PARKING AND INTERNAL TRAFFIC CIRCULATION

Parking will occur in the gravel areas east of the existing building shown on Attachment 6.

LIGHTING

The Petitioner provided a lighting plan showing six (6) new light poles, each fifteen feet (15') in height. The lighting plan is included in Attachment 2.

At the Kendall County Regional Planning Commission meeting, the Petitioner seemed agreeable to turning off the lights when the business was not operating.

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 twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens will be placed to the west, south, and east 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 lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. 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.

The Petitioner agreed to provide the Sheriff's Department and Bristol-Kendall Fire Protection District with a passcode to access the gate.

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 proposal, no plans for litter control were provided.

RELATION TO OTHER SPECIAL USES

If approved, this would be the sixth 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.

FINDINGS OF FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. The findings of the Zoning Board of Appeals are in **bold**:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger

the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances. The Board of Appeals approved this finding on a 6-1 vote; Member Clementi dissented.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Board of Appeals said that the special use would be substantially injurious to the use and enjoyment of other property in the immediate vicinity and would diminish and impair property values; this finding was made on a 7-0 vote.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The Illinois Department of Transportation has not expressed any concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit. The Board of Appeals approved this finding on a 7-0 vote.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. The Board of Appeals approved this finding on a 7-0 vote.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Board of Appeals rejected this finding by a 3-4 vote on the grounds that the proposed use was inconsistent with the scenic route designation and the area. Concerns were also expressed regarding the precedent of allowing outdoor storage on A-1 zoned property. Members Cherry, Clementi, LeCuyer, and Mohr voted against the positive finding.

RECOMMENDATION

Staff recommends approval of the requested special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan (Attachment 2). The light poles shall be a maximum fifteen feet (15') in height.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan (Attachment 2); specifically, a minimum of twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting will be installed by the end of May 2020.
3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan (Attachment 2).
4. Only non-motorized camp vehicles may be stored on the property. No cargo containers may be stored on the property.
5. The vehicles stored on the premises may be stored outdoors.
6. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.

7. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires

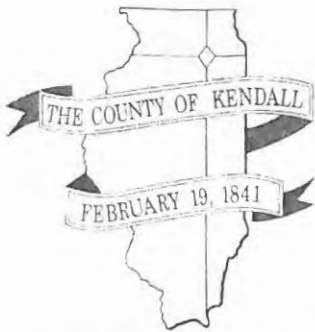
and shall be licensed if required by law.

8. The hours of operation for the business allowed by this special use permit shall be daily from 6:30 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Lights related to the business allowed by this special use permit shall be off during non-business hours.
9. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.
13. **The special use permit granted by this ordinance shall automatically be revoked when Ron Smrz relinquishes ownership of the property (Added by the ZBA).**
14. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The draft ordinance is included as Attachment 19.

ATTACHMENTS

1. Application Materials
2. 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
13. January 7, 2020 ZPAC Minutes
14. January 22, 2020 Kendall County Regional Planning Commission Minutes
15. January 31, 2020 Bristol-Kendall Letter
16. February 26, 2020, Yorkville Email
17. January 27, 2020 Zoning Board of Appeals Minutes (This Item Only)
18. March 2, 2020 Zoning Board of Appeals Minutes (This Item Only)
19. Draft Ordinance



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 #: 690740

RECEIVED

SEP 16 2019

KENDALL COUNTY
PLANNING, BUILDING
& ZONING

Date Stamp Here If
Checklist Is Complete

¹ Primary Contact will receive all correspondence from County
² Engineering Contact will receive all correspondence from the County's Engineering Consultants

Attachment 1, Page 2
PROPOSED BOAT STORAGE 2.2 ACRES

7821 RT 71 YORKVILLE, IL

200 UNITS

GRAVEL BASE

AUTOMATIC GATE ACCESS

EVERGREEN TREES ON EAST + NORTH SIDES

CHAIN LINK FENCE AROUND COMPLETE 2.2 ACRES.

FULL YEAR STORAGE.

SECURITY CAMERA MONITOR SYSTEM

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

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, RONALD O. SMRZ, a single person, JULIE A. SMRZ, a single person, and MARYANN B. SMRZ, by marriage, MARYANN B. SMRZ TYSZKA, a married person not residing on the real estate, of the County of Kendall, and State of Illinois, for and in consideration 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 Tyska (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 TYSKA, 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	\$ 375.00
Additional Acres at \$18.00 each	\$
Total NRI Fee	\$

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

SECTION 35, TOWNSHIP 37 NORTH , RANGE 7 EAST

INDEX TO SHEETS

- PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

GIVEN UNDER MY HAND & SEAL THIS 24TH DAY OF JANUARY, 2020.



A stylized graphic of a bridge or arch structure, rendered in black and white. It features a central vertical support and multiple arches, with horizontal lines representing the bridge deck or tracks.

TEBRUGGE ENGINEERING
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SANDWICH, ILLINOIS 60548
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

	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
	x 666.00 EXISTING SPOT SHOT
	x 666.00 PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

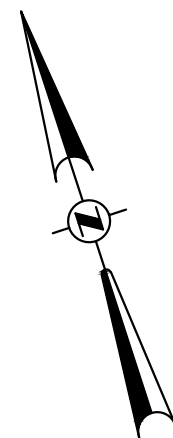
	R.O.W. MONUMENT		UTILITY POLE
	PROPERTY PIN		GUY WIRE LOC.
	P.K. NAIL		UTIL CABINET
	CHISELED MARK		UTIL PEDESTAL
	BENCHMARK		LIGHT POLE
	HUB & TACK		TRAFFIC SIGNAL
	SOIL BORING		ELECTRIC VAULT
	OVERLAND RELIEF		GAS VALVE
	FLOW DIRECTION		




UTILITY STATEMENT

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

[illegible]



 TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM	REVISIONS NO. 1 DATE 1.24.2020 NOTES ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND	PREPARED FOR: RON SMRZ 7821 US ROUTE 71, YORKVILLE, IL	7821 US ROUTE 71 STORAGE CIVIL SITE PLAN		PROJECT NO. 19 450 01 SCALE: 1" = 40' DATE: NOV 8, 2019	SHEET NO. 2 OF 3 SHEETS

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE, IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.I.E. SYSTEM. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS, THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE, A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD, UNLESS SHOWN AS A BID ITEM. PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

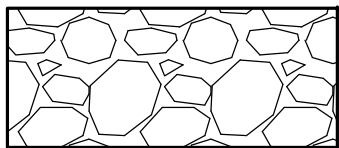
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

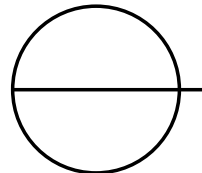
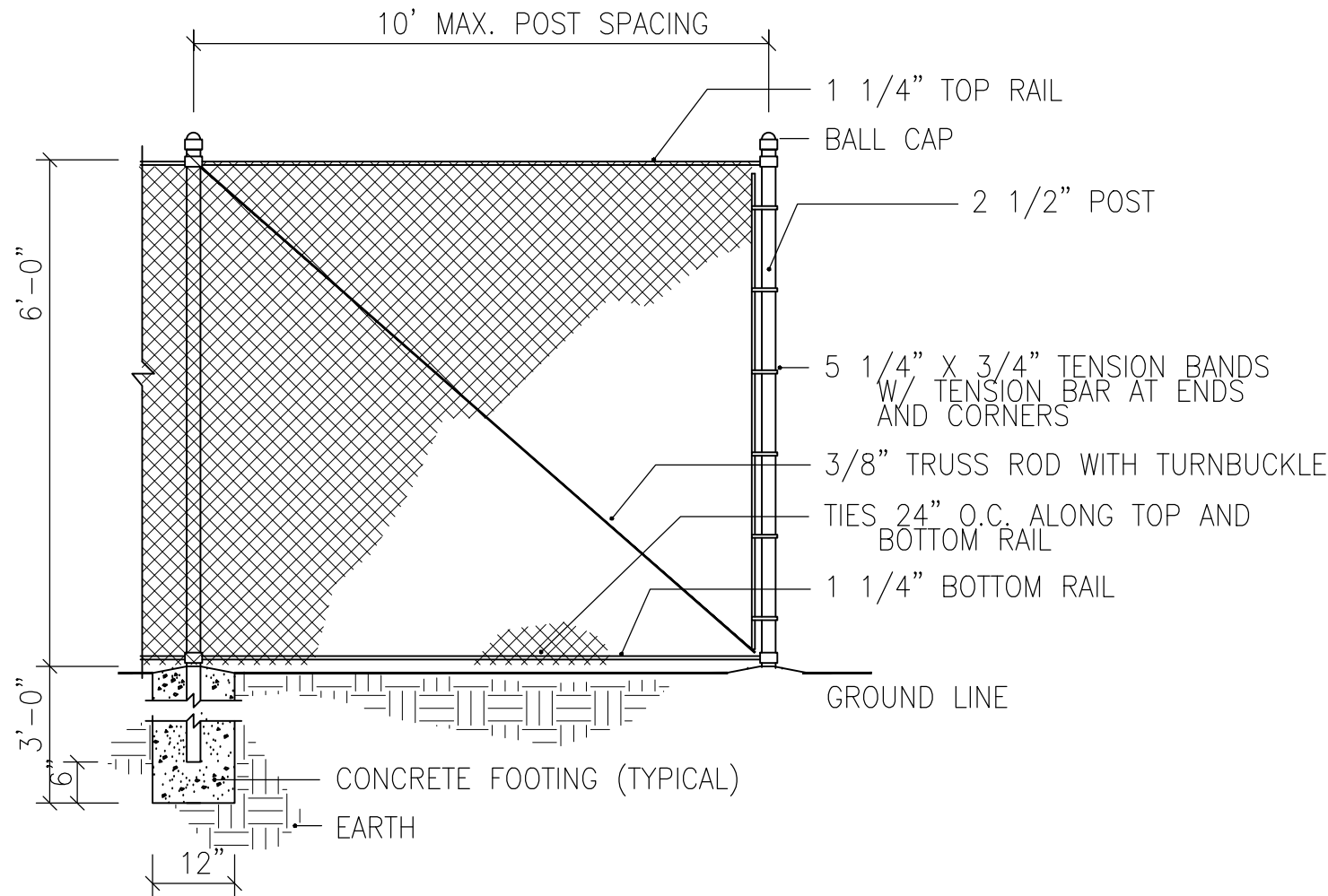
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



10' AGGREGATE COURSE, TYPE A, CA-6

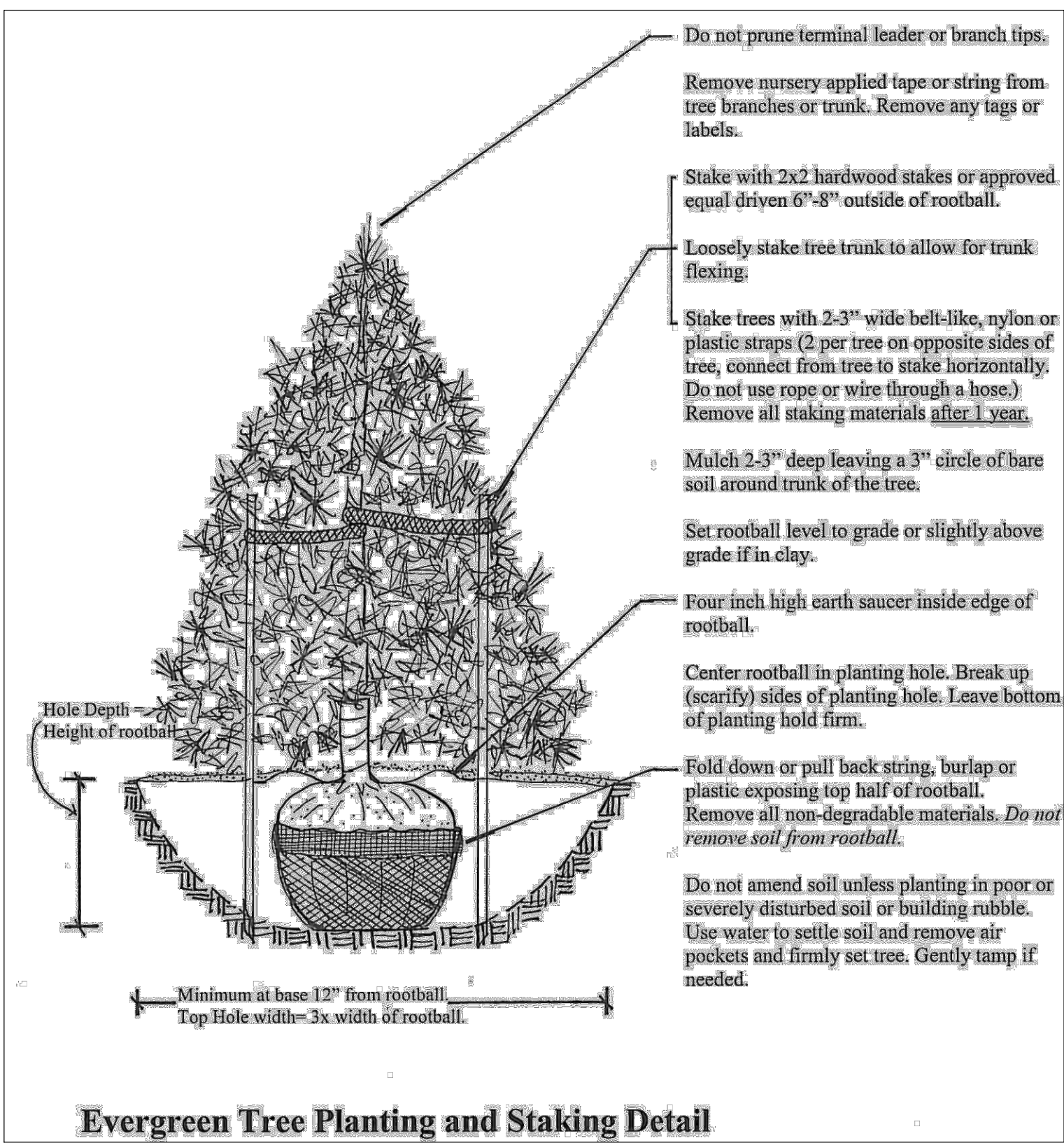
TYPICAL GRAVEL DETAIL

N.T.S.

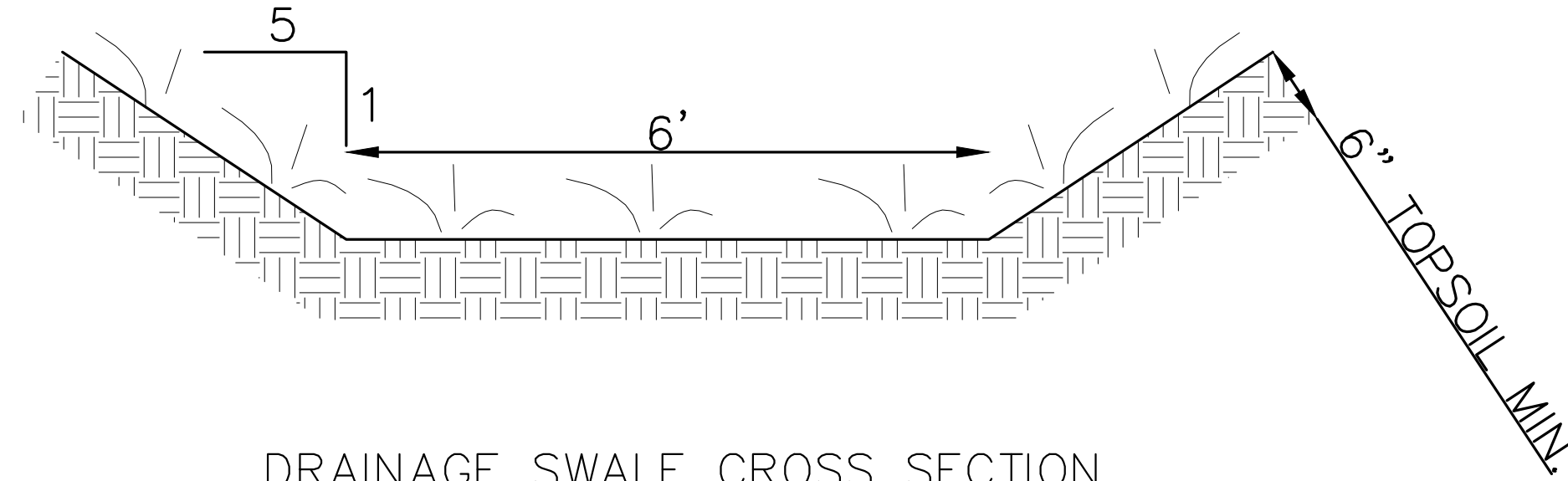


FENCING

CHAIN LINK FENCE



Evergreen Tree Planting and Staking Detail



DRAINAGE SWALE CROSS SECTION

N.T.S.



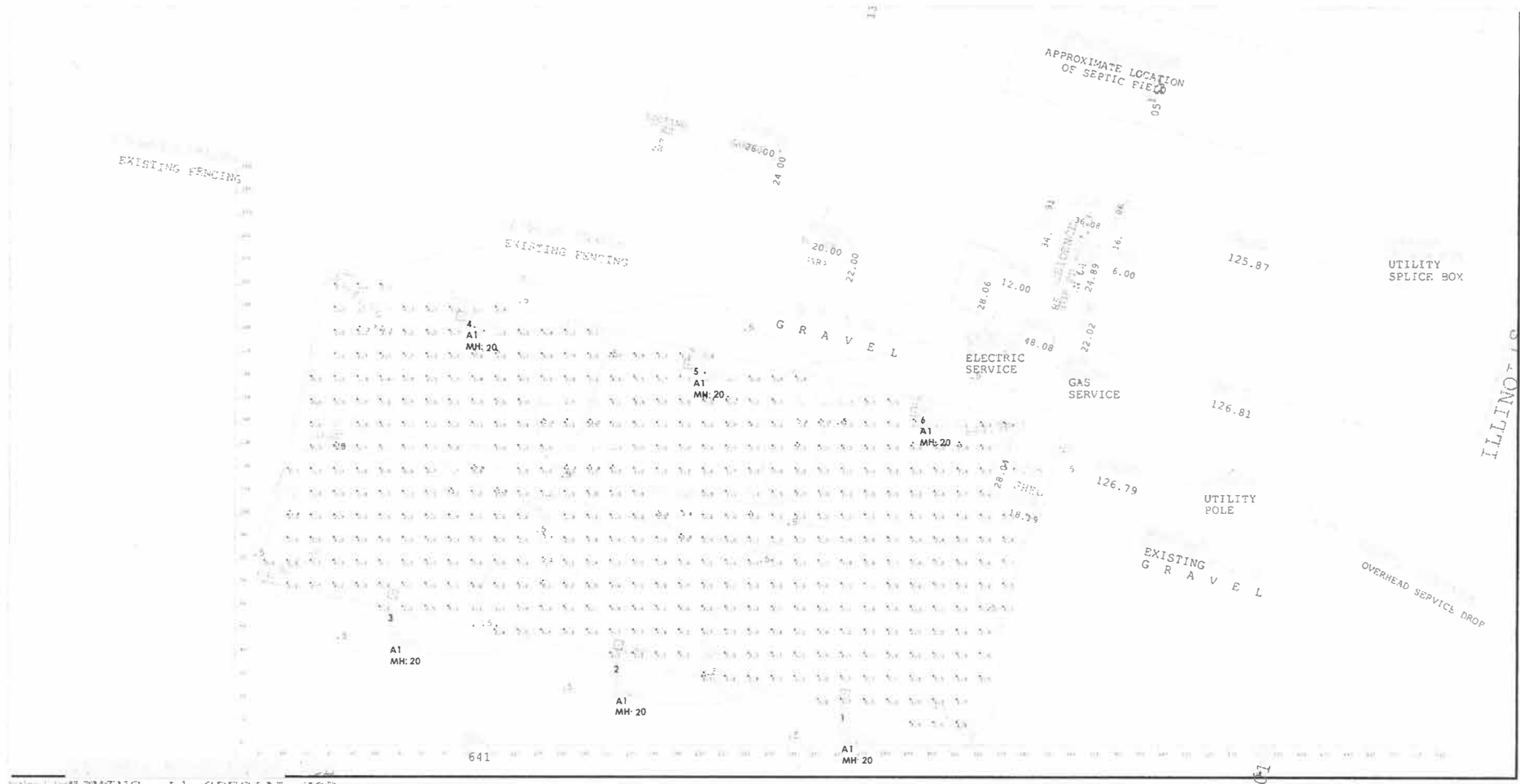
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	1.24.2020	ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND

PREPARED FOR:
RON SMRZ
7821 US ROUTE 71, YORKVILLE, IL

7821 US ROUTE 71 STORAGE
GENERAL NOTES & DETAILS

PROJECT NO.	19 450 01	SHEET NO.
SCALE:	NTS	3
DATE:	NOV 8, 2019	OF 3 SHEETS



EXISTING: A1-SPECIAL USE

Luminaire Schedule	Symbol	Qty	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Description
		6	A1	SINGLE	174.5	174.5	25849	25849	0.900	RAR2-480L-185-4K7-4W

Calculation Summary	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PARKING LOT_Planar		Illuminance	Fc	2.63	5.8	0.5	5.26	11.60	READINGS TAKEN @ GRADE LEVEL

Luminaire Location Summary	LumNo	Label	X	Y	Z	Orient	Tilt
1	A1		1052.512	581.648	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	(for "road" conditions)	Basic, Enhanced Security (in consideration of personal security lighting for public spaces)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
Minimum Horizontal Illuminance measured on parking surface without any shadowing from any object	3.0 fc	15.1	15.1	15.1
Uniformity Ratio	20:1	2.5:1	5.0:1	5.0:1
Maximum to Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1:0.1	1:0.1	1:0.1	1:0.1
Recommendations based on RP-33-99 RP-33-98 9th Edition IESNA Lighting Handbook				

enlighten



Date Comments

Revisions

Drawn By: Jose Sotocedo
 Design By: jose.sotocedo@enlighten.com
 Date: 12/20/2019
 Scale: 1" = 20'

Project Name: 7821 US
 Client Name: Adam S. Kille
 Project Manager: JEFFREY GREEN

Page 1 of 1

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.

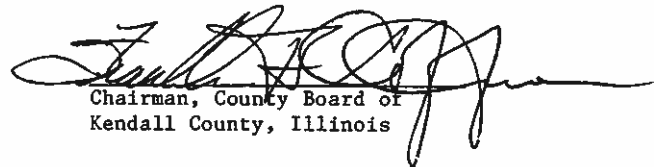
BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions and restrictions:

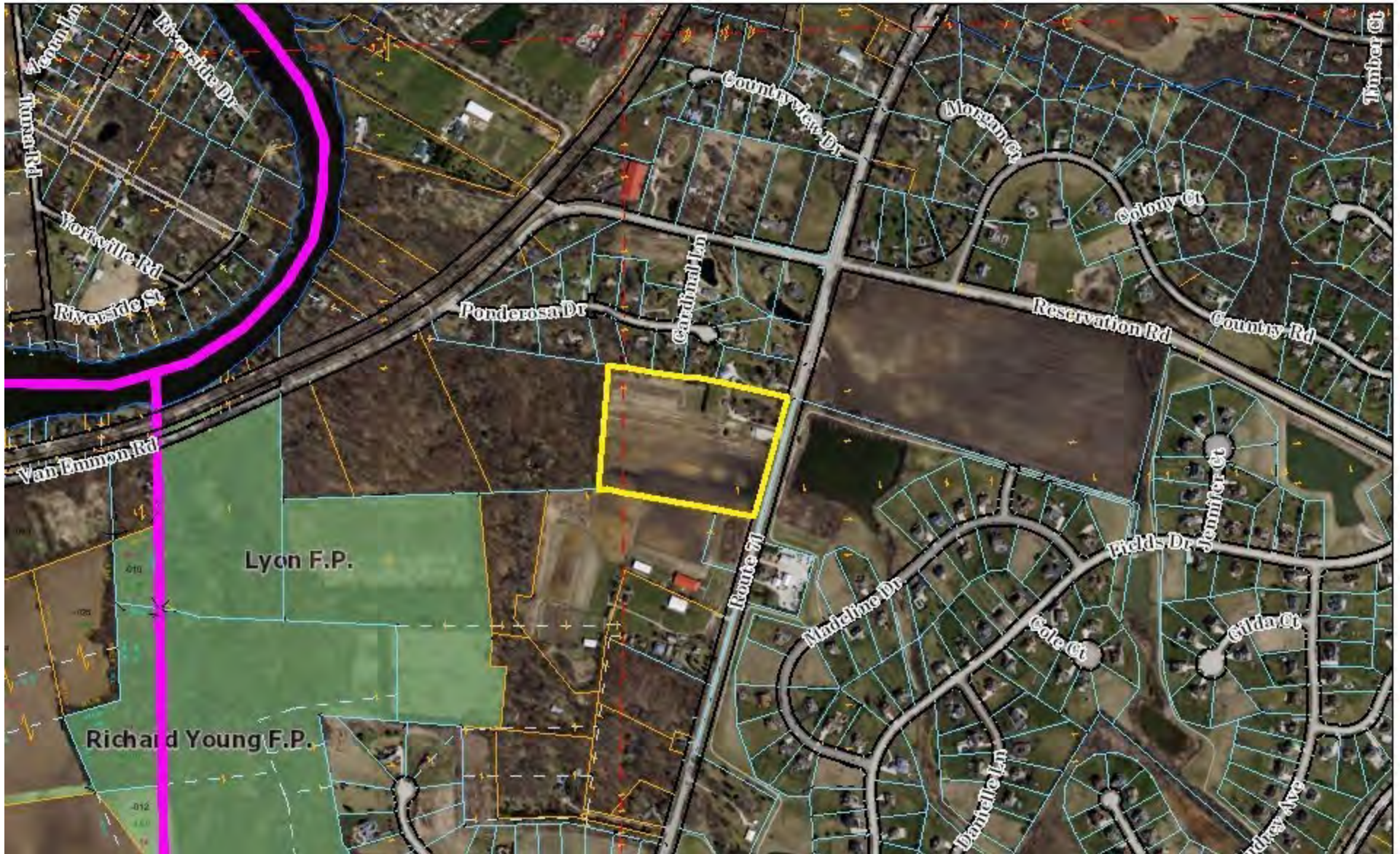
1. The property owner will provide and maintain a turn-around facility for cars leaving the parking area and entering Route 71 in a forward motion.

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

Table of Contents

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

Attachments

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

WETLAND DELINEATION REPORT

Project Name and Client: 7821 Route 71 / Ron Smrz

Project Number: 19-0516A

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

Date of Site Visit: May 29, 2019

Field Investigators: R. Van Herik & S. Milano

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

PROJECT PURPOSE

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

METHODS

1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

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

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

A black rectangular box used to redact the signature of Robert Van Herik.

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	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	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 subintegerma; 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	PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive

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

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

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

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

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

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

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

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

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

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

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Juglans nigra</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>		Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>4</u> (B)	
3. _____				Percent of Dominant Species That are OBL, FACW, or FAC: <u>75%</u> (A/B)	
4. _____				Prevalence Index worksheet:	
5. _____	<u>5</u>		= Total Cover		Total % Cover of: _____ Multiply by: _____
Sapling/Shrub Stratum (Plot size: 15')				OBL species: _____ x 1 = _____	
1. _____				FACW species: _____ x 2 = _____	
2. _____				FAC species: _____ x 3 = _____	
3. _____				FACU species: _____ x 4 = _____	
4. _____				UPL species: _____ x 5 = _____	
5. _____				Column Totals _____ (A)	
	<u>0</u>		=Total Cover	Prevalence Index = B/A = _____	
Herb Stratum (Plot size: 5')				Hydrophytic Vegetation Indicators:	
1. <u>Agrostis stolonifera</u>	<u>30</u>	<u>Y</u>	<u>FACW</u>		<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation
2. <u>Agrostis gigantea</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>		<input checked="" type="checkbox"/> Dominance Test is >50%
3. <u>Carex vulpinoidea</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>		<input type="checkbox"/> Prevalence Index is ≤ 3.0 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.					
		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	Remarks
	Color (Moist)	%	Color (Moist)	%			SiCL	
0-20	10YR 3/1	80	7.5YR 4/3	10	C	M		
			10YR 5/2	10	D	M	SiCL	
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

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

Wetland Hydrology Present? Yes ☐ No ☒

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

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

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC: <u>100%</u> (A/B) Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species: _____ x 1 = _____ FACW species: _____ x 2 = _____ FAC species: _____ x 3 = _____ FACU species: _____ x 4 = _____ UPL species: _____ x 5 = _____ Column Totals _____ (A) _____ Prevalence Index = B/A = _____
1.					
2.					
3.					
4.					
5.		0		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')					
1.					
2.					
3.					
4.					
5.		0		=Total Cover	
Herb Stratum (Plot size: 5')					
1.	<u>Typha angustifolia</u>	20	Y	OBL	
2.	<u>Rumex crispus</u>	15	Y	FAC	
3.	<u>Schedonorus pratensis</u>	10	N	FACU	
4.	<u>Cirsium arvense</u>	10	N	FACU	
5.					
6.					
7.					
8.					
9.					
10.		55		=Total Cover	
Woody Vine Stratum (Plot size: 30')					
1.					
2.		0		=Total Cover	
Remarks: (Include photo numbers here or on a separate sheet) Photograph 8 (See Site Photos)					Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" 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 Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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)

³Indicators 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:

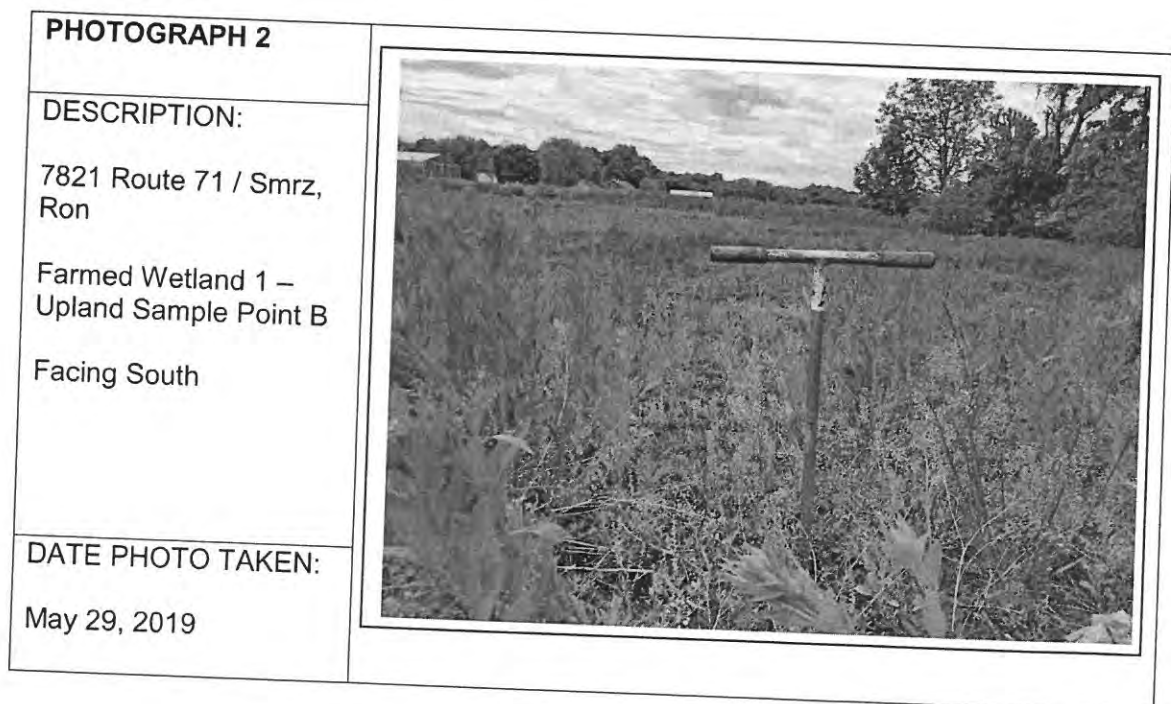
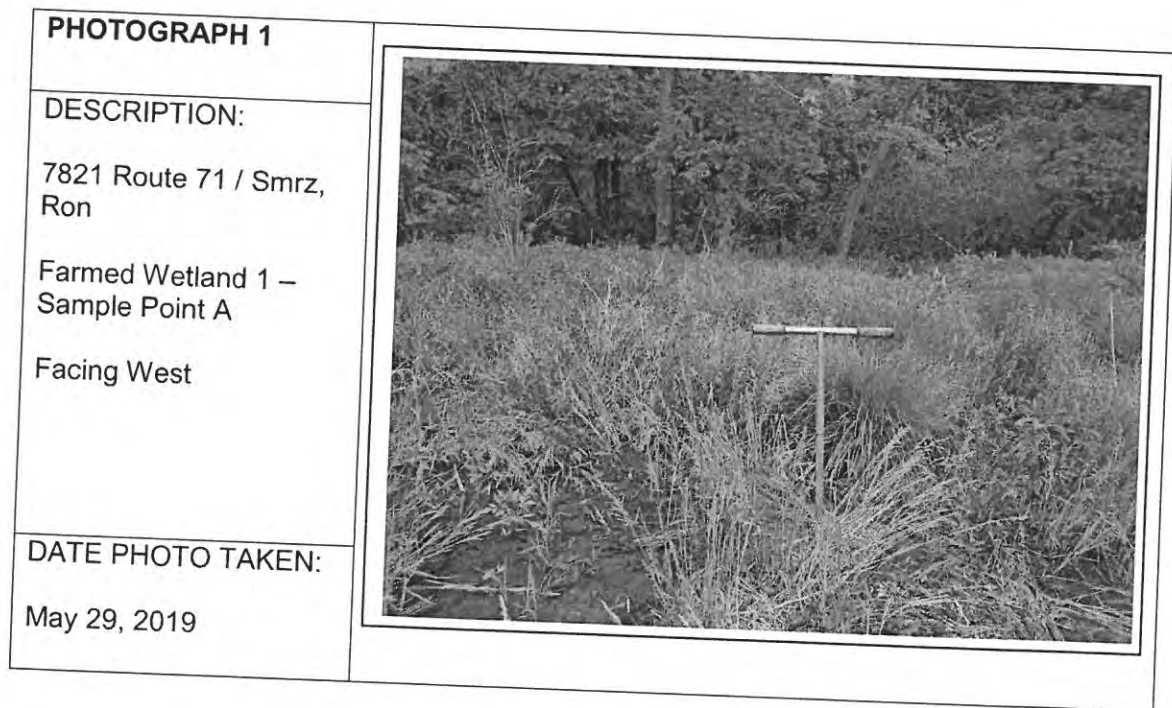
Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A
 Water Table Present? Yes ☐ No ☒ Depth (inches) N/A
 Saturation Present? Yes ☒ No ☐ Depth (inches) 0"
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐


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


Remarks:

Site Photographs

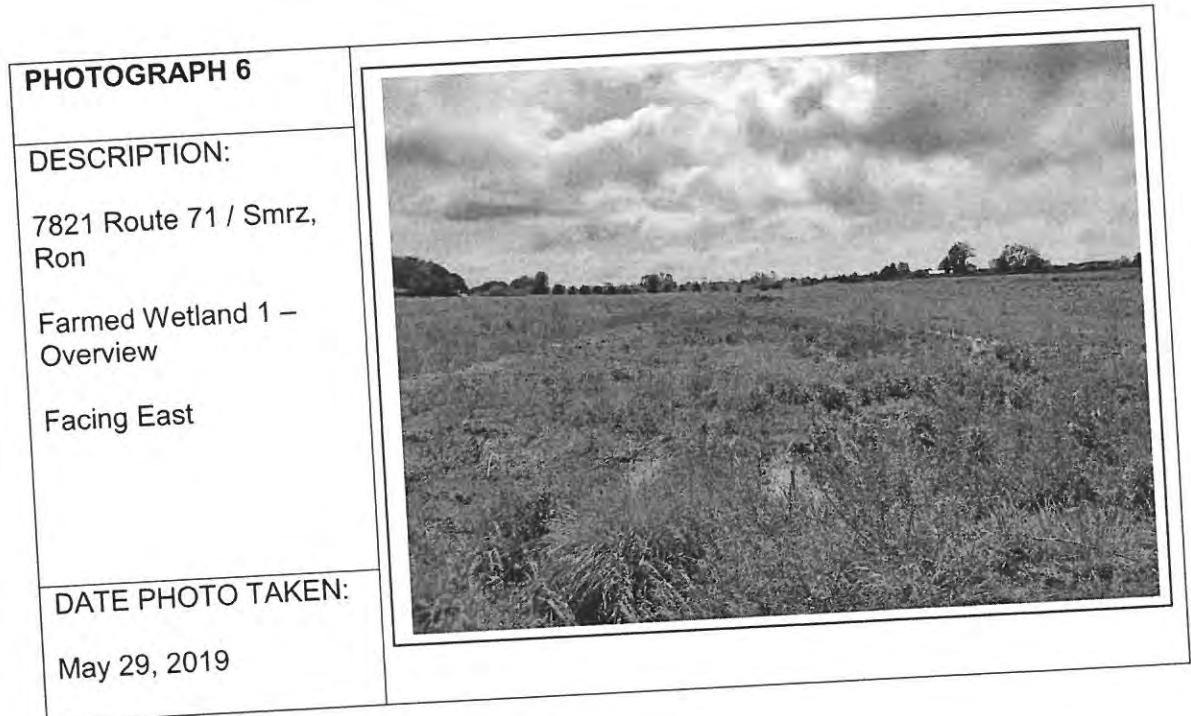
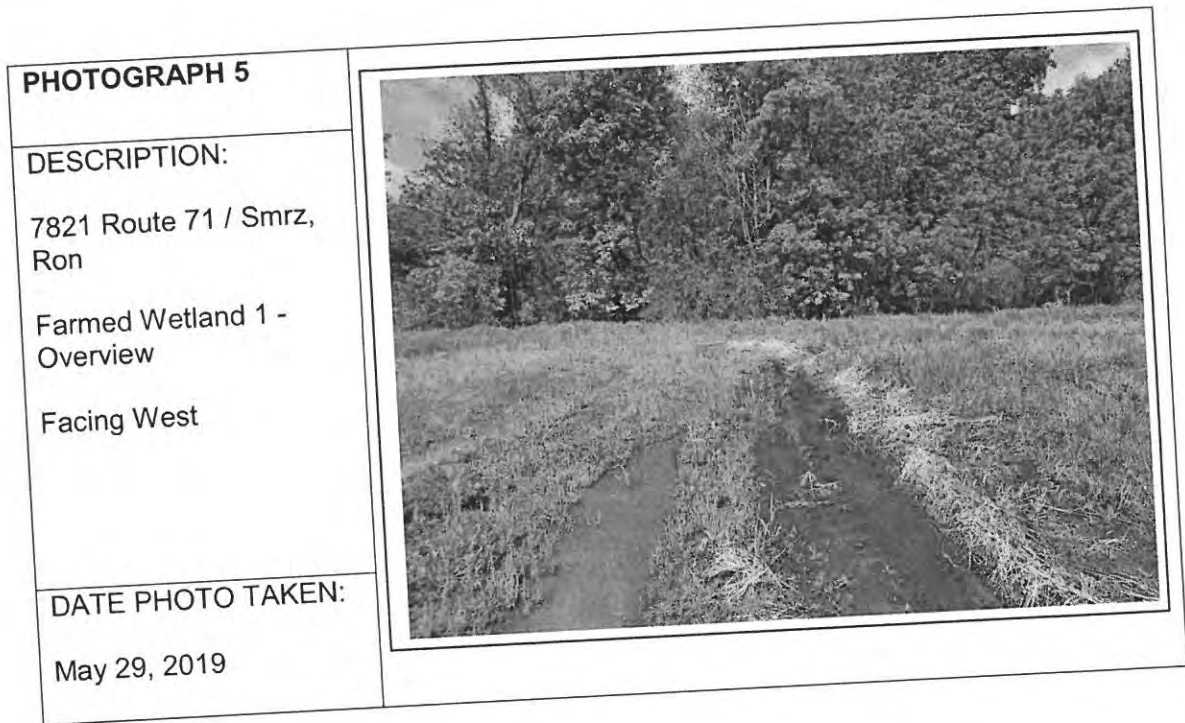


ENCAP, Inc.

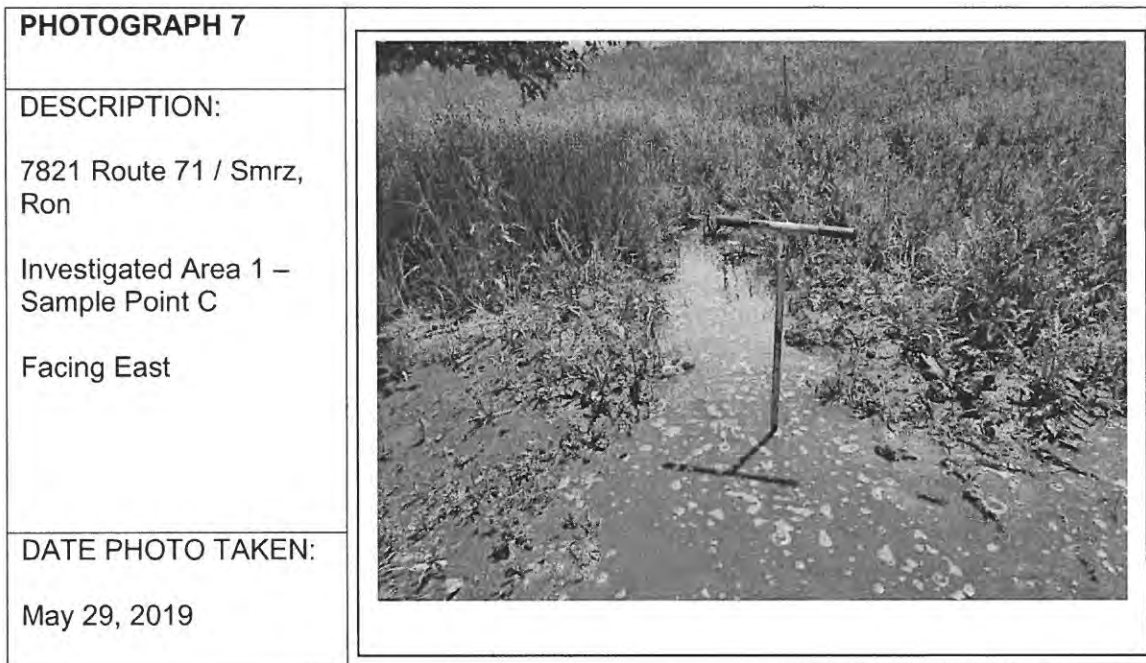
PHOTOGRAPH 3	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Farmed Wetland 1 – Pipe Connection Facing Northwest	
DATE PHOTO TAKEN: May 29, 2019	

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

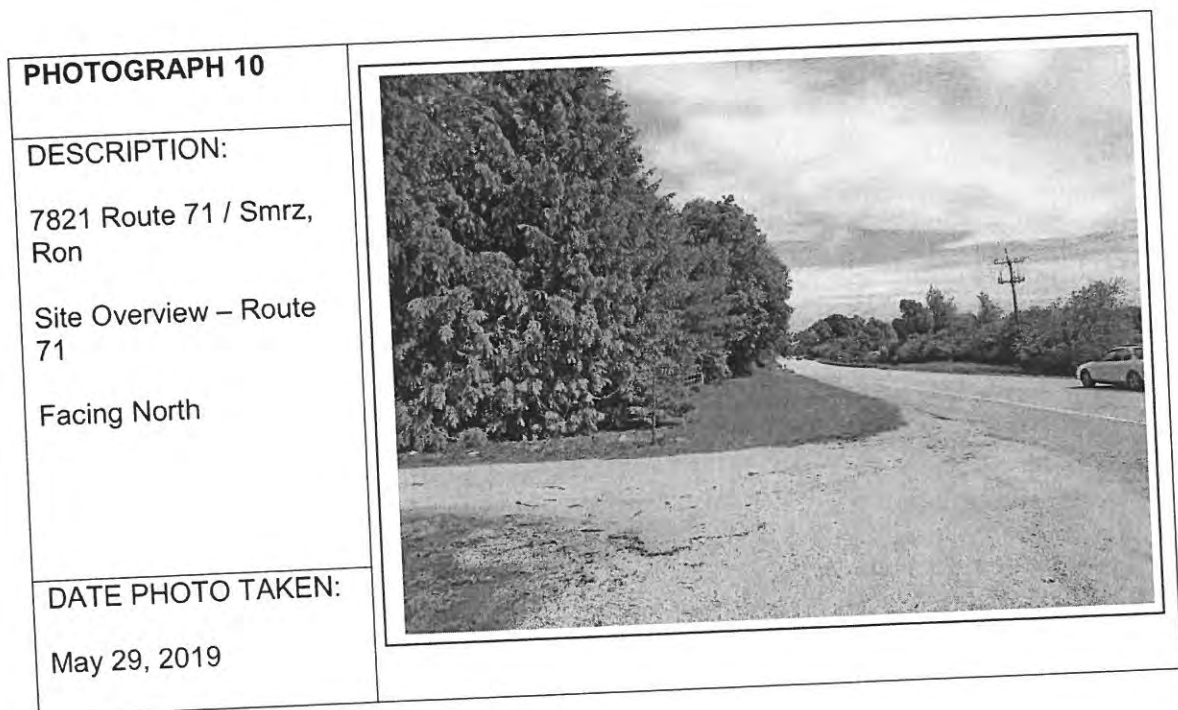
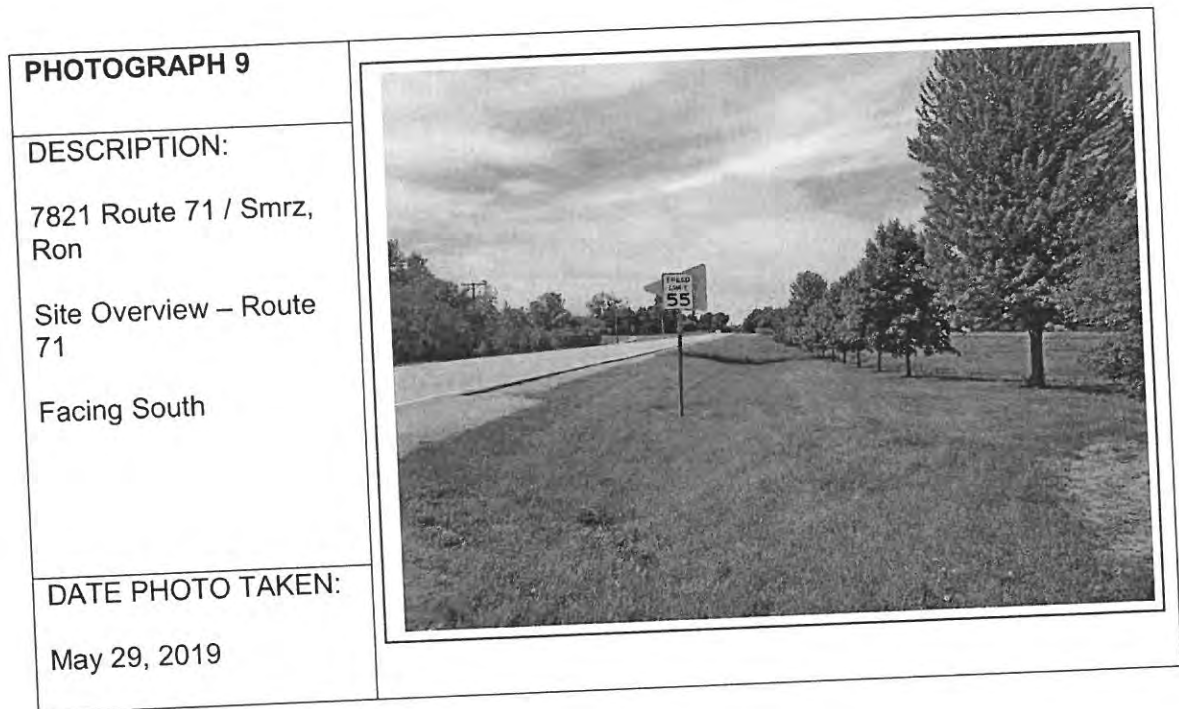
ENCAP, Inc.




ENCAP, Inc.




ENCAP, Inc.

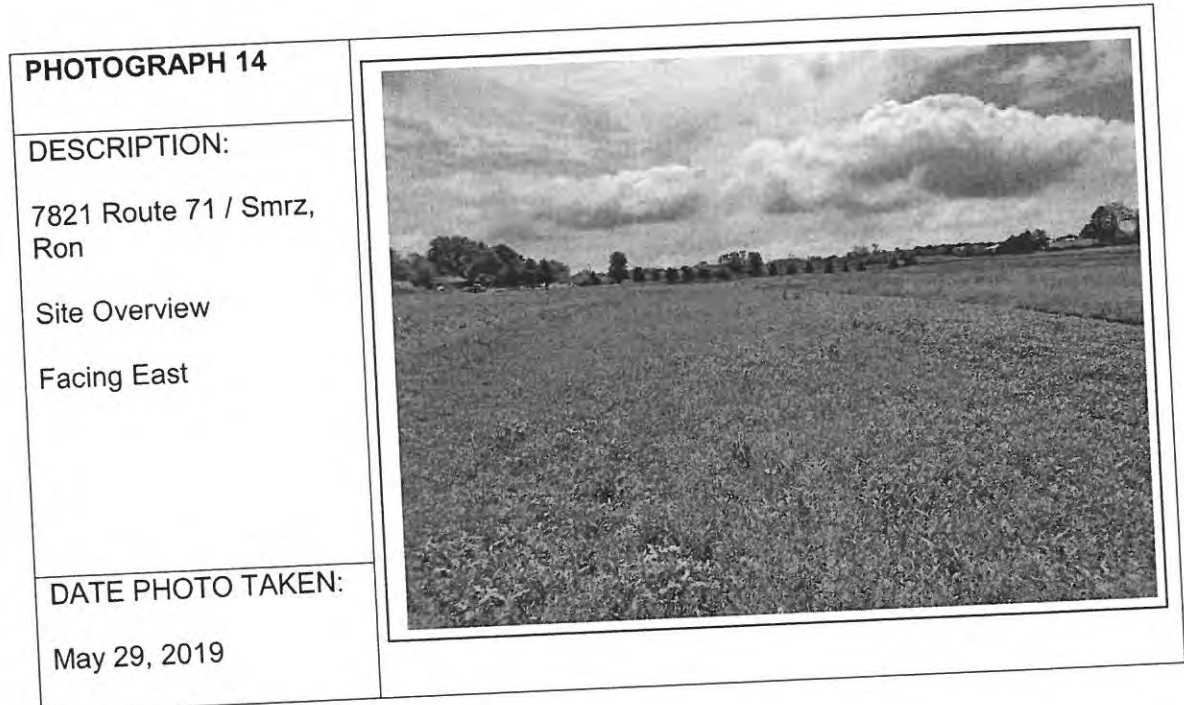
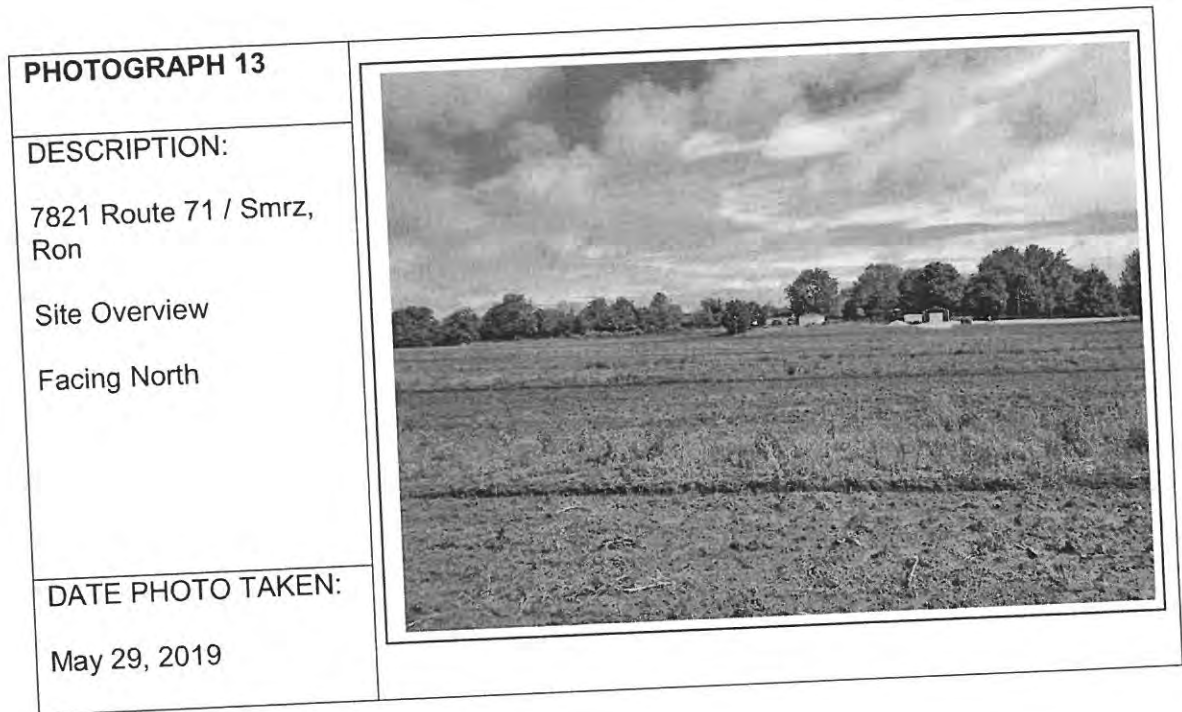


ENCAP, Inc.


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.

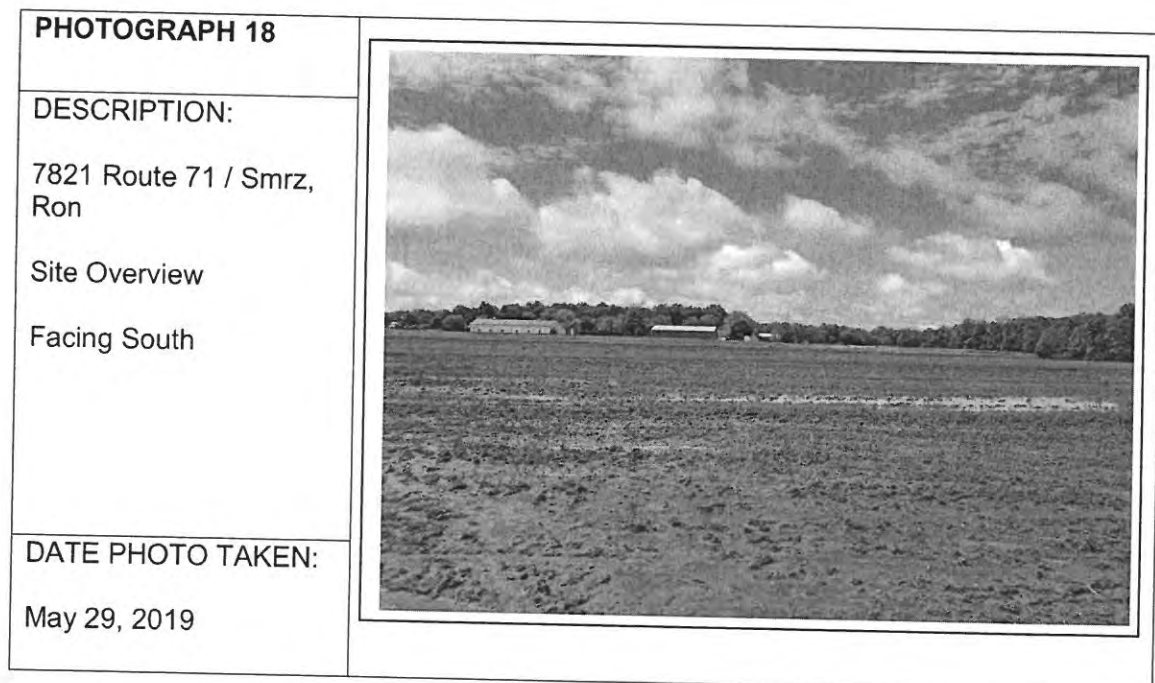
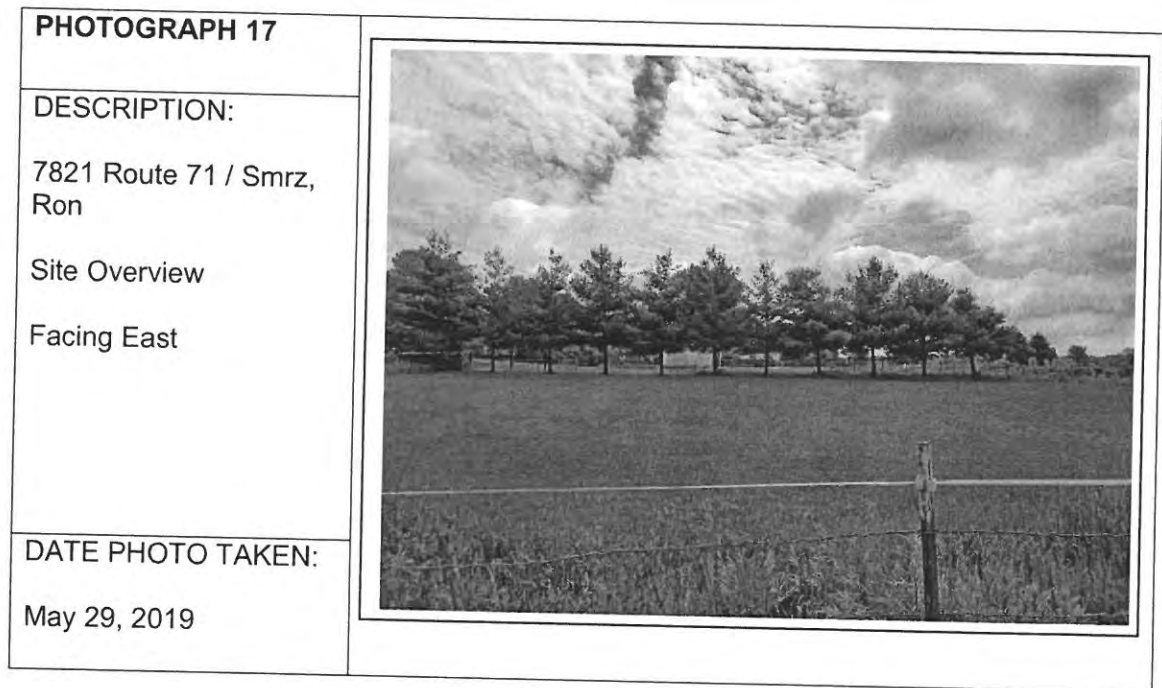


ENCAP, Inc.

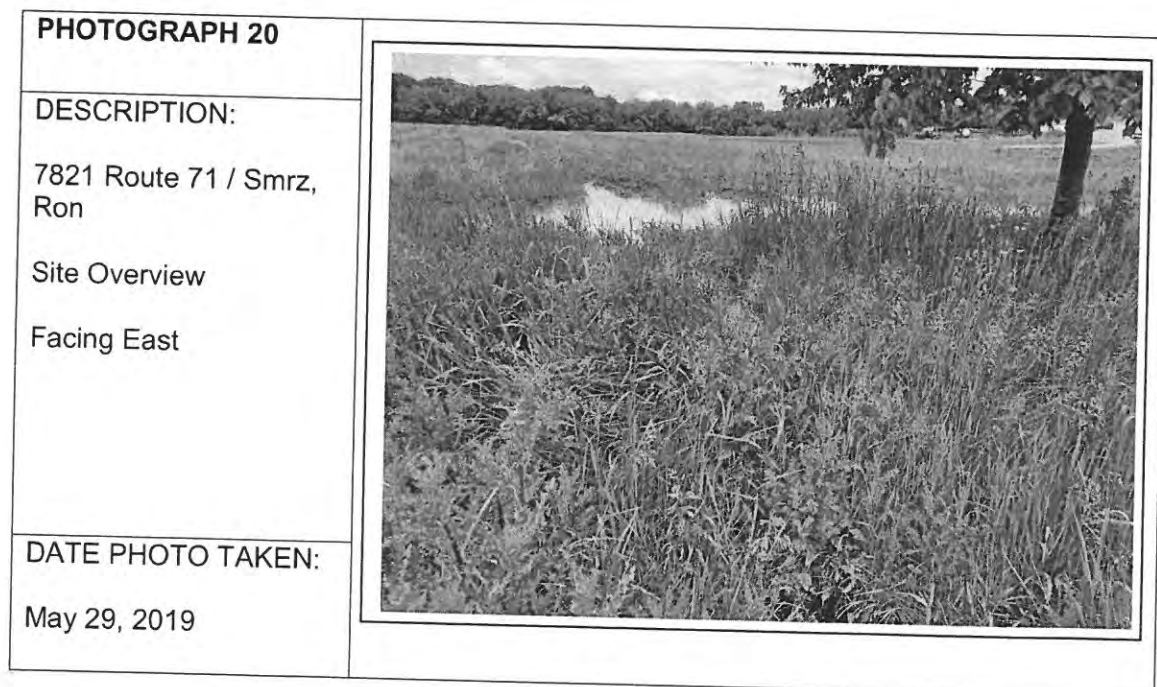
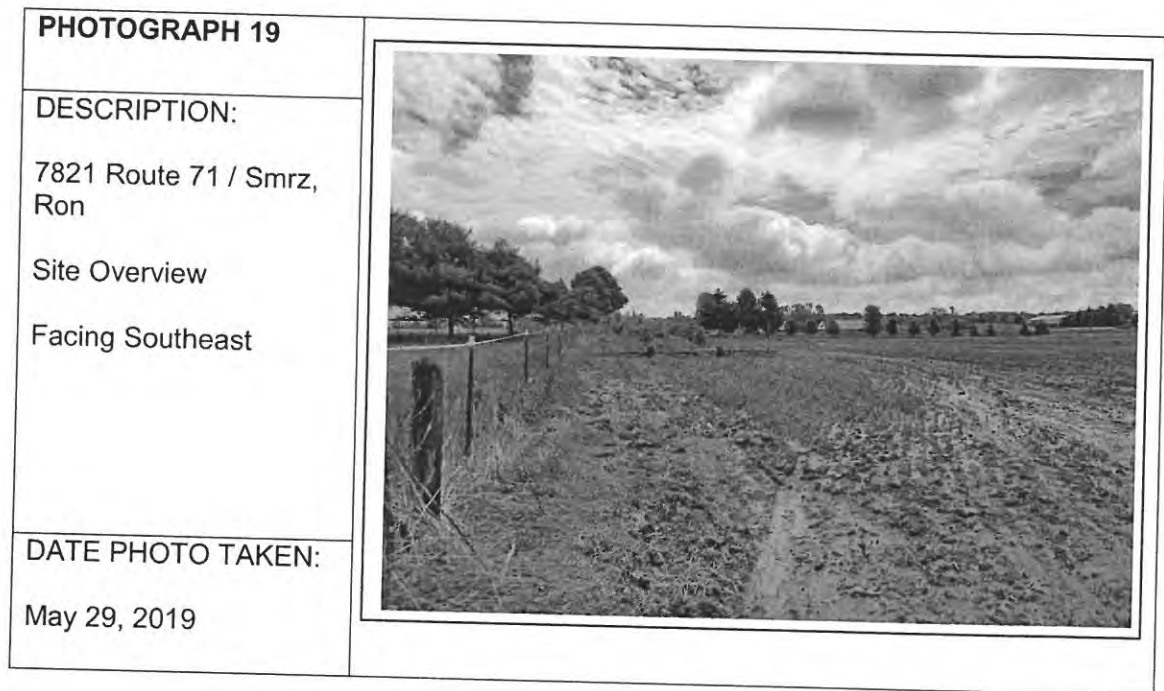
PHOTOGRAPH 15	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing Northwest	
DATE PHOTO TAKEN: May 29, 2019	

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

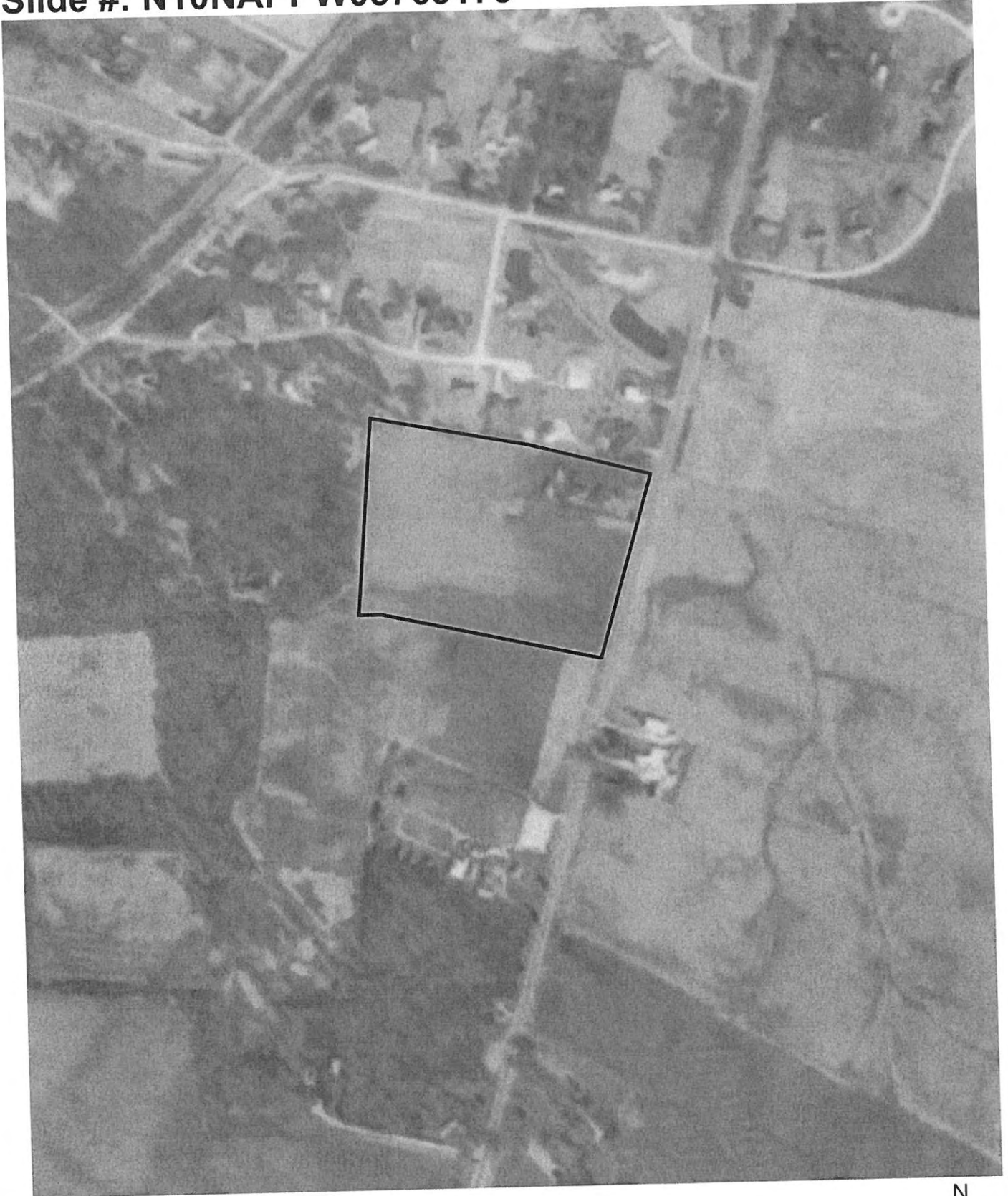
Next 3 Joliet Brandon RD DAM_IL4530 Will County

Next Closest Site Next 4

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

Slide #: N10NAPPW05763175

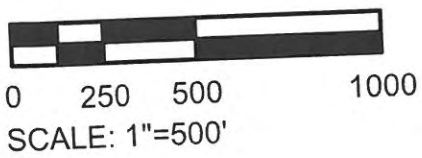
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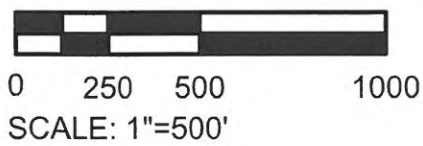
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SCALE: 1"=500'



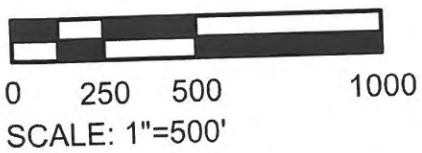
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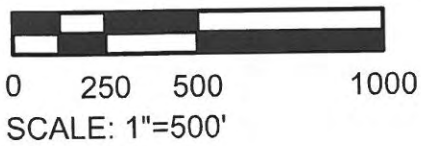
Year: 2006



Year: 2008



Year: 2009



Year: 2010- WET



0 250 500 1000
SCALE: 1"=500'

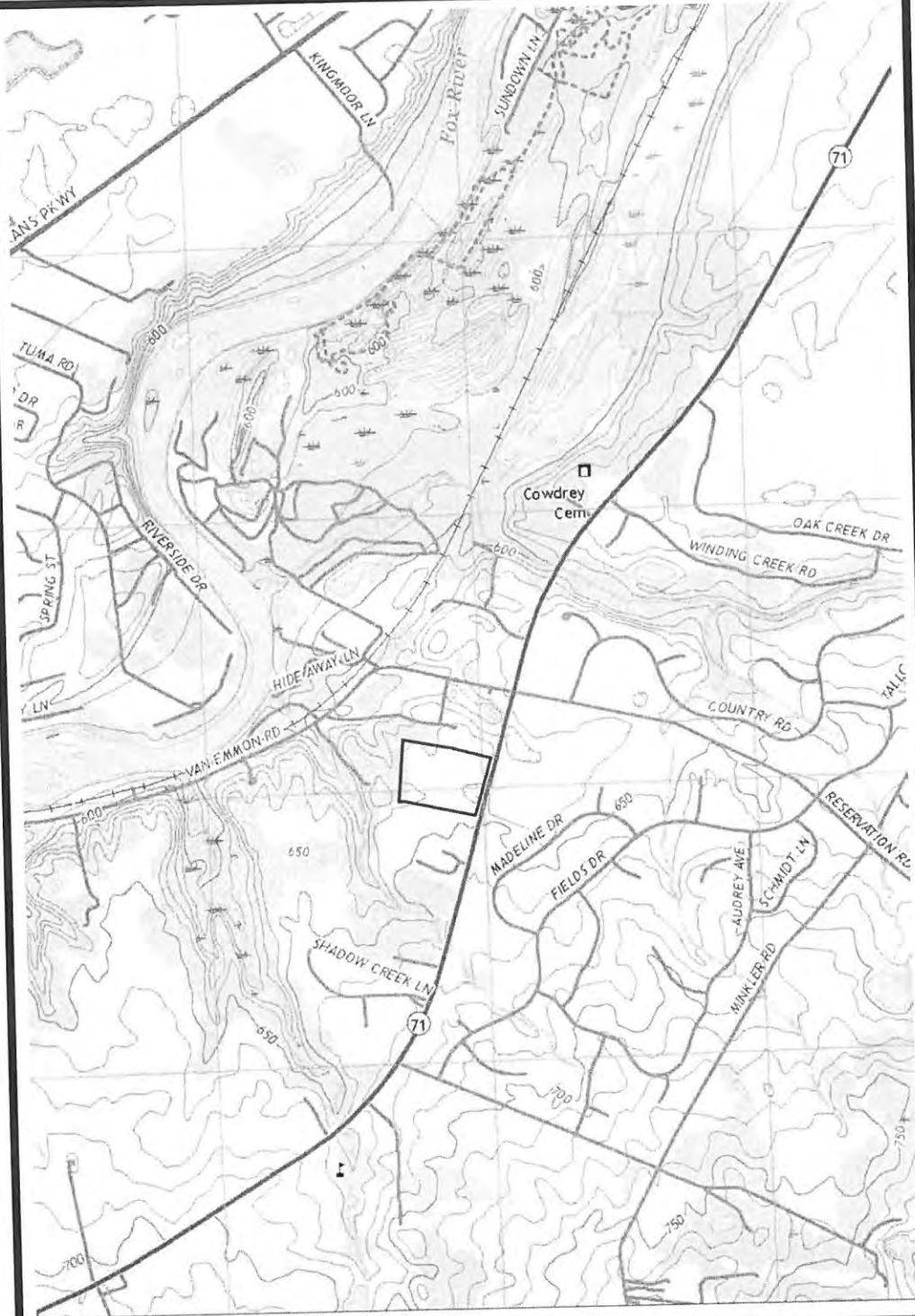


Exhibits A - G



LEGEND:

Project Area



Location Map

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

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron

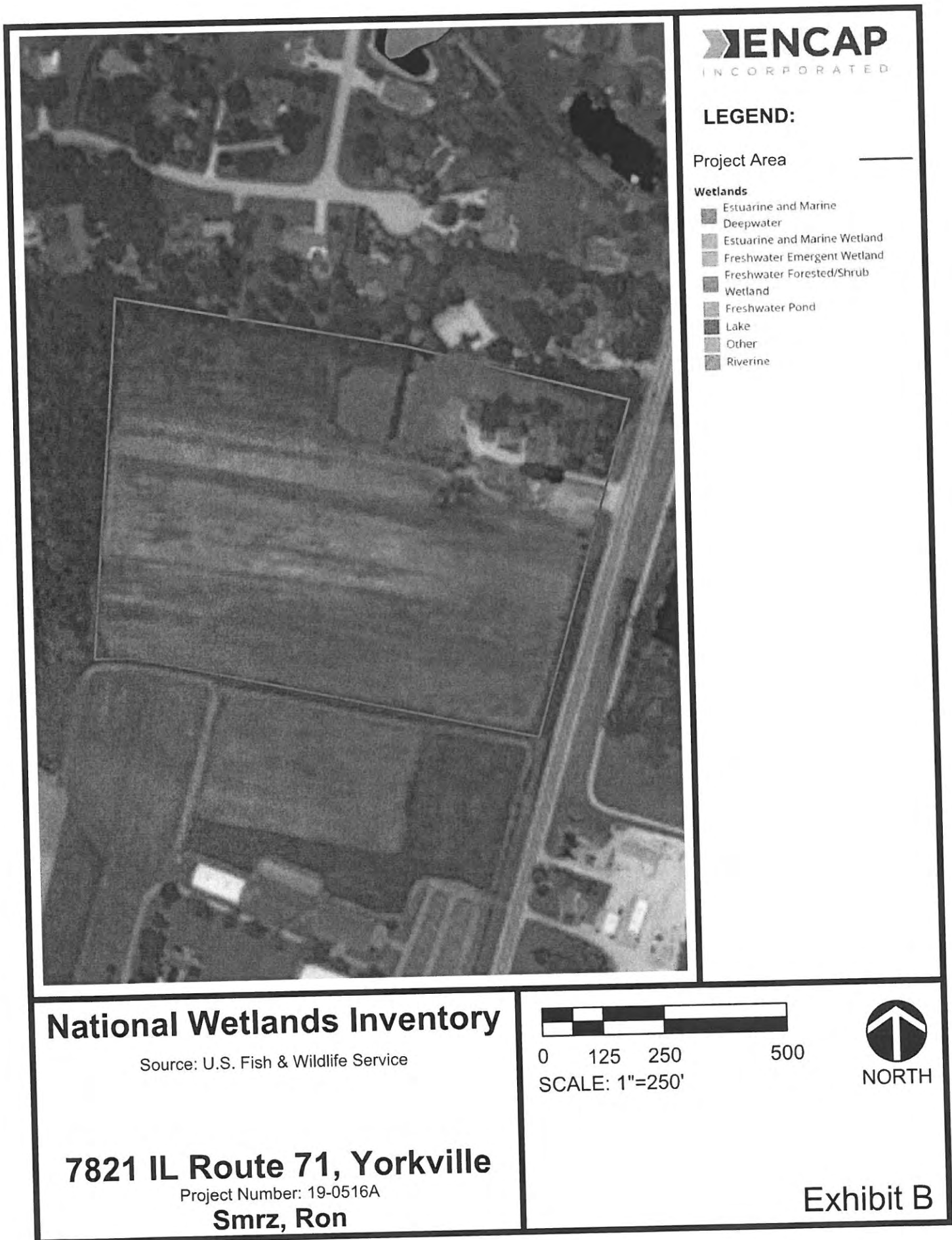


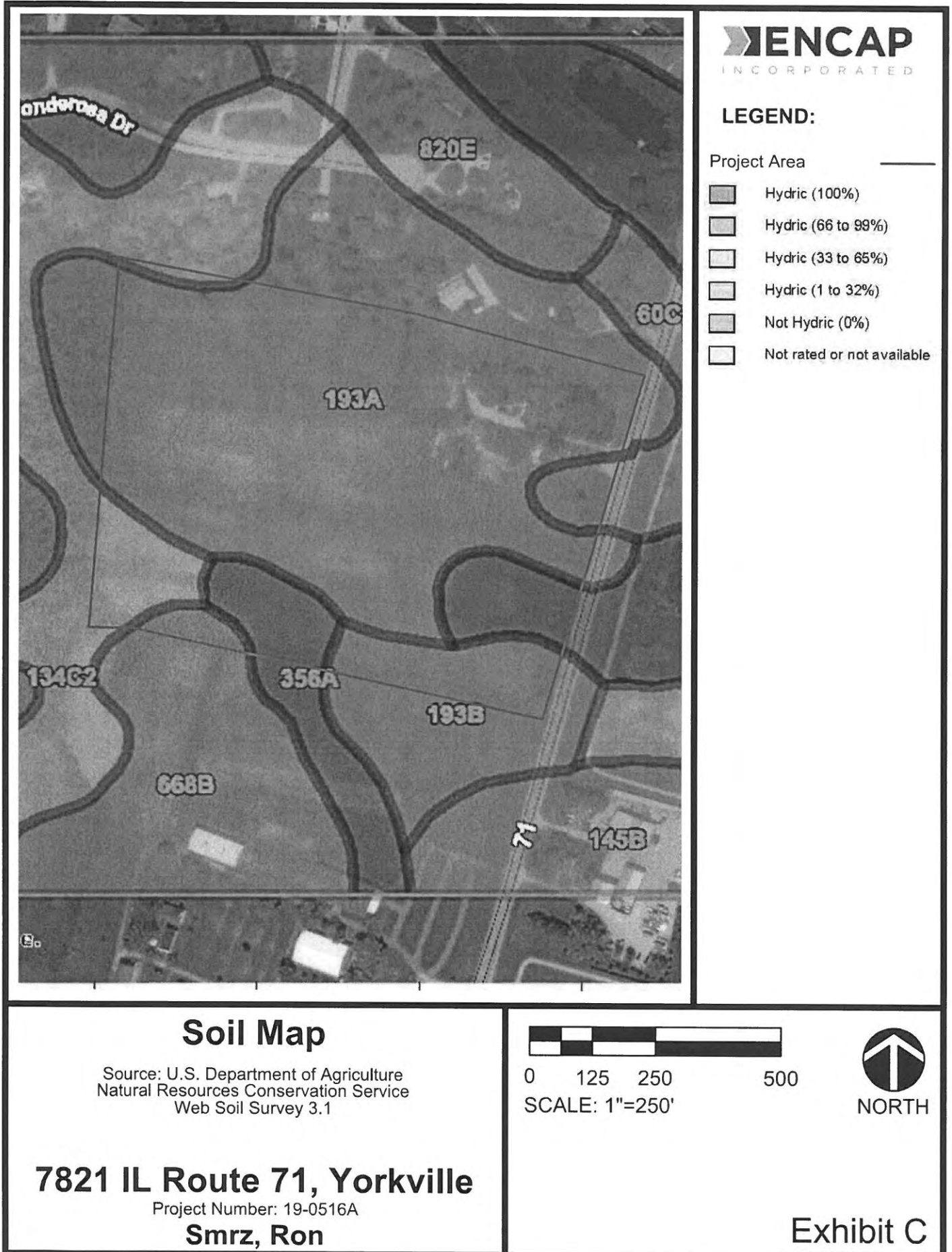
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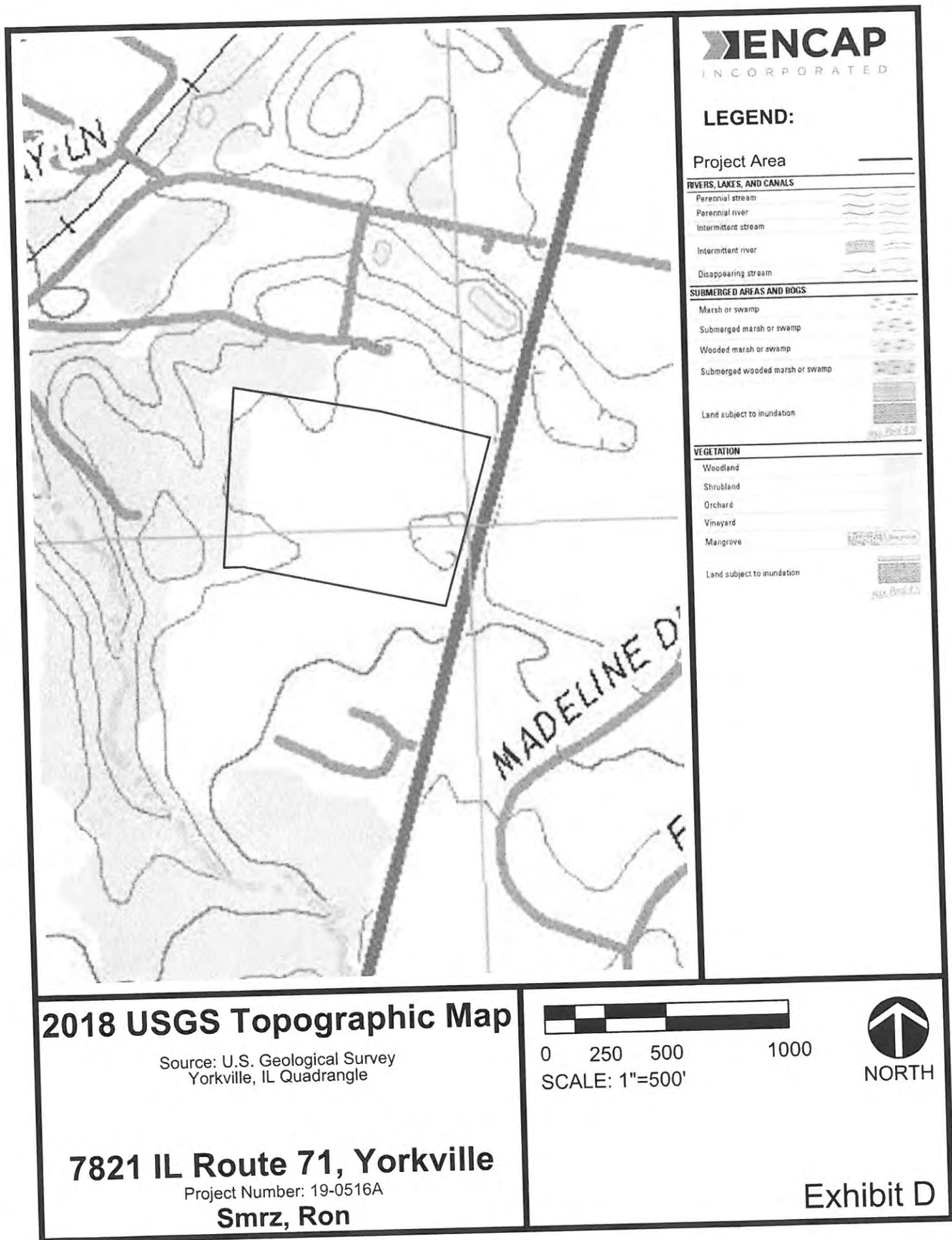


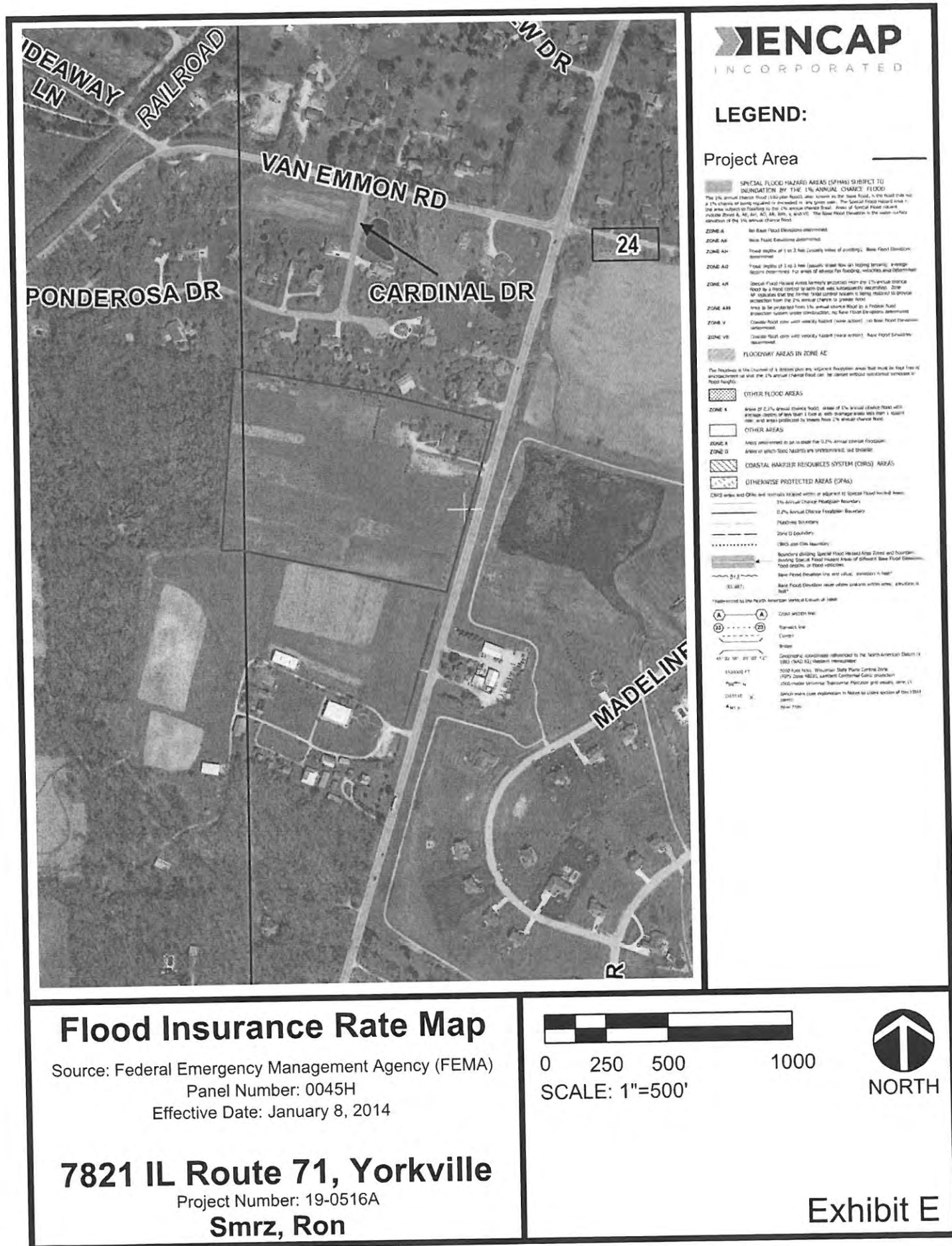
NORTH

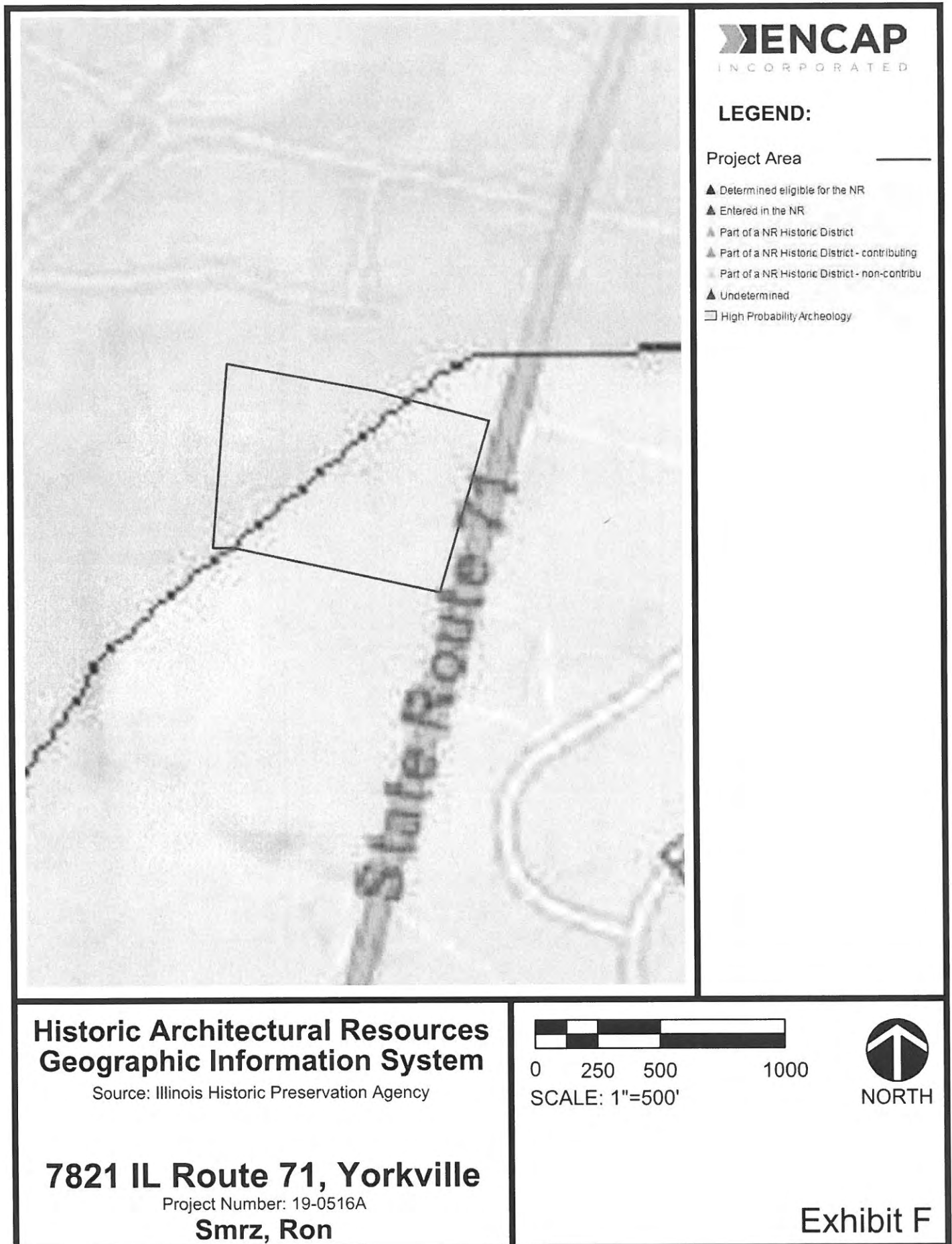
Exhibit A













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



0 125 250 500
SCALE: 1"=250'



NORTH

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

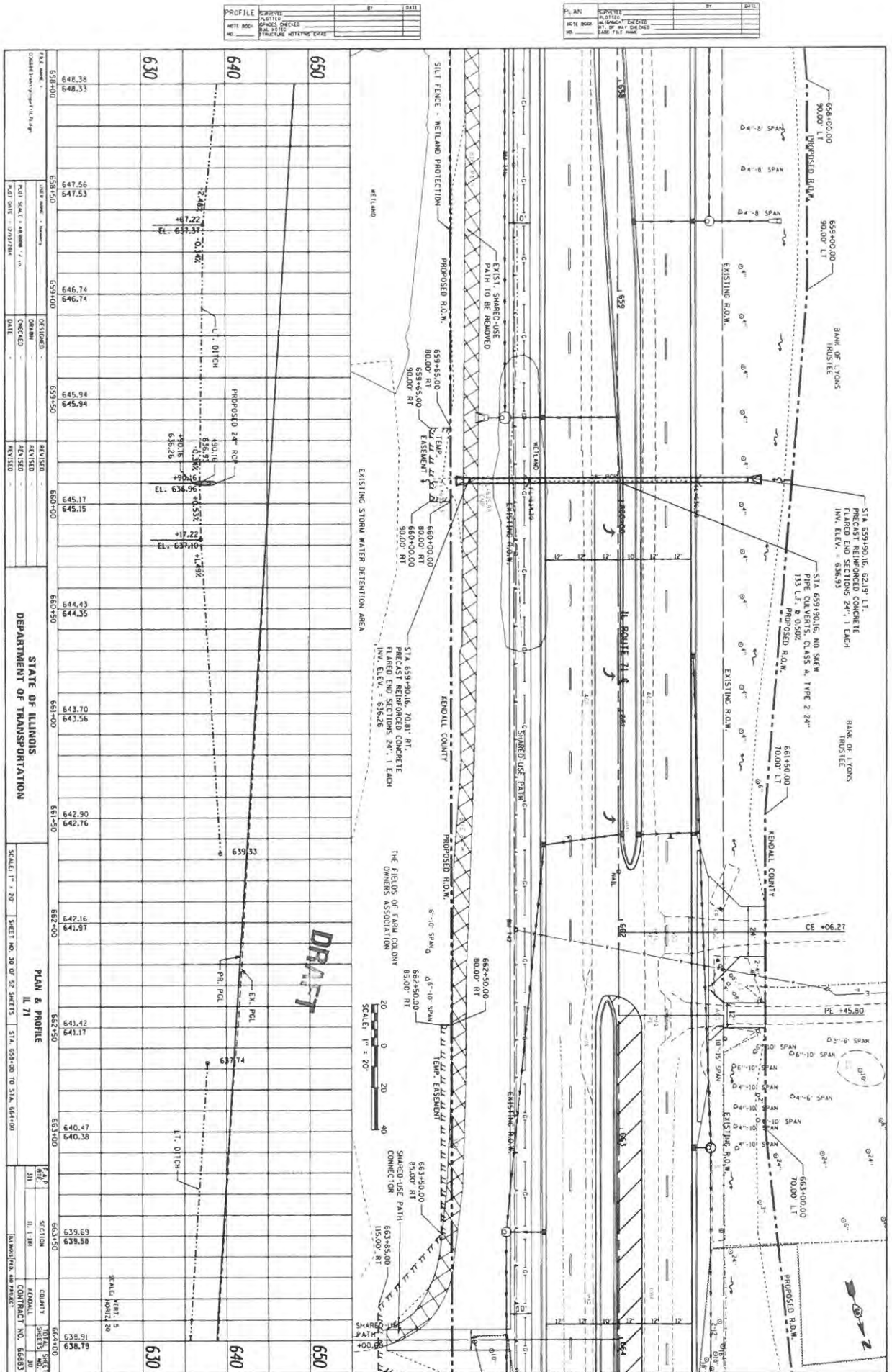
Dave:

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 1/2") 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

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 7, 2020 – Unapproved Meeting Minutes**

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

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Megan Andrews – Soil and Water Conservation District
Greg Chismark – WBK Engineering, LLC

Audience:

Anne Vickery, Dan Kramer, Mike Cook, and Ron Smrz

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 Commander Langston, to approve the November 5, 2019, meeting minutes. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

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

Mr. Asselmeier stated that the changes from the last time the Petitioner appeared at ZPAC were that the site had been reduced to space for fifty-one (51) parking stalls, the new hours of operation would be from 6:00 a.m. until 9:00 p.m., six (6) new light poles would be installed, seven (7) evergreens would be planted southeast of the parking area, and the Petitioner would monitor the site for motor vehicle related leaks and remove the contaminated gravel.

Mr. Asselmeier asked Mr. Smrz how he would control the parking area in relation to the hours of operation. Mr. Smrz indicated that the lock for the gate would have a timer.

A stormwater permit will be required, if the special use permit is approved.

Commander Langston asked about access for first responders to the gated area. Mr. Smrz said that he would give a passcode to the Sheriff and local fire protection district.

No offices and no restroom facilities would be onsite.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-37 John Dollinger on Behalf of Hansel Ridge, LLC

Dan Kramer, Attorney for the Petitioner, explained his client was purchasing approximately eight (18) acres for the athletic facility and indoor and outdoor storage facility. East of the proposed storage facility, approximately three point five (3.5) acres would be left vacant for future commercial development.

Mr. Kramer felt that the proposed uses would complement educational uses and retail uses.

Mr. Kramer acknowledged the traffic concerns at the intersection of Route 52 and County Line Road. The busy time for the athletic facility would be between the end of October and the beginning of spring. Games would occur the entire weekend. The Petitioners would like to start construction in the spring and be fully operational by fall. A traffic study was forthcoming. He believed that it would be difficult to have a left-turn lane going north. Traffic could be directed down Baltz Road. A view corridor could be considered.

Mr. Asselmeier read an email from the Village of Shorewood. The proposal will be reviewed at the Shorewood Planning Commission meeting in February 2020.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Kramer explained the structure of the domed athletic facility.

Mr. Kramer believed that the proposed use will work well with the adjacent school property and nearby residential developments.

Approximately eight (8) fastball teams train at the company's existing facility and nine (9) additional teams are planned to be added at this proposed facility.

Ms. Vickery asked the square footage of the dome. Mr. Kramer said that the dome is approximately eighty thousand (80,000) square feet.

The final size of the detention pond has not been determined; it will be wet-bottomed.

A pre-annexation agreement with Shorewood is under consideration. A Chatham annexation was not desired.

Mr. Rybski requested that Mr. Kramer consider the septic needs of future commercial businesses that could locate on the property.

Mr. Kramer noted that Shorewood wanted the special use only on the storage portion of the property and that the property be subdivided to separate the storage use from the rest of the property.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

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

Mr. Kramer noted discussions with Shorewood for a plat of the site.

Mr. Kramer noted the private road at the south end of the site with a utility easement for future utility extensions.

The Petitioners agreed to do a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road. Ten feet (10') inside the right-of-way dedication would be available for utilities.

Shorewood requested that some of the fence be removed and replaced with buildings rearing County Line Road. The site plan will be revised to reflect this request.

The landscaping plan and signage plan needs more definition.

Mr. Kramer requested that the Petition advance to the Planning Commission and he will provide updated plans.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working 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 site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zoning are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. 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 EcoCat was submitted on December 5, 2019, and consultation was terminated.

The NRI application was submitted on December 18, 2019.

Seward Township was emailed information on December 31, 2019.

The Minooka Fire Protection District was emailed information on December 31, 2019, and they wanted the Petitioner to be aware of the new kennel regulations regarding staffing and sprinkling.

The Village of Shorewood was emailed information on December 31, 2019. They expressed concerns regarding noise, but were comfortable with the County addressing those concerns.

The Village of Minooka was emailed information on December 31, 2019.

According to the information provided to the County, 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.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building 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 and rendering of the site were provided.

As noted in building diagram, 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.

The site plan 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.

The site plan 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.

The property fronts Bell Road and two (2) points of ingress/egress are 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.

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.

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.

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.

Per the landscaping plan, 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 is planned around the stormwater detention ponds.

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 will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the 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.

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.

Mr. Rybski asked about design engineering and soil analysis. Mr. Cook said that they have retained a septic engineer. Soil tests and percolation tests have not been completed. Mr. Rybski advised Mr. Cook of the requirement of a preliminary meeting with the Health Department regarding the septic system. Mr. Rybski advised Mr. Cook of the well monitoring requirements.

Mr. Klaas said that he was fine with the proposed right-of-way dedication.

Ms. Vickery said that she will review the Bell Road right-of-way dedication.

Mr. Holdiman advised Mr. Cook that the County adopted the 2018 versions of the International Codes.

Mr. Klaas asked if the building would have a basement. Mr. Cook said the building will be slab on grade.

Mr. Asselmeier asked if either business planned to have Saturday hours. Mr. Cook said that drop-offs and pick-ups would not occur on weekends. The clinic could have emergency hours on weekends.

Mr. Asselmeier asked when the landscaping will be installed. Mr. Cook said the landscaping timeline has not been determined. The goal is to open the business late in 2020 or early 2021.

Mr. Asselmeier asked about the frequency of refuse pick-up. Mr. Cook said that pick-up would occur a few times per week.

Mr. Klaas made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26 regarding the landscaping business at 276 Route 52 was approved by the County Board.

Petition 19-31 regarding cannabis zoning regulations was approved by the County Board.

Petition 19-35 regarding a kennel at 3601 Plainfield Road was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier noted that the Kendall County Regional Planning Commission's Annual Meeting will be Saturday, February 1st, at 9:00 a.m.

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 9:50 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Encs.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 7, 2020**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Don Keenan</i> <i>19-39, 38, + 39</i>	<i>1107 A S. Bridge</i> <i>St. Joseph, IL</i>	<i>dkeenan@donkeenanlaw.com</i>
MIKE COOK	26316 MAPLEVIEW PLAINFIELD	<i>mcook@cookinggrip.com</i>

Matt Asselmeier

From: Rodney Bradberry <rbradberry@minookafire.com>
Sent: Monday, January 6, 2020 1:41 PM
To: Matt Asselmeier
Subject: [External]FYI

Matt,

Just an FYI, I am sure you are aware of this; however, if not (see attachment) this location will be required staffed at all times or have a sprinkler system/fire alarm.

<https://www.chicagotribune.com/news/breaking/ct-kennel-fire-safety-law-20190807-ytkwawanybfmroj6hb32yps2pq-story.html>

Any questions please contact me.

Thanks.

Rodney Bradberry
Fire Inspector

Minooka Fire Protection Distric
7901 E. Minooka Rd.
Minooka IL 60447
Direct: 815-467-5637
Cell: 815-531-9967

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

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrisse_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project.

When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner



Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

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Attachment 14, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Meeting Minutes of January 22, 2020 - 7:00 p.m.

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

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Bill Davis, Dave Hamman, Larry Nelson, and Claire Wilson

Members Absent: Karin McCarthy-Lange and Ruben Rodriguez

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Ron Smrz, Dan Kramer, Emily Hoffmann, Michael Cook, Deb Chow, Pat Colaric, Sylvia Torto, Mike Torto, Len Pfaff, Laurie Pfaff, Ron Zier, Zach, Morerod, and Kyle Breyne

APPROVAL OF AGENDA

Member Bledsoe made a motion, seconded by Member Casey, to approve the agenda. With a voice vote of seven (7) ayes, the motion carried.

APPROVAL OF MINUTES

Member Bledsoe made a motion, seconded by Member Davis, to approve the minutes of the October 23, 2019 meeting. With a voice vote of seven (7) ayes, the motion carried.

PUBLIC HEARING

19-37 John Dollinger on Behalf of Hansel Ridge, LLC

The Kendall County Regional Planning Commission started their review of this Petition at 7:02 p.m.

Mr. Asselmeier summarized the Petition.

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 were submitted as separate petitions.

The application materials were provided. A map showing the property was provided; the northern portion of the property is the subject of this Petition.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural or agricultural with a special use permit. The Land Resource Management Plan calls for the area to be Suburban Residential and Public/Institutional. The zonings within one half (1/2) mile were agricultural or agricultural with a special use permit.

Pictures of the property were provided.

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 has a special use permit for a landscaping business.

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

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses as this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

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

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

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.

Because commercial uses require site plan approval, because the Village of Shorewood's Comprehensive Plan calls for this property to be Commercial, and because many commercial uses could be placed on the subject property that would complement education uses, Staff recommends approval of the requested change.

Chairman Ashton opened the public hearing at 7:10 p.m.

Member Davis asked if any of the farm buildings would be removed. Dan Kramer, Attorney for the Petitioner, responded no; the farm buildings are not located on the portion of the property under consideration for the map change.

Pat Colaric, County Line Road, requested clarification of the request. Mr. Asselmeier explained that the existing Future Land Use Map calls for this property to be Public/Institutional. The Petitioner would like to rezone the property to commercial uses. One (1) of the criteria used to evaluate the rezoning from agricultural to business was consistency with the Land Resource Management Plan. The Petitioner needs the Future Land Use Map changed in order to have the rezoning request be consistent with the Land Resource Management Plan. Chairman Ashton said that the zoning portion of the request will occur later in the meeting. Mr. Colaric was concerned about commercial uses in the area because of traffic concerns.

Member Hamman asked if Minooka School District had any input on the proposal. Mr. Asselmeier responded that Minooka School District owns the property to the west and to the north of the subject property. The School District still has plans to use their property for educational purposes. The School District was notified of the hearing.

Dan Kramer, Attorney for the Petitioner, testified that the southern portion of the property would not be sold as part of the requested rezoning. Mr. Kramer explained the types of sports teams that would use the athletic facility. The athletic facility would have an indoor baseball field. The School District favors the idea. This facility would be four (4) times bigger than the facility on Galena Road. Mr. Kramer requested approval of the amendment to the Land Resource Management Plan.

Chairman Ashton adjourned the public hearing at 7:16 p.m.

Member Nelson made a motion, seconded by Member Casey, to recommend approval of Petition 19-37.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

The Kendall County Regional Planning Commission concluded their review of Petition 19-37 at 7:17 p.m.

PETITIONS

19-34 Ronald Smrz on Behalf of the Bank of Lyon Trust

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of Bank of Lyon Trust, would like to establish a storage business for boats and RVs at the subject property. The application material and amended site plan were provided. The Petitioner updated the site plan in December to address stormwater management concerns.

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

The property is approximately seventeen (17) acres in size, but the special use area is approximately one (1) acre 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 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 was provided.

Pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part of 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. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impacts were foreseen.

NRI application submitted on August 2, 2019. The NRI Report was not available.

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

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

The United City of Yorkville was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019. Yorkville will be reviewing this proposal at their February meetings.

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. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections. The minutes of the October ZPAC meeting were provided. The minutes of the January ZPAC meeting were provided.

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 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 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 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.

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.

The Petitioner provided a lighting plan showing six (6) new light poles, each twenty feet (20') in height. The lighting plan was provided.

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 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.

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 lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. The gate will be adjacent to the shed.

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

The Petitioner agreed to provide the Sheriff's Department and Bristol-Kendall Fire Protection District with a passcode to access the gate.

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.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, has a plan to address motor vehicle related leaks, and follows the Kendall County Inoperable Vehicle Ordinance and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The Illinois Department of Transportation has not expressed any

concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit.

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

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

Staff recommends approval of the requested special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan by the end of May 2020.
3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. The motor vehicles, boats, trailers, and other recreational vehicles stored on the premises may be stored outdoors.
5. None of the motor vehicles, boats, trailers or other recreational vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
6. All of the motor vehicles, boats, trailers, and other recreational vehicles stored on the premises shall be maintained in good working order and shall be licensed.
7. The hours of operation for the business allowed by this special use permit shall be daily from 6:00 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation.
8. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
9. The operator(s) of the business allowed by this special use permit shall diligently monitor the property for motor vehicle related leaks and shall promptly and properly dispose and replace any gravel contaminated by such leaks.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.

13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Hamman asked about the lights. Mr. Asselmeier responded the site plan shows six (6) lights, twenty feet (20') in height. Member Hamman asked if the lights would be on all the time. Ron Smrz, Petitioner, stated the lights would be turned off when the business is closed.

Member Wilson asked about the landscaping business. Mr. Smrz responded that the property still has a special use permit for a landscaping business, but he did not operate the business.

Member Wilson asked about the type of fence. Mr. Smrz responded a chain linked fence.

Member Wilson asked about the distance from neighbors. Mr. Smrz responded several hundred feet.

Mr. Smrz lives on the premises.

Discussion occurred regarding the County's lighting regulations. Mr. Asselmeier noted the light poles were proposed at the maximum height, no light would cross the property line, and no neighboring property owner would see the light source. Having the lights off when the business during non-operational hours will be added as a condition.

Member Hamman asked if the Historical Society. Mr. Smrz responded that the Historical Society was sent notices.

Sylvia Torto expressed concerns about the lights and the view of vehicles stored on the property. She also expressed concerns about vehicles pulling in and out of the property.

Len Pfaff did not want a commercial business in the area. He expressed concerns about fuel leaks and noise. He would like the area to stay rural.

Ron Zier loves the rural atmosphere of the area. He does not favor lights or vehicles at the property.

Zack Morerod expressed concerns about his ability to resell his property if the proposed use occurs at the subject property.

Mike Torto echoed the concerns of his fellow neighbors. He would like additional landscaping on the north side of the subject property.

Mr. Smrz proposed to install additional trees. The original plan called for more trees, but they were removed as part of the stormwater control of the site.

Member Hamman asked about Route 71 improvements. Mr. Smrz stated that he would have full access at his property. The existing perimeter trees would be removed by the Illinois Department of Transportation and Mr. Smrz would request that the removed trees be replaced.

Mr. Smrz noted that his original proposal was much larger than what he is currently proposing.

Discussion occurred about installing a berm on the property.

Discussion occurred about the definitions of motor vehicles, recreational vehicle, and self-storage facility and mini-warehouse facility. Mr. Asselmeier read these definitions from the Zoning Ordinance. Member Wilson suggested a restriction not allowing semis, cargo containers, and the like not be stored on the property.

Member Wilson asked about leak control. Mr. Smrz described the method for soaking the leak and removing the gravel. Member Wilson expressed concerns that leaks might not be discovered immediately.

Mr. Asselmeier read the email from the Illinois Department of Transportation.

Concerns were expressed about derelict and abandoned vehicles, boats, and campers.

Zack Morerod asked if Commissioners would want this use in their backyards.

Laurie Pfaff expressed concerns about fuel leaks and well contamination. She also expressed concerns about increased lighting.

Chairman Ashton noted that the storage of recreational vehicles and boats are not allowed in some places in Kendall County.

Member Nelson suggested that the special use be tied to the Petitioner and not the land. Mr. Smrz opposed having the special use go away if he sold the property.

Discussion occurred about indoor storage. Upon review, none of the existing special use permits for this type of storage allows outside storage in the A-1 District.

Discussion occurred about the scenic route designation. The view shed area was not defined.

Chairman Ashton asked if the Petitioner wanted to table the request. The Petitioner asked for a vote.

Member Wilson made a motion, seconded by Member Nelson, to recommend approval of Petition 19-34.

The votes were as follows:

Ayes (0): None

Nays (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Absent (2): McCarthy-Lange and Rodriguez

The motion failed. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Member Wilson voted no because she wished that the Petitioner had talked to his neighbors at the beginning of the process. She felt the use was more appropriate in an industrial or business park. She was also concerned about potential leaks at the site.

Chairman Ashton concurred with Member Wilson's reasons for recommending denial.

19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Asselmeier summarized the request.

Goprobball, LLC would like to purchase the subject property and construct an indoor baseball and soccer facility on the subject property. The site plan was provided.

Based on the original information submitted to the County, 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.

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.

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

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 has a special use permit for a landscaping business.

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

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 26, 2019. The NRI Report was not available.

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have

further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses at this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

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 an indoor athletic facility.

Goprobball, LLC provided a business plan. 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.

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 and the Petitioner was agreeable to a right-of-way dedication as part of a special use permit.

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

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.

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

The original site plan showed two detention ponds. The Petitioners indicated that the stormwater plans could be altered as part of the adjoining special use permit. 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. The Petitioners provided septic plan information.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 with a special use.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Public/Institutional because Minooka School District #111 plans to construct a school on the property to the west. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The property owner of the subject property submitted an application to reclassify the property as Commercial on the Future Land Use Map contained in the Kendall County Land Resource Management Plan. If this reclassification amendment to the Land Resource Management Plan is approved, then the proposed map amendment would be consistent with the purpose and objectives of the Land Resource Management Plan.

Provided that the amendment to the Land Resource Management Plan is approved reclassifying the subject property as Commercial, Staff recommended approval of this requested map amendment.

Dan Kramer, Attorney for the Petitioner, provided a history of the evolution of the project. He noted that the Health Department approved the well and septic plans. Mr. Kramer noted that a subdivision would occur at the site; there would be no additional access cuts on County Line Road. The stormwater detention ponds might be merged into one (1) pond.

Member Davis asked where the nearest sanitary sewer service was located. Mr. Kramer stated that the nearest sanitary sewer was at least one (1) mile away from the site.

Discussion occurred about the traffic safety at the intersection of Route 52 and County Line. Mr. Kramer clarified the minutes from Seward Township saying that the Petitioners cannot solve the traffic problem at the intersection. He noted that traffic for the athletic facility will be directed to Baltz Road.

Pat Colaric stated the proposal will exacerbate the traffic problems in the area. He would like to see the area stay rural. He would rather see the athletic facility than houses.

Member Nelson made a motion, seconded by Member Davis, to recommend approval of Petition 19-38.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

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

Dan Kramer, Attorney for the Petitioner, requested that the Petition be laid over until the February 26, 2020, meeting in order to obtain an updated site plan.

Without objection, the Commission laid over the Petition as requested.

19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working 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 was provided. The site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zonings are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. 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.

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 was provided.

EcoCat submitted on December 5, 2019, and consultation was terminated.

NRI application submitted on December 18, 2019. The NRI Report was not available.

Seward Township was emailed information on December 31, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding drainage and traffic. The property's location and availability were the reasons for seeking the special use permit. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting was provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting was provided.

The Minooka Fire Protection District was emailed information on December 31, 2019. They wanted the Petitioners to be aware of the new State kennel regulations regarding staffing and sprinkling requirements. The Minooka Fire Protection District's email was provided.

The Village of Shorewood was emailed information on December 31, 2019. The Village of Shorewood expressed concerns about noise. The Village of Shorewood's email was provided.

The Village of Minooka was emailed information on December 31, 2019.

ZPAC reviewed this proposal at their meeting on January 7, 2020. Discussion occurred about the soil analysis in relation to the well and septic system. The Highway Department was satisfied with the proposed right-of-way dedication for Ridge Road. The Petitioner will finalize hours of operation, the timeline for landscaping installation, and frequency of refuse pick-up. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without any objections. The minutes of this meeting were provided.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed normal hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The veterinary establishment may be open beyond these hours of operation to handle medical emergencies. The maximum number of employees will be seventy (70), including part-time employees. The kennel will be staffed at all times. Overlap in employees will occur. Grooming services will be provided as needed. The maximum number of animals planned for the kennel is eighty (80). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building 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 were provided. A rendering of the site was provided.

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.

The site plan 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.

The site plan 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.

The property fronts Bell Road and two (2) points of ingress/egress are 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.

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.

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.

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.

Per the landscaping plan, 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 is planned around the stormwater detention ponds.

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 will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the 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.

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.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1 or A-1 with a special use permit. In addition, the site plan shows a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The proposed landscaping and berming should also reduce noise coming from the property. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Petitioners plan to install fencing and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress will be provided off of Bell Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic systems.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. True, the Petitioners are not requesting any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."

Staff recommended approval of the requested special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and photometric plan.
2. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication.

3. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
4. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan.
5. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. A maximum of eighty (80) pets may be kenneled on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
9. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
10. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
11. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
12. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Chairman Ashton asked about the fire hydrant. Mike Cook, Cook Engineering Group, responded that wet basins north of the site would be used as the water source. The hydrant would be a dry hydrant; the suggestion was made to change the plans to reflect the hydrant as a dry hydrant. The building will be sprinklered.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-39 with the conditions proposed by Staff.

Member Casey asked about the animals that will be served at the site. Deb Chow responded that a horse rescue was planned for the back of the property in addition to the dog daycare.

Member Wilson asked if any of the Petitioners were veterinarians. Ms. Chow responded that her son is in veterinary school.

Discussion occurred about animals being indoors by sunset. It was noted that the business would close at 7:00 p.m.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-47 with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Discussion occurred about the number of employees and the traffic impacts of those employees.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Member Nelson made a motion, seconded by Member Casey, to nominate Bill Ashton for the position of Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Ruben Rodriguez for the position of Vice Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Wilson made a motion, seconded by Chairman Ashton, to nominate Larry Nelson for the positions of Treasurer and Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Matt Asselmeier for the position of Recording Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Appointments to Comprehensive Land Plan and Ordinance Committee

Chairman Ashton announced the appointments to the Comprehensive Land Plan and Ordinance Committee as follows: Larry Nelson (Chairman), Chairman of the Kendall County Regional Planning Commission or Their Designee (Bill Ashton), Chairman of the Kendall County Zoning Board of Appeals or Their Designee (Randy Mohr), Chairman of the Kendall County Board or Their Designee (Scott Gryder), Chairman of the Kendall County Planning, Building and Zoning Committee or Their Designee (Matthew Prochaska), Megan Andrews, and Jeff Wehrli.

Annual Meeting-February 1, 2020 at 9:00 a.m.

The Commission reviewed the draft agenda for the Annual Meeting.

OLD BUSINESS

Update on Zoning Ordinance Project

Mr. Asselmeier reported that Comprehensive Land Plan and Ordinance Committee has completed their review of the Zoning Ordinance and the proposal will be advanced in sections with the intention of having the entire proposal enacted on December 1st.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26, regarding the landscaping business at 276 Route 52, was approved by the County Board. Several Commissioners noted that burning was occurring on the property and that the property owners were not taking care of the property.

Petition 19-31, regarding cannabis zoning regulations, was approved by the County Board.

Petition 19-35, regarding a kennel at 3601 Plainfield Road, was approved by the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the text amendment to the Zoning Ordinance pertaining to citation authority, hearing officer, and fines will be on the February agenda. The owner of the property where ServPro was previously located submitted an application for a text amendment and special use permit for a trucking business at the property. However, the owner is also considering requesting a change to the Land Resource Management Plan and a map amendment at the property.

ADJOURNMENT

Member Casey made a motion, seconded by Member Hamman, to adjourn. With a voice vote of seven (7) ayes, the motion passed. The Kendall County Regional Plan Commission meeting adjourned at 9:35 p.m.

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

Enc.

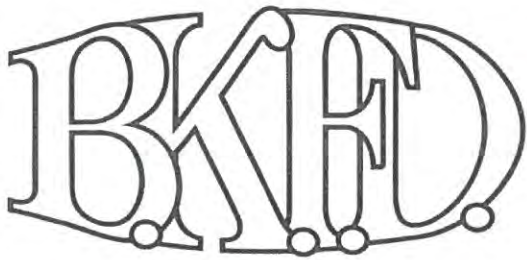
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JANUARY 22, 2020**

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Don Kramer	1117 D. S. Brook St Joliet IL 60560	19-37 / 19-38 / 19-39
PAT COLARTE		
RON SMRZ		
Sylvia Forts		
Len Pfaff		
RON Zies		
Jack Morevad		
Mike Forts		

Kyle Boyke

Laurie Pfaff



Bristol Kendall Fire Department Fire Prevention Bureau

103 East Beaver Street
Yorkville, IL 60560-1704

Tel: 630 553-6186

Fax: 630 553-1482

01-31-2020

RE: 7821 Rt. 71

Matt Asselmeier,

This is a list of items that the Fire Departments will have concern about if the Storage Facility is allowed to be built by the County.

1. Access to the lot, (Knox Box) in case of emergency.
2. Fire Extinguishers in place.
3. Electrical connections to keep vehicles warm or charged.
4. Fuel storage on property for vehicles (gasoline or Propane)
5. Isles wide enough for Emergency vehicle access in case of Emergency/Fire.

If you have any questions or need further assistance feel free to contact me.

Respectfully,

Michael Torrence
Battalion Chief/Fire Marshal
Bristol Kendall Fire Protection District

Matt Asselmeier

From: Jason Engberg <jengberg@yorkville.il.us>
Sent: Tuesday, February 25, 2020 8:15 PM
To: Matt Asselmeier
Cc: Krysti Barksdale-Noble
Subject: [External]PZC 2020-04 - 1.5 Mile review - Ron Smrz

Hi Matt,

Planning and Zoning Commission on February 12th had no objection to this request. City Council reviewed the request tonight (February 25th) and had no objection to the request.

Please let me know if you need anything else.

Thanks,

Jason Engberg, AICP
Senior Planner
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
630.553.8555

**MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
January 27, 2020 – 7:00 p.m.**

CALL TO ORDER

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

ROLL CALL:

Members Present: Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Randy Mohr, and Dick Whitfield

Members Absent: Dick Thompson

Staff Present: Matthew Asselmeier, AICP, Senior Planner

Others Present: Dan Kramer, Emily Hoffmann, Michael Cook, Deb Chow, and Pat Colaric

PETITIONS

The Zoning Board of Appeals started their review of Petition 19-34 at 7:00 p.m.

Petition 19 – 34 – Ronald Smrz on Behalf of the Bank of Lyon Trust

Request: Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicle Business

PINs: 02-35-151-003

Location: 7821 Route 71, Oswego Township

Purpose: Petitioner Wants to Operate a Storage Business on the Subject Property; Property is Zoned A-1 with a Special Use Permit

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of Bank of Lyon Trust, applied for a special use permit for outdoor storage of motor vehicles, boats, trailers, and other recreational vehicles at 7821 Route 71.

At the January 22, 2020, Kendall County Regional Planning Commission meeting, six (6) neighbors expressed opposition to the proposal. They were concerned about increased lighting, traffic safety on Route 71, the desire to keep the area rural, leaks of motor vehicle related fuels and oils, the impact of leaks on local wells, a lack of screening or buffering, and concerns about abandoned vehicles on the property. The Kendall County Regional Planning Commission recommended denial of the proposal with all seven (7) members present voting against the proposal; two (2) members of the Commission were absent.

The Petitioner would like to work with neighbors to address their concerns. The Petitioner requested that the hearing be continued until the March 2, 2020 Kendall County Zoning Board of Appeals meeting.

Staff has no objections to this request.

Mr. Asselmeier noted that this proposal will be reviewed by the Yorkville Planning Commission on February 12, 2020.

Chairman Mohr opened the public hearing at 7:02 p.m.

Member Clementi made a motion, seconded by Member LeCuyer, to lay over this Petition to March 2, 2020.

The votes were as follows:

Ayes (6): Cherry, Clementi, Fox, LeCuyer, Mohr, and Whitfield

Nays (0): None

Absent (1): Thompson

The motion passed.

Chairman Mohr recessed the public hearing at 7:02 p.m.

The Zoning Board of Appeals completed their review of Petition 19-34 at 7:02 p.m.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Cherry made a motion, seconded by Member Fox, to adjourn. With a voice vote of six (6) ayes, the motion passed. The Zoning Board of Appeals meeting adjourned at 8:17 p.m.

The next hearing/meeting will be on March 2, 2020.

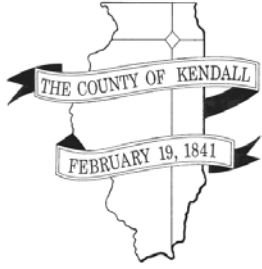
Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner

Exhibits

1. Memo on Petition 19-34 Dated January 24, 2020
2. Certificate of Publication and Mailings for Petition 19-34 (Not Included with Report but on file in Planning, Building and Zoning Office).

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

Don Kramer
Mike Cook



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: January 24, 2020

Re: Petition 19-34 Request for a Special Use Permit for Outdoor Storage at 7821 Route 71 in
Oswego Township– Petitioner Requests a Layover

Ron Smrz, on behalf of Bank of Lyon Trust, applied for a special use permit for outdoor storage of motor vehicles, boats, trailers, and other recreational vehicles at 7821 Route 71.

At the January 22, 2020, Kendall County Regional Planning Commission meeting, six (6) neighbors expressed opposition to the proposal. They were concerned about increased lighting, traffic safety on Route 71, the desire to keep the area rural, leaks of motor vehicle related fuels and oils, the impact of leaks on local wells, a lack of screening or buffering, and concerns about abandoned vehicles on the property. The Kendall County Regional Planning Commission recommended denial of the proposal with all seven (7) members present voting against the proposal; two (2) members of the Commission were absent.

As noted in the attached email, the Petitioner would like to work with neighbors to address their concerns. The Petitioner requested that the hearing be continued until the March 2, 2020 Kendall County Zoning Board of Appeals meeting.

Staff has no objections to this request.

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

Thanks,

MHA

Enc.: January 23, 2020 Smrz Email Redacted

Matt Asselmeier

From: Ron Smrz [REDACTED]
Sent: Thursday, January 23, 2020 3:12 PM
To: Matt Asselmeier
Subject: [External]Re: [External]Re: [External]Re: [External]Re: [External]Re: [External]Re: [External]
Re: Fw: [External]RE: [External]7821 Rte 71

Matt : I am requesting an extension for petition 19-34 for the ZBA meeting on Jan 27,2020 to the March 2020 meeting date to make changes to my site plan by my engineer . I will present my changes to you and at the ZBA meeting

as soon as i get them from my engineer. The changes will be to the landscape and lighting design. Thank you Ronald Smrz

On Thu, Jan 23, 2020 at 5:32 AM Ron Smrz <[REDACTED]> wrote:

Matt: I appreciated all the info you gave out at the meeting last night. I am hopeful the changes i am making resolves any issues. One issue a gentleman brought up was vehicles just being abandoned on property with flat tires and trashed

would not happen per county regulations that i have agreed to all vehicles in good repair and licensed No semi trailers ,cargo trailers of any kind which you did explain and i appreciated very much. There seemed to be a lot of

confusion even though you read the details and we have a site plan. I will have a more visual detailed explanation of my plan at the next meetings to eliminate the misunderstandings. I am willing to shorten the hours from 6:30am

to 7:00pm due to the lighting requirements by the county. I am willing to abide by all county regulations to receive the permit. Thank you Ron

On Wed, Jan 22, 2020 at 10:10 PM Ron Smrz <[REDACTED]> wrote:

Matt: We will go with non-motorized camp vehicles only,eliminating any fuel or oil issues . Still keep the 51 sites and only have daylight hours from sunrise to sunset. Can we eliminate the lights all together if i am open only

during daylight hours?. I will plant evergreen trees around entire 1 acre parcel 20 ft apart 4 to 8 ft high. I believe this will resolve all the neighbors issues. If there are any issues with these please let me know and if there are, who i need to contact with the county to get this resolved. I believe i have accomplished everything required of me by the county and the neighbors issues to move forward at the next meetings to get my permit passes. Please allow me to make these changes due to i have fulfilled the requirements of the county and i have accommodated the neighbors wishes. Thank you Ron [REDACTED]. I will be in contact with you Monday. I will take these changes to the next meetings.

On Sat, Jan 18, 2020 at 9:23 AM Ron Smrz <[REDACTED]> wrote:

Matt: Will be there Jan 22 and 27th. Thank You Ron

On Fri, Jan 17, 2020 at 10:31 AM Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

Ron:

Here is the link to the Report that was sent to the Regional Planning Commission this morning,
<https://www.co.kendall.il.us/wp-content/uploads/Petition-19-34.pdf>.

**MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
March 2, 2020 – 7:00 p.m.**

CALL TO ORDER

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

ROLL CALL:

Members Present: Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, Senior Planner

Others Present: Ron Smrz, Len Pfaff, Laurie Pfaff, Ron Zier, and Margaret Rul

PETITIONS

The Zoning Board of Appeals started their review of Petition 19-34 at 7:01 p.m.

Petition 19 – 34 – Ronald Smrz on Behalf of the Bank of Lyon Trust

Request: Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicle Business

PINs: 02-35-151-003

Location: 7821 Route 71, Oswego Township

Purpose: Petitioner Wants to Operate a Storage Business on the Subject Property; Property is Zoned A-1 with a Special Use Permit

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of Bank of Lyon Trust, applied for a special use permit for outdoor storage of motor vehicles, boats, trailers, and other recreational vehicles at 7821 Route 71.

The application material and amended site plan were provided. The amended site plan was created after the Kendall County Regional Planning Commission meeting. The Petitioner updated the site plan to reflect concerns expressed by neighbors.

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

The property is approximately seventeen (17) acres in size, but the special use area is approximately one (1) acre 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 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 was provided.

Pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part of 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. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impacts were foreseen.

NRI application submitted on August 2, 2019. The NRI Report was not available.

Oswego Township was emailed the original information on September 24, 2019. The revised site plan was emailed on February 19, 2020.

The Bristol-Kendall Fire Protection District was emailed the original information on September 24, 2019. They submitted on comments on January 31, 2020, which were provided. The revised site plan was emailed on February 19, 2020.

The United City of Yorkville was emailed the original information on September 24, 2019. The Yorkville Planning Commission reviewed the updated site plan at their meeting on February 12, 2020 and the Yorkville City Council reviewed the proposal at their meeting on February 25, 2020. Yorkville had no objections to the request. The email from Yorkville was provided.

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. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections. The minutes of the October ZPAC meeting and the minutes of the January ZPAC meeting were provided.

The Kendall Regional Planning Commission reviewed this proposal at their meeting on January 22, 2020. Six (6) neighbors expressed opposition to the proposal. They were concerned about increased lighting, traffic safety on Route 71, the desire to keep the area rural, leaks of motor vehicle related fuels and oils, the impact of leaks on local wells, a lack of screening or buffering, and concerns about abandoned vehicles on the property. Discussion occurred about the Scenic Route designation of Route 71 in this area. The suggestion was made to require that the lights be turned off during non-business hours of

operation. The suggestion was made to not allow semis, cargo containers, or similar items to be stored on the property. The suggestion was made to have the special use expire when the Petitioner no longer lived on the property; the Petitioner was against this suggestion. It was noted that none of the existing special uses for this type of use in the A-1 District allow outdoor storage. The Kendall County Regional Planning Commission issued a negative recommendation on the proposal with all member present against the proposal; two (2) members were absent. Member Wilson and Chairman Ashton voted against the proposal because they wished that the Petitioner had talked to his neighbors at the beginning of the process. They felt the use was more appropriate in an industrial or business park. They were also concerned about potential leaks at the site. The minutes of this meeting were provided.

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 proposed hours of operation are daily from 6:30 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 as the office for the business.

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

Following the Kendall County Regional Planning Commission meeting, the Petitioner was agreeable to not storing cargo containers.

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

Following the Kendall County Regional Planning Commission meeting, the Petitioner agreed to only store non-motorized camp vehicles only, which would eliminate the concerns regarding motor vehicle related leaks.

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 were provided. A new access permit will be required.

Parking will occur in the gravel areas east of the existing building.

The Petitioner provided a lighting plan showing six (6) new light poles, each fifteen feet (15') in height. The lighting plan was provided.

At the Kendall County Regional Planning Commission meeting, the Petitioner seemed agreeable to turning off the lights when the business was not operating.

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 shown. The Petitioner plans to plant twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens will be placed to the west, south, and east 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.

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 lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. The gate will be adjacent to the shed shown.

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

The Petitioner agreed to provide the Sheriff's Department and Bristol-Kendall Fire Protection District with a passcode to access the gate.

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 proposal, no plans for litter control were provided.

If approved, this would be the sixth 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.

Staff recommended approval of the requested special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan. The light poles shall be a maximum fifteen feet (15') in height.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation

identified in the landscaping plan, specifically a minimum of twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting will be installed by the end of May 2020.

3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. Only non-motorized camp vehicles may be stored on the property. No cargo containers may be stored on the property.
5. The vehicles stored on the premises may be stored outdoors.
6. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
7. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. The hours of operation for the business allowed by this special use permit shall be daily from 6:30 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Lights related to the business allowed by this special use permit shall be off during non-business hours.
9. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.
13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Clementi asked what entity monitors the site to ensure that no motorized vehicles are placed on the property. Mr. Asselmeier responded that the Planning, Building and Zoning Department would respond to complaints and, because the property is located along a highly traveled road, the Planning, Building and Zoning Department could observe violations from the highway.

Chairman Mohr requested clarification on motorized vehicles. Mr. Asselmeier stated that the special use classification was for storage of motor vehicles, boats, trailers, and other recreational vehicles. The Petitioner has agreed to a restriction limiting the type of items stored on the property to non-motorized items only. Non-motorized boats would be allowed. The Petitioner did not want any leaks into the soil.

Member LeCuyer asked about the land use classification of the property. Mr. Asselmeier responded that the Future Land Use Map calls for the property to be Rural Residential.

None of the other special use permits for this type of use on properties zoned A-1 have allowed outdoor storage.

Chairman Mohr swore in Ron Smrz, Len Pfaff, Laurie Pfaff, Ron Zier, and Margaret Rich.

Chairman Mohr opened the public hearing at 7:16 p.m.

Ron Smrz, Petitioner, noted that Route 71 is planned to be a four (4) lane highway with a large number of vehicles per day. He noted that a cell tower installation company is across the street to the south. He noted the trucking company, dog kennel, and preschool are in the vicinity. He plans to plant trees and leave many of the existing trees. He cannot make money off of trees. He does not foresee lots of noise. He and his wife live on the property and will monitor the property. He said that it was hard to make money on the property and houses were not under construction like they were previously. He thought about having horses on the property, but the finances do not work.

Len Pfaff, Ponderosa Drive, has lived at his property for thirty-one (31) years. He noted that the subdivision is a nice area. He did not want to see commercial property in the area. He expressed concerns that the Petitioner or a future owner could expand the special use.

Laurie Pfaff, Ponderosa Drive, expressed concerns that regarding the closeness of the proposed use to her property line. She felt that the proposed use was something found in an industrial park. She does not want this use placed in the residential area. She would like the area to remain an attractive area. She expressed concerns regarding the lighting proposed at the site; she was concerned about light pollution. She expressed concerns about enforcement of the restrictions at the property. She was concerned about unsanitary waste from trailers stored at the property. She was concerned that the special use could continue with successive owners. She felt the proposed use would negatively impact property values. She would like to see residential uses at the property; she would not oppose the construction of houses at the property.

Ron Zier, Ponderosa Drive, stated that he was opposed to the special use permit for the reasons stated by the previous speakers. He was in favor of farm animals in the area. He noted that the Petitioner addressed concerns regarding groundwater.

Margaret Rul, Ponderosa Drive, agreed with the previous speakers. She stated that she tried to sell her house and prospective buyers expressed concerns regarding the home's proximity to the highway. She believed that the proposed use will devalue properties in the area. She stated that constructing additional houses would be acceptable.

Mr. Smrz provided a map of the area. Without objection, the map was entered as an exhibit. Mr. Smrz pointed out adjoining land uses near his property. He noted the existing trees along the northern property line. He cannot see his neighbor's houses because of the trees.

It was noted that the proposed use would not be right up to the neighbors' houses.

Mr. Smrz noted that he sent letters as required, received approval from Yorkville, received approval from the State, and that he did everything he could to address the concerns of the neighbors.

Member Whitfield asked the distance from the parking area to the northern property line. Mr. Smrz responded two hundred fifty feet (250'). Mr. Smrz noted the location of trees.

Mr. Smrz said that he is unable to put houses on the property.

Discussion occurred regarding having the special use cease when ownership changes. Mr. Smrz agreed to having the special use cease when he no longer owns the property.

Mr. Smrz offered to install taller trees.

Chairman Mohr asked if this proposed use was allowed as part of the scenic trail status of the road. Mr. Asselmeier responded that no clear definition existed of the viewshed or defined scenic in the Land Resource Management Plan.

Without objection, Mr. Asselmeier read a fax from the Kendall County Historical Society supporting the requested special use permit.

Chairman Mohr adjourned the public hearing at 7:44 p.m.

Member Clementi made a motion, seconded by Member LeCuyer, to approve the first Finding of Fact as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.

Discussion occurred regarding the timing of removal of septic waste.

The votes were as follows:

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

Nays (1): Clementi

Absent (0): None

The motion passed.

Member Clementi dissented because of concerns about the environmental impacts and the proposed special use's location in relation to wetlands, forest preserve, Lyon Farm, and the need to preserve the area environmentally. She was also concerned about septic waste from trailers.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the second Finding of Fact as follows:

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

The votes were as follows:

Ayes (0): None

Nays (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Absent (0): None

The motion failed.

Member LeCuyer noted that the Future Land Use Map calls for the subject property to be residential and the proposed use could negatively impact the property values of nearby properties.

Member Clementi stated that the proposed use will substantially diminish property values.

Chairman Mohr expressed concerns about the actions of future property owners and the use could expand beyond the scope that the Petitioner proposed.

Member Thompson made a motion, seconded by Member Clementi, to approve the third Finding of Fact as follows:

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The Illinois Department of Transportation has not expressed any concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit.

The votes were as follows:

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

Nays (0): None

Absent (0): None

The motion passed.

Member Whitfield made a motion, seconded by Member Clementi, to approve the fourth Finding of Fact as follows:

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

The votes were as follows:

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

Nays (0): None

Absent (0): None

The motion passed.

Member Clementi made a motion, seconded by Member Fox, to approve the fifth Finding of Fact as follows:

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

The votes were as follows:

Ayes (3): Fox, Thompson, and Whitfield

Nays (4): Cherry, Clementi, LeCuyer, and Mohr

Absent (0): None

The motion failed.

Member Clementi noted that the proposed use is inconsistent with the scenic trail designation and that the proposed use is inconsistent with the area.

Chairman Mohr expressed concerns that the proposed special use would be the only outdoor storage special use in the A-1 District.

Member Whitfield made a motion, seconded by Member Fox, to recommend approval of the special use permit with the conditions proposed by Staff with the added recommendation that the special use permit shall cease when Ron Smrz no longer owns the property.

The votes were as follows:

Ayes (4): Cherry, Fox, Thompson, and Whitfield

Nays (3): Clementi, LeCuyer, and Mohr

Absent (0): None

The motion passed.

Member Clementi voted no because the proposal was inconsistent with the Land Resource Management Plan and scenic route designation. She was also concerns regarding the environmental impact.

Member LeCuyer voted no because of the Land Resource Management Plan and concerns that the proposal could lead to other non-residential type uses.

Chairman Mohr voted no because of the Land Resource Management Plan and setting the precedent for outdoor storage in other A-1 areas. He did not see the proposal helping anyone else except the Petitioner.

This proposal will go to the Kendall County Planning, Building and Zoning Committee on March 9, 2020.

The Zoning Board of Appeals completed their review of Petition 19-34 at 8:04 p.m.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Cherry, to adjourn. With a voice vote of seven (7) ayes, the motion passed. The Zoning Board of Appeals meeting adjourned at 8:33 p.m.

The next hearing/meeting will be on March 30, 2020.

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

Exhibits

1. Memo on Petition 19-34 Dated February 26, 2020
2. Certificate of Publication and Mailings for Petition 19-34 (Not Included with Report but on file in Planning, Building and Zoning Office).
3. February 27, 2020 Fax from the Kendall County Historical Society
4. 8515 Van Emmon Road Aerial

**KENDALL COUNTY
ZONING BOARD OF APPEALS
MARCH 2, 2020**

March 2, 2020

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

[illegible]

Attachment 18, Page 12



KENDALL COUNTY
HISTORICAL SOCIETY
P.O. BOX 123 - YORKVILLE, ILLINOIS 60560

KENDALL COUNTY ZONING BOARD OF APPEALS

2/27/20


RE; PETITION 19-34 SPECIAL USE PERMIT FOR OUTDOOR STORAGE

THE KENDALL COUNTY HISTORICAL SOCIETY 7935 ROUTE 71 YORKVILLE , IL (Iyon farm)

PLEASE BE ADVISED THAT THE KCHS BOARD OF DIRECTORS HAVE NO OBJECTION TO A PERMIT
FOR OUTDOOR STORAGE. WE SUGGEST SWIFT APPROVAL SO THAT CONSTRUCTION CAN
START WHEN THE WEATHER MODERATES IN THE SPRING. THANK YOU

ATTN; MR MATTHEW ASSELMEIER

FAX 630 553 4179


WAYNE GREENWOOD DIRECTOR

Attachment 18, Page 13
Map Satellite Lot lines



Google

Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Forest Service, and others

State of Illinois
County of Kendall

Zoning Petition
#19-34

ORDINANCE NUMBER 2020-_____

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR STORAGE OF MOTOR VEHICLES, BOATS, TRAILERS, AND OTHER RECREATIONAL VEHICLES ON 1.0 +/- ACRES AT 7821 ROUTE 71 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 02-35-151-003 IN OSWEGO TOWNSHIP

WHEREAS, Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 13.04 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue variations and place conditions on variations and provides the procedure through which variations are granted; and

WHEREAS, Section 7.01.D.50 of the Kendall County Zoning Ordinance permits the operation of a storage of motor vehicles, boats, trailers, and other recreational vehicles business as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and the portion of the property subject to the special use permit consists of approximately 1.0 acre located at 7821 Route 71 (PIN: 02-35-151-003) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property was previously granted a special use permit for the retail sale of nursery stock pursuant to Ordinance 1985-10; and

WHEREAS, the subject property is currently owned by the Bank of Lyon Trust as represented by Ronald Smrz and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about September 16, 2019, Petitioner filed a petition for a special use permit allowing the operation of a storage of motor vehicles, boats, trailers, and other recreational vehicles business at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on January 9, 2020, the Kendall County Zoning Board of Appeals initiated a public hearing on January 27, 2020, at 7:00 p.m., and continued the public hearing to March 2, 2020, at 7:00 p.m. in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested special use permit and zero members of the public testified in favor of the requested special use permit and four members of the public testified in opposition of the requested special use permit; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated March 2, 2020, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact

State of Illinois
County of Kendall

Zoning Petition
#19-34

and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested special use permit with conditions; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of a storage of motor vehicles, boats, trailers, and other recreational vehicles business on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The light poles shall be a maximum fifteen feet (15') in height.
 - B. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan attached hereto as Exhibit C; specifically, a minimum of twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting will be installed by the end of May 2020.
 - C. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C.
 - D. Only non-motorized camp vehicles may be stored on the property. No cargo containers may be stored on the property.
 - E. The vehicles stored on the premises may be stored outdoors.
 - F. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
 - G. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
 - H. The hours of operation for the business allowed by this special use permit shall be daily from 6:30 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Lights related to the business allowed by this special use permit shall be off during non-business hours.
 - I. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
 - J. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
 - K. The operator(s) of the business allowed by this special use permit acknowledge and agree to

State of Illinois
County of Kendall

Zoning Petition
#19-34

follow Kendall County's Right to Farm Clause.

- L. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.
 - M. The special use permit granted by this ordinance shall automatically be revoked when Ron Smrz relinquishes ownership of the property.
 - N. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
 - O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
 - P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

IN WITNESS OE, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 18th day of March, 2020.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

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

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on March 2, 2020.

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances. The Board of Appeals approved this finding on a 6-1 vote; Member Clementi dissented.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The special use would be substantially injurious to the use and enjoyment of other property in the immediate vicinity and would diminish and impair property values. The Board of Appeals approved this finding on a 7-0 vote.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The Illinois Department of Transportation has not expressed any concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit. The Board of Appeals approved this finding on a 7-0 vote.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. The Board of Appeals approved this finding on a 7-0 vote.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposed use was inconsistent with the scenic route designation and the area. If this special use permit was approved, a precedent would be established allowing outdoor storage on A-1 zoned property. The Board of Appeals approved this finding on a 4-3 vote. Members Cherry, Clementi, LeCuyer, and Chairman Mohr voted for the negative finding; Members Fox, Thompson, and Whitfield voted against the negative finding.

RECOMMENDATION

Approval with the following conditions and restrictions; Members Clementi, LeCuyer, and Chairman Mohr dissented:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and lighting plan. The light poles shall be a maximum fifteen feet (15') in height.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan; specifically, a minimum of twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting will be installed by the end of May 2020.

3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. Only non-motorized camp vehicles may be stored on the property. No cargo containers may be stored on the property.
5. The vehicles stored on the premises may be stored outdoors.
6. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
7. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. The hours of operation for the business allowed by this special use permit shall be daily from 6:30 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Lights related to the business allowed by this special use permit shall be off during non-business hours.
9. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.
13. The special use permit granted by this ordinance shall automatically be revoked when Ron Smrz relinquishes ownership of the property.
14. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

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
JANUARY, 2020

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

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

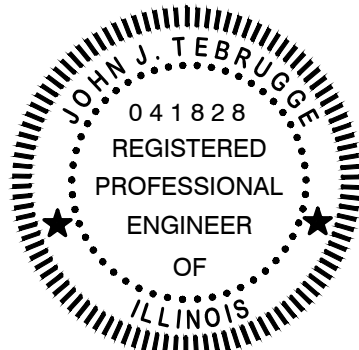
UTILITY STATEMENT

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

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 HEREON.

GIVEN UNDER MY HAND & SEAL THIS 24TH DAY OF JANUARY, 2020.



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

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

LOCATION MAP

N.T.S.

BENCHMARKS:

SITE BENCHMARK: CROSS NOTCH (x) ON TOP OF BOX CULVERT HEADWALL ELEVATION=638.90 NGVD29

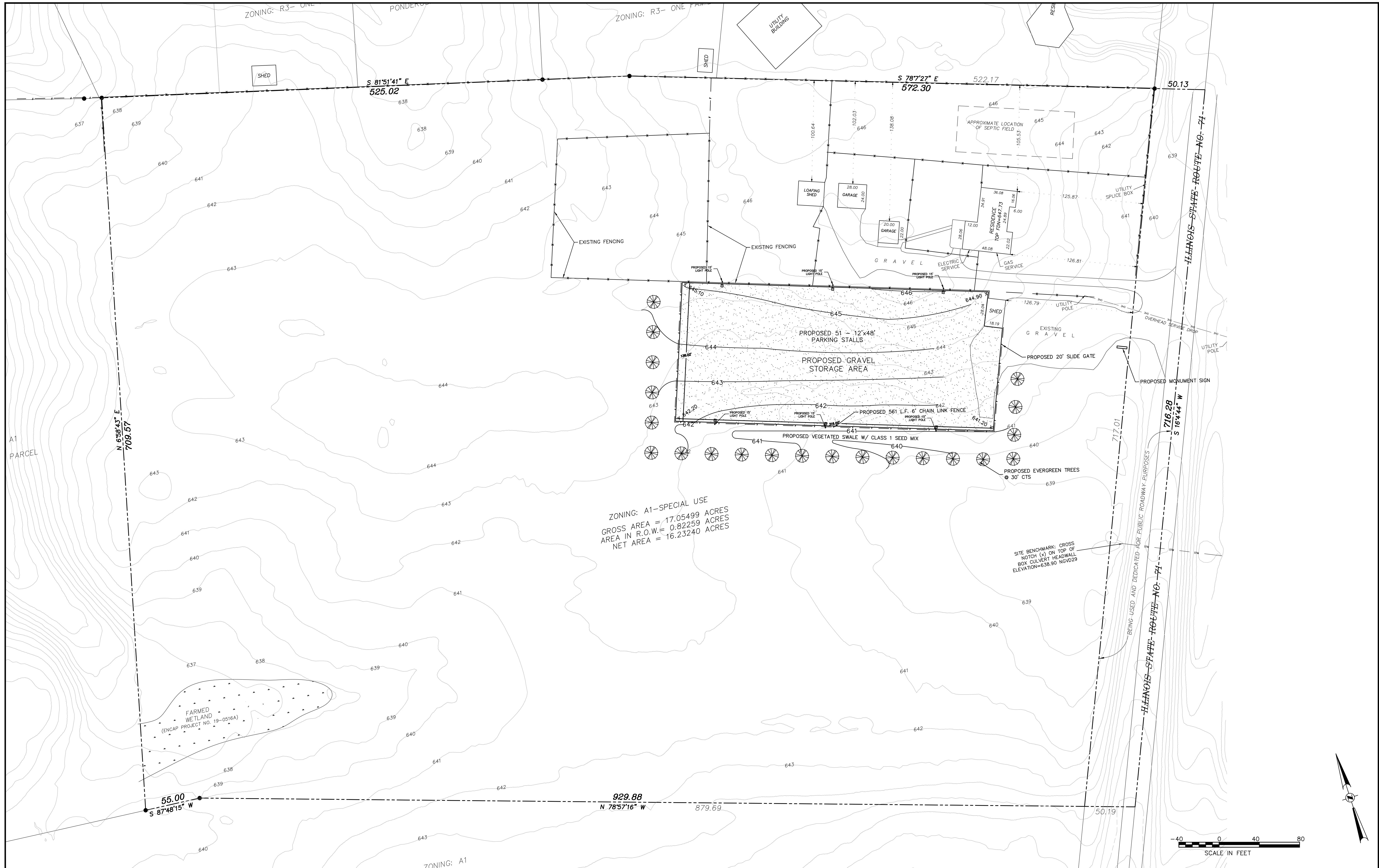
PLANS PREPARED FOR:

RON SMRZ
7821 US ROUTE 71
YORKVILLE, IL 60560
PHONE: (630) 774-1761

CIVIL ENGINEER:

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

REVISIONS	NO.	DATE	NOTES
	1	1.24.2020	ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND



ZONING: A1-SPECIAL USE
GROSS AREA = 17.05499 ACRES
AREA IN R.O.W. = 0.82259 ACRES
NET AREA = 16.23240 ACRES

SITE BENCHMARK: CROSS NOTCH (X) ON TOP OF BOX CULVERT HEADWALL
ELEVATION=638.90 NGVD29

SCALE IN FEET
0 40 80

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

REVISIONS	NO.	DATE	NOTES
	1	1.24.2020	ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND

PREPARED FOR:
RON SMRZ
7821 US ROUTE 71, YORKVILLE, IL

7821 US ROUTE 71 STORAGE
CIVIL SITE PLAN

PROJECT NO. 19 450 01
SCALE: 1" = 40'
DATE: NOV 8, 2019

SHEET NO. **2**
OF 3 SHEETS

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE, IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.I.E. SYSTEM. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS, THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIAL ON THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD, UNLESS SHOWN AS A BID ITEM. PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

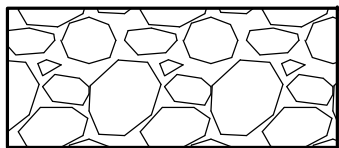
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

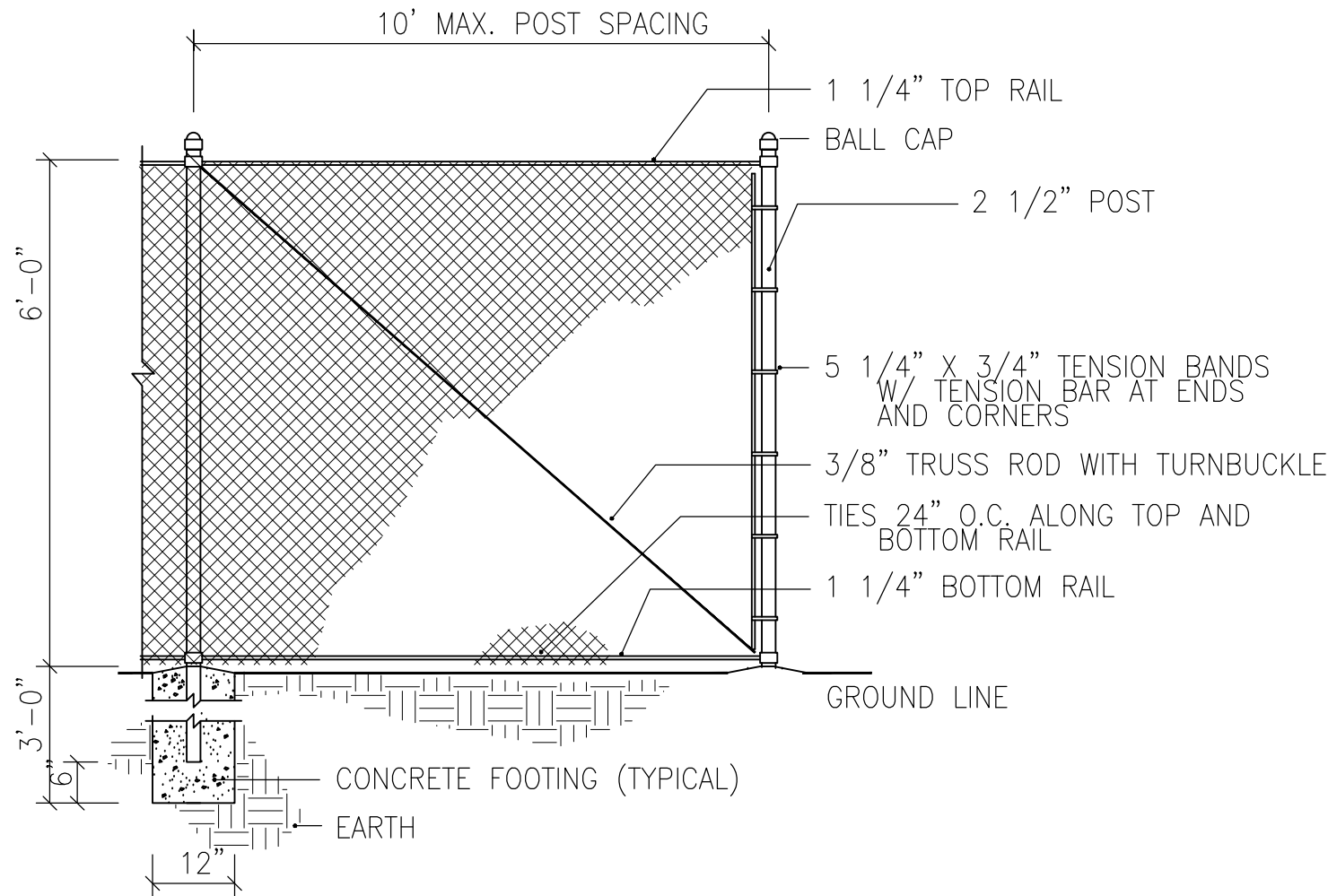
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



10' AGGREGATE COURSE, TYPE A, CA-6

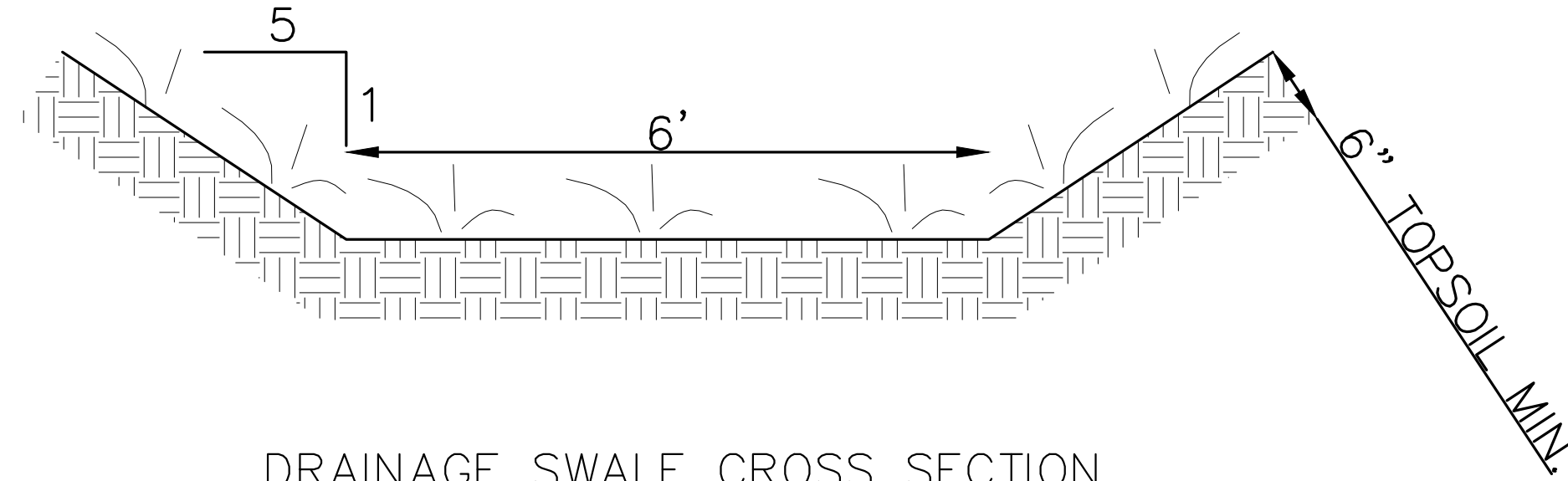
TYPICAL GRAVEL DETAIL

N.T.S.



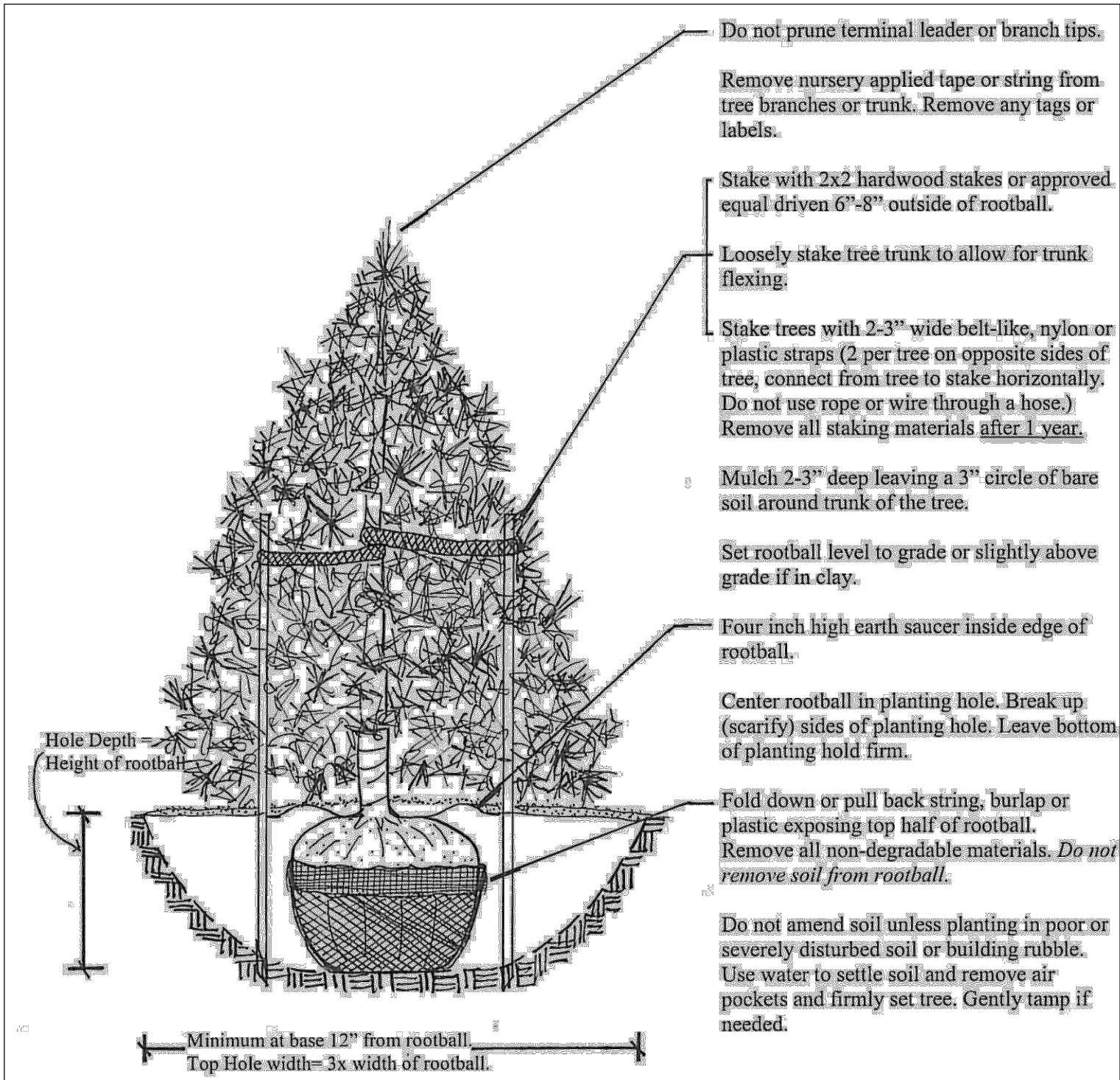
FENCING

CHAIN LINK FENCE



DRAINAGE SWALE CROSS SECTION

N.T.S.



Evergreen Tree Planting and Staking Detail

REVISIONS	NO.	DATE	NOTES
	1	1.24.2020	ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND



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

It is evident that the above results are very different from the results in the literature. The reason for this is that the above results are based on the assumption that the distribution of the error term is normal. However, in the above results, the distribution of the error term is not normal. The reason for this is that the above results are based on the assumption that the distribution of the error term is normal. However, in the above results, the distribution of the error term is not normal.



Revisions

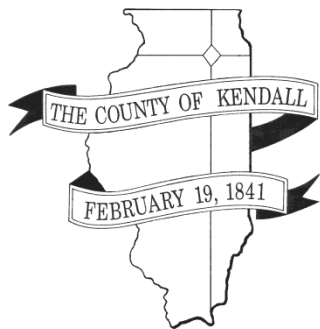
Drawn By: Jose Saucedo
Drawn By: jose.saucedo@pg-enlighten.com
Date: 12/20/2019
Scale: 1" = 20'

ROUTE 71

7821 US

Adom S. H.

Page 1 of 1



DEPARTMENT OF PLANNING, BUILDING & ZONING

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MEMORANDUM

To: Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: 1/6/2020

Subject: Stormwater Planning Committee

State law (55 ILCS 5-5/5-1062.2) allows certain counties, including Kendall County, to establish Stormwater Planning Committees. Per State law, a Stormwater Planning Committee's primary purpose is to develop a Stormwater Management Plan.

Kendall County has a Stormwater Planning Committee. However, several of the seats are currently vacant. Per State law, the Committee must consist of an equal number of County Board members and municipal members. A copy of the State law is attached. Three (3) of the County Board members come from District 1 and two (2) members come from District 2. County Board members are appointed by the County Board Chairman.

The municipal members are chosen by majority vote of the mayors of those municipalities based on the County Board district the municipality is located. The current municipal members are Bob Hausler, Clifton Fox, Gary Golinski, Jennifer Hughes, and Brian Murphy.

The Stormwater Planning Committee last met on April 9, 2013.

No Staff's knowledge, no plans presently exist to update or amend the Kendall County Stormwater Management Plan.

If you have any questions, please let me know.

Thanks,

MHA

Enc.

(55 ILCS 5/5-1062.2)

Sec. 5-1062.2. Stormwater management.

(a) The purpose of this Section is to allow management and mitigation of the effects of urbanization on stormwater drainage in the metropolitan counties of Madison, St. Clair, Monroe, Kankakee, Grundy, LaSalle, DeKalb, Kendall, and Boone as well as all counties containing all or a part of an urbanized area and references to "county" in this Section apply only to those counties. This Section does not apply to counties in the Chicago Metropolitan Agency for Planning that are granted authorities in Section 5-1062. The purpose of this Section shall be achieved by:

(1) Consolidating the existing stormwater management framework into a united, countywide structure.

(2) Setting minimum standards for floodplain and stormwater management with an emphasis on the use of cost-effective solutions to flooding problems.

(3) Preparing a countywide plan for the management of stormwater runoff, including the management of natural and man-made drainageways. The countywide plan may incorporate watershed plans and shall evaluate and address flooding problems that exist in urbanized areas that are a result of urban flooding.

(a-5) This Section also applies to all counties not otherwise covered in Section 5-1062, 5-1062.2, or 5-1062.3 if the question of allowing the county board to establish a stormwater management planning council has been submitted to the electors of the county and approved by a majority of those voting on the question.

(b) A stormwater management planning committee may be established by county board resolution, with its membership consisting of equal numbers of county board and municipal representatives from each county board district, one member representing drainage districts, and one member representing soil and water conservation districts and such other members as may be determined by the stormwater management planning committee members. If the county has more than 6 county board districts, however, the county board may by ordinance divide the county into not less than 6 areas of approximately equal population, to be used instead of county board districts for the purpose of determining representation on the stormwater management planning committee.

The county board members shall be appointed by the chairman of the county board. Municipal members from each county board district or other represented area shall be appointed by a majority vote of the mayors of those municipalities that have the greatest percentage of their respective populations residing in that county board district or other represented area. The member representing drainage districts shall be appointed by the drainage district chairperson or by a majority vote of all drainage district chairpersons in the county if more than one drainage district exists in the county. The member representing soil and water conservation districts shall be appointed by a majority vote of the soil and water conservation district board or by a majority vote of all soil and water conservation district

boards in the county if more than one soil and water conservation district board exists in the county. All municipal, county board, drainage district, and soil and water conservation district representatives shall be entitled to a vote; the other members shall be nonvoting members, unless authorized to vote by the unanimous consent of the voting members of the committee; however, Madison, St. Clair, Monroe, Kankakee, Grundy, LaSalle, DeKalb, Kendall, and Boone counties are not required to have a drainage district or a soil and water conservation representative. A municipality that is located in more than one county may choose, at the time of formation of the stormwater management planning committee and based on watershed boundaries, to participate in the stormwater management planning program of either or both of the counties. Subcommittees of the stormwater management planning committee may be established to serve a portion of the county or a particular drainage basin that has similar stormwater management needs. The stormwater management planning committee shall adopt bylaws, by a majority vote of the county and municipal members, to govern the functions of the committee and its subcommittees. Officers of the committee shall include a chair and vice chair, one of whom shall be a county representative and one a municipal representative.

The principal duties of the committee shall be to develop a stormwater management plan for presentation to and approval by the county board, and to direct the plan's implementation and revision. The committee may retain engineering, legal, and financial advisors and inspection personnel. The committee shall meet at least quarterly and shall hold at least one public meeting during the preparation of the plan and prior to its submittal to the county board. The committee may make grants to: (1) units of local government; (2) not-for-profit organizations; and (3) landowners. In order for a municipality located partially or wholly within a mapped floodplain to receive grant moneys, the municipality must be a member in the Federal Emergency Management Agency's National Flood Insurance Program. A municipality receiving grant moneys must have adopted an ordinance requiring actions consistent with the stormwater management plan. Use of the grant money must be consistent with the stormwater management plan.

The committee shall not have or exercise any power of eminent domain.

(c) In the preparation of a stormwater management plan, a county stormwater management planning committee shall coordinate the planning process with each adjoining county to ensure that recommended stormwater projects will have no significant impact on the levels or flows of stormwaters in inter-county watersheds or on the capacity of existing and planned stormwater retention facilities. An adopted stormwater management plan shall identify steps taken by the county to coordinate the development of plan recommendations with adjoining counties.

(d) The stormwater management committee may not enforce any rules or regulations that would interfere with (i) any power granted by the Illinois Drainage Code (70 ILCS 605/) to operate, construct, maintain, or improve drainage systems or (ii) the ability to operate, maintain, or improve the drainage systems used on or by land or a facility used for production agriculture purposes, as defined in the Use Tax Act (35 ILCS 105/), except newly constructed buildings and newly installed

impervious paved surfaces. Disputes regarding an exception shall be determined by a mutually agreed upon arbitrator paid by the disputing party or parties.

(e) Before the stormwater management planning committee recommends to the county board a stormwater management plan for the county or a portion thereof, it shall submit the plan to the Office of Water Resources of the Department of Natural Resources for review and recommendations. The Office, in reviewing the plan, shall consider such factors as impacts on the levels or flows in rivers and streams and the cumulative effects of stormwater discharges on flood levels. The Office of Water Resources shall determine whether the plan or ordinances enacted to implement the plan complies with the requirements of subsection (f). Within a period not to exceed 60 days, the review comments and recommendations shall be submitted to the stormwater management planning committee for consideration. Any amendments to the plan shall be submitted to the Office for review.

(f) Prior to recommending the plan to the county board, the stormwater management planning committee shall hold at least one public hearing thereon and shall afford interested persons an opportunity to be heard. The hearing shall be held in the county seat. Notice of the hearing shall be published at least once no less than 15 days in advance of the hearing in a newspaper of general circulation published in the county. The notice shall state the time and place of the hearing and the place where copies of the proposed plan will be accessible for examination by interested parties. If an affected municipality having a stormwater management plan adopted by ordinance wishes to protest the proposed county plan provisions, it shall appear at the hearing and submit in writing specific proposals to the stormwater management planning committee. After consideration of the matters raised at the hearing, the committee may amend or approve the plan and recommend it to the county board for adoption.

The county board may enact the proposed plan by ordinance. If the proposals for modification of the plan made by an affected municipality having a stormwater management plan are not included in the proposed county plan, and the municipality affected by the plan opposes adoption of the county plan by resolution of its corporate authorities, approval of the county plan shall require an affirmative vote of at least two-thirds of the county board members present and voting. If the county board wishes to amend the county plan, it shall submit in writing specific proposals to the stormwater management planning committee. If the proposals are not approved by the committee, or are opposed by resolution of the corporate authorities of an affected municipality having a municipal stormwater management plan, amendment of the plan shall require an affirmative vote of at least two-thirds of the county board members present and voting.

(g) The county board may prescribe by ordinance reasonable rules and regulations for floodplain or stormwater management and for governing the location, width, course, and release rate of all stormwater runoff channels, streams, and basins in the county, in accordance with the adopted stormwater management plan. Land, facilities, and drainage district facilities used for production agriculture as defined in subsection (d) shall not be subjected to regulation by the county board or stormwater management committee under this

Section for floodplain management and for governing location, width, course, maintenance, and release rate of stormwater runoff channels, streams and basins, or water discharged from a drainage district. These rules and regulations shall, at a minimum, meet the standards for floodplain management established by the Office of Water Resources and the requirements of the Federal Emergency Management Agency for participation in the National Flood Insurance Program. The Commission may not impose more stringent regulations regarding water quality on entities discharging in accordance with a valid National Pollution Discharge Elimination System permit issued under the Environmental Protection Act.

(h) In accordance with, and if recommended in, the adopted stormwater management plan, the county board may adopt a schedule of reasonable fees as may be necessary to mitigate the effects of increased stormwater runoff resulting from new development based on actual costs. The fees shall not exceed the cost of satisfying the onsite stormwater retention or detention requirements of the adopted stormwater management plan. The fees shall be used to finance activities undertaken by the county or its included municipalities to mitigate the effects of urban stormwater runoff by providing regional stormwater retention or detention facilities, as identified in the county plan. The county board shall provide for a credit or reduction in fees for any onsite retention, detention, drainage district assessments, or other similar stormwater facility that the developer is required to construct consistent with the stormwater management ordinance. All these fees collected by the county shall be held in a separate fund, and shall be expended only in the watershed within which they were collected.

(i) For the purpose of implementing this Section and for the development, design, planning, construction, operation, and maintenance of stormwater facilities provided for in the stormwater management plan, a county board that has established a stormwater management planning committee pursuant to this Section may cause an annual tax of not to exceed 0.20% of the value, as equalized or assessed by the Department of Revenue, of all taxable property in the county to be levied upon all the taxable property in the county or occupation and use taxes of 1/10 of one cent. The property tax shall be in addition to all other taxes authorized by law to be levied and collected in the county and shall be in addition to the maximum tax rate authorized by law for general county purposes. The 0.20% limitation provided in this Section may be increased or decreased by referendum at a general election in accordance with the provisions of Sections 18-120, 18-125, and 18-130 of the Property Tax Code (35 ILCS 200/).

Any revenues generated as a result of ownership or operation of facilities or land acquired with the tax funds collected pursuant to this subsection shall be held in a separate fund and be used either to abate such property tax or for implementing this Section.

However, the tax authorized by this subsection shall not be levied until the question of its adoption, either for a specified period or indefinitely, has been submitted to the electors thereof and approved by a majority of those voting on the question. This question may be submitted at any general election held in the county after the adoption of a resolution by the county board providing for the submission of the

question to the electors of the county. The county board shall certify the resolution and proposition to the proper election officials, who shall submit the proposition at an election in accordance with the general election law. If a majority of the votes cast on the question is in favor of the levy of the tax, it may thereafter be levied in the county for the specified period or indefinitely, as provided in the proposition. The question shall be put in substantially the following form:

Shall an annual tax be levied for stormwater management purposes (for a period of not more than years) at a rate not exceeding% of the equalized assessed value of the taxable property of County?

Or this question may be submitted at any general election held in the county after the adoption of a resolution by the county board providing for the submission of the question to the electors of the county to authorize use and occupation taxes of 1/10 of one cent:

Shall use and occupation taxes be raised for stormwater management purposes (for a period of not more than years) at a rate of 1/10 of one cent for taxable goods in County?

Votes shall be recorded as Yes or No.

(i-5) Before a county that establishes a stormwater management planning council after submission of the question to the electors of the county pursuant to subsection (a-5) may submit a referendum question to the electors of the county for an annual tax under subsection (i), the county shall:

(1) adopt and enforce a floodplain management ordinance or a stormwater management ordinance under subsection (g) that has been approved by the Office of Water Resources of the Department of Natural Resources; and

(2) designate a certified floodplain manager who has been certified by the Association of State Floodplain Managers; however, nothing in this paragraph (2) requires a county to create a new position or designate another individual if the county already has a certified floodplain manager on staff.

If a county fails to continually meet any of the conditions of this subsection (i-5) after approval of a referendum question for an annual tax, the county may not levy a tax under subsection (i) until they are in full compliance with this subsection (i-5).

(j) For those counties that adopt a property tax in accordance with the provisions in this Section, the stormwater management committee shall offer property tax abatements or incentive payments to property owners who construct, maintain, and use approved stormwater management devices. For those counties that adopt use and occupation taxes in accordance with the provisions of this Section, the stormwater management

committee may offer tax rebates or incentive payments to property owners who construct, maintain, and use approved stormwater management devices. The stormwater management committee is authorized to offer credits to the property tax, if applicable, based on authorized practices consistent with the stormwater management plan and approved by the committee. Expenses of staff of a stormwater management committee that are expended on regulatory project review may be no more than 20% of the annual budget of the committee, including funds raised under subsections (h) and (i).

(k) Any county that has adopted a county stormwater management plan under this Section may, after 10 days written notice receiving consent of the owner or occupant, enter upon any lands or waters within the county for the purpose of inspecting stormwater facilities or causing the removal of any obstruction to an affected watercourse. If consent is denied or cannot be reasonably obtained, the county ordinance shall provide a process or procedure for an administrative warrant to be obtained. The county shall be responsible for any damages occasioned thereby.

(l) Upon petition of the municipality, and based on a finding of the stormwater management planning committee, the county shall not enforce rules and regulations adopted by the county in any municipality located wholly or partly within the county that has a municipal stormwater management ordinance that is consistent with and at least as stringent as the county plan and ordinance, and is being enforced by the municipal authorities. On issues that the county ordinance is more stringent as deemed by the committee, the county shall only enforce rules and regulations adopted by the county on the more stringent issues and accept municipal permits. The county shall have no more than 60 days to review permits or the permits shall be deemed approved.

(m) A county may issue general obligation bonds for implementing any stormwater plan adopted under this Section in the manner prescribed in Section 5-1012; except that the referendum requirement of Section 5-1012 does not apply to bonds issued pursuant to this Section on which the principal and interest are to be paid entirely out of funds generated by the taxes and fees authorized by this Section.

(n) The powers authorized by this Section may be implemented by the county board for a portion of the county subject to similar stormwater management needs.

(o) The powers and taxes authorized by this Section are in addition to the powers and taxes authorized by Division 5-15; in exercising its powers under this Section, a county shall not be subject to the restrictions and requirements of that Division.

(p) As used in this Section:

"Urban flooding" means the flooding of public and private land in urban communities that results from stormwater or snowmelt runoff overwhelming the existing drainage infrastructure, unrelated to the overflow of any river or lake, whether or not that land is located in or near a floodplain.

"Urbanized areas" means a statistical geographic entity consisting of a densely settled core created from census tracts or blocks and contiguous qualifying territory that together have a minimum population of at least 50,000 persons and has been delineated as an urbanized area by the United States Census Bureau after the most recent decennial census. (Source: P.A. 100-758, eff. 1-1-19.)

RESOLUTION 2009-22

**A RESOLUTION AMENDING RESOLUTION 2009-20
ESTABLISHING A STRUCTURE FOR A
COUNTWIDE STORMWATER PLANNING COMMITTEE**

WHEREAS, 55 ILCS 5/5-1062.2 grants the Kendall County Board the authority to create and establish countywide stormwater management authority within Kendall County; and

WHEREAS, said act provides for the creation of a Stormwater Management Planning Committee who will be responsible for accomplishing the following items in establishing said countywide stormwater authority:

1. To consolidate the existing county and municipal stormwater management framework into a united, countywide structure.
2. To set minimum standards for floodplain and stormwater management in the county.
3. To prepare a countywide plan for the management of stormwater runoff, including the management of natural and man-made drainage ways; and

WHEREAS, 55 ILCS 5/5-1062.2 requires that the Planning Committee be comprised of an equal number of County and Municipal representatives from each County Board District and such other members as may be determined by the county and municipal officials; and

WHEREAS, the County conducted a poll of the communities within Kendall County to solicit input on the formation of said Planning Committee in an effort to identify those communities interested in being voting members of said committee; and

WHEREAS, the Kendall County Board after a review of those responses established a basic framework for the membership of said committee as set forth in Resolution 2009-20; and

WHEREAS, following the adoption of said resolution, the City of Sandwich notified Kendall County Board they wished to opt out of the Kendall County Stormwater program and participate in the DeKalb County Stormwater program;

WHEREAS, said withdrawal by the City of Sandwich as a voting member requires a restructuring of the Stormwater Planning Committee membership in order to comply with the provisions of 55 ILCS 5/5-1062.2;

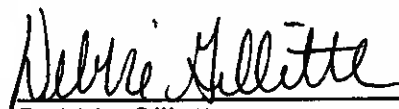
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, rescinds Resolution 2009-20 and replaces the provisions therein as follows:

The Kendall County Board hereby establishes in accordance with the provisions of 55 ILCS 5/5-1062.2 a Stormwater Management Planning Committee to oversee the consolidation of the existing county and municipal stormwater management framework into a united, countywide structure along with the establishment of a set minimum standards for floodplain and stormwater management in the county and preparation of a countywide plan for the management of stormwater runoff, including the management of natural and man-made drainage ways. Said Committee shall consist of ten (10) voting members to be comprised of three (3) County Board and three (3) municipal representatives within District 1 and two (2) County Board and two (2) municipal representatives within District 2. Pursuant to the governing statutes, the County representatives shall be appointed by the County Board Chair. Municipal members from each County Board District shall be appointed by a majority vote of the mayors of those municipalities that have the greatest percentage of their respective populations residing in that County Board District. Additional members may be appointed to serve on the Committee as either ex-officio (non-voting) or voting members as may be determined by the 10 members of the Planning Committee in the adoption of the By-Laws setting forth the rules under which said committee shall be governed. In accordance with the statutes, said committee shall be required to meet at least quarterly and shall be required to hold at least one public meeting during the preparation of the Stormwater Management Plan prior to its submittal to the County Board.

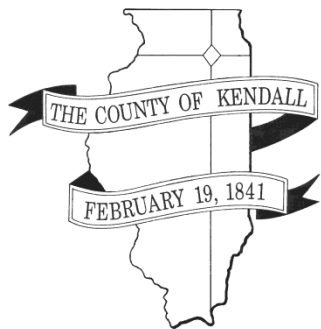
ADOPTED BY THE COUNTY BOARD THIS 6th DAY OF October, 2009.



Anne Vickery
Kendall County Board Chairman



Debbie Gillette
Kendall County Clerk



DEPARTMENT OF PLANNING, BUILDING & ZONING

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MEMORANDUM

To: Kendall County Committee of the Whole

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: 1/14/2020

Subject: Petition 20-01 Amendment to the Kendall County Recreational Vehicle Park and Campground Regulations

For the past several months, the Planning, Building and Zoning Committee has reviewed the existing Recreational Vehicle Park and Campground Regulations, which were adopted in 1983.

At their meeting on January 13, 2020, the Committee voted 4-0 to forward the attached proposal to the Committee of the Whole.

In summary the proposed changes are as follows:

1. The purpose of the ordinance was expanded to include the protection and maintenance of commercial and industrial lands in addition to agricultural lands because recreational vehicle parks and campgrounds are special uses in certain business and manufacturing zoning districts (Section 1.1).
2. The reference to the Kendall County ACSC office was changed to the Soil and Water Conservation District (Section 2.1.f.15).
3. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
4. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section 3.2.e).
5. The requirement that campgrounds and parks not cause demands that increase additional public funds to be expended for fire or police services was deleted because this requirement was difficult to quantify (Section 3.4.b). The subsequent sections of would be re-lettered to reflect this deletion.
6. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added to the final sub-section of Section 3.4.
7. The requirement that recreational vehicle parks and campgrounds provide their registers within two (2) business days of request was added to Section 5.3.
8. The definitions of accessory buildings and collector roads were clarified to include additional terms found in the regulations.

9. The definitions of daily user, group camping, and health authority were deleted because these terms were not found in the remainder of the regulation.
10. The definitions of business day, permanent resident, and register were added.
11. The definition of recreational vehicle was amended to include the definition of this term contained in the Zoning Ordinance.
12. A variance procedure was added as Section 7.00.

A redlined version of this proposal is attached.

If you have any questions, please let me know.

Thanks,

MHA

Enc.

KENDALL COUNTY
RECREATIONAL VEHICLE PARK
AND CAMPGROUND REGULATIONS

1.0 PURPOSE

This ordinance is designed to:

- 1.1 Protect and maintain productive agricultural, **commercial, and industrial** lands;
- 1.2 Protect and maintain the future development of agricultural operations by protecting existing agricultural operations from incompatible uses;
- 1.3 Prevent excessive increases in public service costs by directing proposed campgrounds to areas served by or adjacent to public service facilities;
- 1.4 Protect the County's high quality recreational resource areas including wooded areas, natural watercourses, ponds, wetlands, unique topographic features, and slopes exceeding 10%, and,
- 1.5 Insure that Recreational Vehicle Parks and Campgrounds maintain the high quality of the County's recreational resource areas.

2.0 DEVELOPMENT APPLICATION AND SITE PLAN REQUIREMENTS

2.1 All applications for a permit to operate a recreational vehicle park or campground shall contain the following:

- a. Name, address and telephone number of applicant.
- b. Percentage of interest of the applicant and/or owners in the proposed campground.
- c. Name and address of all persons holding an interest or having an interest in the proposed campground.
- d. Location, address and legal description of the entire proposed campground.
- e. Existing zoning of subject property and all adjacent properties.
- f. Complete engineering plans and specifications of the proposed campground showing:
 1. The area and dimensions of the entire tract of land;
 2. The number, location and size of all lots intended for use by recreational vehicles or tents;
 3. The number, location and size of all unimproved, partially improved and fully improved lots;
 4. The location, right-of-way and surfaced roadway width and surfacing materials of roadways and walkways;
 5. The location of proposed interior vehicular and pedestrian circulation patterns;
 6. The location of service buildings, sanitary stations and any other existing or proposed structures;
 7. The location of water and sewer lines;
 8. Plans and specifications of all buildings constructed or to be constructed within the campground;
 9. Plans and specifications of the water supply, refuse and sewage disposal facilities, pet exercise and sanitation areas;

10. The location and details of lighting and electrical systems;
11. The location of fire hydrants, if provided;
12. Location of all drainage easements to comply with County drainage plans.
13. Quantity and point or area of departure of storm water runoff prior to and subsequent to construction of the proposed RV park.
14. Erosion control and landscaping plans;
15. Kendall County **ASCS Soil and Water Conservation District** soils report;
16. The calendar months of the year during which the applicant will operate the proposed campground.

Where a campground development is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.

2.2 Every application for the construction, operation, maintenance and occupancy for a campground shall be accompanied with plans and specifications, fully setting out the trailer spaces, the position of each RV, motor vehicle parking spaces, the driveway giving access thereto and a plan of landscaping. Before any permit is issued for a campground and the use thereof, the plans and specifications shall first be approved by the Kendall County **Planning**, Building and Zoning Department and the Kendall County Health Department, taking into account all the provisions as set out herein, as well as such special conditions as may be imposed by the Kendall County Board or its specified subcommittee, and provided further that said plans and specifications are in accordance with State regulations governing campgrounds.

2.3 After completing the necessary zoning requirements and when upon review of the application, the **Planning**, Building and Zoning Department has determined that the proposed plan meets all requirements of this Ordinance, a permit shall be issued.

3.0 CRITERIA TO BE USED IN EVALUATING RECREATIONAL VEHICLE PARKS

- 3.1 Compatibility with nearby agricultural and other land uses;
 - a. The park or campground must be screened from nearby agricultural and other land uses by a vegetative buffer other than multiflora rose or Honeysuckle. The width of the buffer should vary in proportion to the maximum campground or park population up to a maximum of 300 feet.
 - b. The periphery of the park or campground, except at designated access roads, must be completely enclosed and maintained by a fence which will not permit people or farm animals to pass through it;
 - c. The park or campground must maintain litter control and refuse collection so as to prevent litter or refuse from blowing onto or otherwise being deposited on nearby lands;
 - d. Traffic from the park or campground must not seriously impair the movement of or cause hazard to agricultural and vehicular traffic.
- 3.2 Maintaining and protecting high quality recreational resource areas;
 - a. All lands classified as floodplains shall remain in permanent open space;
 - b. No more than 20% of any forest shall be cleared or developed and the remaining 80% shall be retained in permanent open space;
 - c. All ponds, wetlands, and watercourses shall be left in permanent open space and no dredging, filling, or diversion of water shall be permitted;

- d. Storm water runoff shall be limited to the rate which would occur under natural conditions;
 - e. All ponds, wetlands, and watercourses are to be protected from erosion and sedimentation in accordance with the ~~Kendall County Soil and Erosion ordinance~~ **Stormwater Management Ordinance**;
 - f. Areas with slopes greater than 15% are to be retained in permanent open space;
 - g. Scenic views from public highways or adjoining lands must be maintained.
- 3.3 Insuring high quality recreational vehicle parks or campgrounds.
- a. The park or campground should provide separate circulation systems for vehicles and pedestrians;
 - b. Access to the park must be safe and convenient;
 - c. To insure adequate open space and protection of resource areas, lots within the park or campground should be clustered;
 - d. Internal roads, except one main collector road, should be one way and no wider than 18';
 - e. Collector roads should be no wider than 24';
 - f. Recreation facilities within the park should be in proportion to the maximum park population;
 - g. Recreational space within the park should be in proportion to the maximum park population and may include up to 60% of the park or campground;
 - h. Water supply and waste disposal facilities shall be designed, constructed and maintained in accordance with Health Department regulations.
 - i. The storage, collection and disposal of refuse shall be performed as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions;
 - j. No parking is permitted on interior roads;
 - k. All outdoor cooking facilities shall be located, constructed, and maintained to minimize fire hazard and smoke nuisance;
 - l. All accessory uses should be limited to park residents;
 - m. There shall be no indication of retail accessory uses visible from any public road or street;
 - n. Lots in the park or campground must be at least 1500 square feet;
 - o. Trailers and accessory structures must be separated from one another by at least 10 feet in all directions;
 - p. Off street parking is to be provided at the rate of 2.25 parking spaces per lot.
- 3.4 Prevent excessive increases in Public Service Costs. **(Relettered after b)**
- a. Traffic generated by the maximum park or campground population must not exceed capacities of the local traffic network or cause public funds to be used for traffic safety or control improvements;
 - ~~b. Demands produced by the park or campground for fire or police service must not cause additional public funds to be used to maintain current service levels;~~
 - c. Demands for public water or sanitary waste disposal must not overburden current facilities;
 - d. No recreational vehicle or trailer shall be used as a permanent place of abode. Continuous occupancy beyond three months is considered to be permanent. **No permanent resident is allowed to live at a campground or recreational vehicle park, see definition of permanent resident for more information.**

4.00 PENALTIES

Any person who violates any provision of this Ordinance shall upon conviction be punished by a fine of not less than \$200 nor more than \$500; each day's failure of compliance with any such provision shall constitute a separate violation.

5.0 INSPECTION OF RECREATIONAL VEHICLE PARK OR CAMPGROUND

5.1 The **Planning**, Building and Zoning Department and the Health Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, but in no case shall such inspection take place less than once per year.

5.2 The **Planning, Building and** Zoning Department and the Health Department shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.

5.3 The **Planning, Building and** Zoning Department and the Health Department shall have the power to inspect the register containing a record of all campers and picnickers of the park. **The register shall be provided within two (2) business days of request.**

5.4 It shall be the duty of the park management to give the **Planning, Building and** Zoning Department and the Health Department free access to all lots and other areas at reasonable times for the purpose of inspection.

5.5 It shall be the duty of every camper or picnicker in the park to give the owner thereof or his agent or employee access to any part of such recreational vehicle park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and to facilitate inspections.

6.00 DEFINITIONS

ACCESSORY BUILDINGS OR ACCESSORY STRUCTURES. Those buildings which house facilities or services relating to recreational uses at the park or campground.

Business Day. A day when the Kendall County Planning, Building and Zoning Department is open for business.

CAMPER. Any person or persons occupying a recreational vehicle and/or tent for recreational purposes.

COLLECTOR STREETS OR COLLECTOR ROADS. Any park street which extends from a park entrance street and intersects with three or more other streets or any street which intersects with five or more other streets or any street which extends for more than 1200 feet.

~~**DAILY USER. Any person or persons using the park for recreational purposes on a daily basis.**~~

~~**GROUP CAMPING. The assembly of not more than 30 recreational vehicles and/or tents when registered as a group in advance with the park management. Normally, these groups are youth, scouting and clubs in an approved designated area for the purpose of recreational camping.**~~

~~**HEALTH AUTHORITY. The Kendall County Health Department or the Illinois Department of Public Health.**~~

LOT. A parcel of land designated on the official plot plan for the placement of a single recreational vehicle or tent and for the exclusive use of its occupants.

MINOR STREETS. Any park street which is not a collector street.

PERMANENT RESIDENT. A person who lists the address of a recreational vehicle park or campground as their address or the address of their spouse or dependent children on any government issued document, including, but not limited to, any government role or registry, or any application or enrollment information for a public, private, or parochial educational institution. If the address of a recreational vehicle park or campground is used as stated previously, then that recreational vehicle park or campground shall be considered the permanent place of abode for the person(s) using the address of the recreational vehicle park or campground.

RECREATIONAL AREA. Area which is set aside for non-camping use. Recreational areas may include space for service buildings and/or accessory buildings as well as natural open space, children's playgrounds and other recreational facilities.

RECREATIONAL VEHICLE (RV). A vehicular portable structure designed as a temporary dwelling for travel, recreational or vacation uses, and to be used without a permanent foundation. **A vehicle that is built on a single chassis, designed to be self-propelled or permanently towable by a light duty vehicle, and designed primarily for recreation, camping, travel or seasonal use. For purposes of regulation in this code, pickup campers, jet skis, boats, snowmobiles, or similar vehicles shall also be considered to be recreational vehicles (Definition from Zoning Ordinance)**

RECREATIONAL VEHICLE PARK OR CAMPGROUND. A contiguous parcel of land which has been developed for the non-permanent placement of recreational vehicles and/or tents. Recreational Vehicle Parks may not be operated in whole or in part for the lease or rent of such vehicles by the park owner(s) or operator(s), nor can any such vehicle be inhabited for purposes of permanent year-round dwelling units.

REGISTER. A listing of the names, make of car, and license plate number of all campers and picnickers. Said list shall identify each person as a camper or a picnicker, the date the person arrived on the property, and the date that the person left the property. In the case of campers, the register shall also list which lot(s) the person camped.

SANITARY STATION. Facility used for removing and disposing of wastes from RV holding tanks.

SERVICE BUILDINGS. Those required in all parks or campground, including those which house sanitary facilities, shelters.

TENT. Collapsible shelter of canvas or other material stretched and sustained by poles fixed in the ground and used for a temporary outdoor camping shelter.

7.00 VARIANCE PROCEDURE

Variances to this regulation may be granted using the variance procedure outlined in the Kendall County Zoning Ordinance.

2020 VIOLATIONS

Follow up

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020	3/23/20		
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgely Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besiri Adil	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020	2/25/2020	PBZ	
20-006	Municipal Bank%Besiri Adil	02-35-301-007	Fields Dr	FOFC	Prohibited Sign	12/11/2019	2/1/2020	2/25/2020	PBZ	
20-007	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Prohibited Trailer parking	12/17/2019	1/31/2020			1/30/2020
20-008	Franzen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Navarro	03-12-100-002	1026 Harvey Rd		Multiple Violations	11/26/2019	2/27/2020	3/23/20		
20-010	Drake	05-18-300-005	8751 C E. Highpoint Rd	Highpoint Hills	Operating Business in R-2	1/28/2020	3/6/2020	3/16/20		
20-011	Kubica Wiestaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited Commercial truck	1/31/2020	2/29/2020	3/24/20		
20-012	Chamberlain	03-05-454-028	3 Creve Ct.	Boulder Hill	Prohibited Trailer parking	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020	3/23/20		

2019 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed	
V19-001	Conley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Junk & Debris	12/19/2018	1/13/2019			2/21/2019	GET IMAGE
19-002	Peaslee	03-09-108-011	148 Circle Dr East	Boulder Hill	Zoning Violation - Fence	12/21/2018	2/1/2019			2/21/2019	GET IMAGE
19-003	Steggs	02-31-477-005	4 Poplar Rd	Foxlawn	Chickens in R-4 zoning	12/28/2018	1/11/2019			1/11/2019	GET IMAGE
19-004	Whitlock	03-04-476-035	82 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/18/2019	GET IMAGE
19-005	Butz	03-04-476-030	72 Paddock St	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	2/28/2019			2/28/2019	GET IMAGE
19-006	Alfaro/Vargas	03-04-477-009	61 Paddock St.	Boulder Hill	Prohibited parking - trailer	1/3/2019	1/18/2019			1/18/2019	GET IMAGE
19-007	Kubicek/Mszal	03-04-376-057	74 Sierra	Boulder Hill	Prohibited pkg com vehicles	1/3/2019	3/28/2019			4/11/2019	GET IMAGE
19-008	Fletcher	03-03-351-001	63 Sonora Dr	Boulder Hill	Prohibited Motor Home pkg	1/3/2019	1/29/2018			1/28/2019	GET IMAGE
19-009	Green/Galtier	03-04-329-013	33 Whitney Way	Boulder Hill	Prohibited pkg com vehicle	1/3/2019	1/18/2019			1/18/2019	GET IMAGE
19-010	Jordan	03-04-480-011	130 Saugatuk	Boulder Hill	Prohibited parking - boat/trailer	1/3/2019	1/18/2019			1/19/2018	GET IMAGE
19-011	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Multiple Violations	1/3/2019	1/18/2019			1/19/2018	GET IMAGE
19-012	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	1/3/2019	4/15/2019			4/8/2019	GET IMAGE
19-013	Amador	03-05-404-017	134 Boulder Hill Pass	Boulder Hill	Prohibited parking/surface	1/4/2019	1/29/2019			1/11/2019	GET IMAGE
19-014	FRB Properties, LLC	09-13-400-006	276 Route 52		Possible Landscape Business	1/10/2019	6/18/2019			6/20/2019	GET IMAGE
19-015	Sasso	09-36-300-004	660 Holt Rd		Possible Landscape Business	1/10/2019	2/15/2019			2/14/2019	GET IMAGE
19-016	Hardekopf	03-04-253-010	44 Ingleshire Rd	Boulder Hill	Junk & Debris	1/11/2019	9/9/2019			9/10/2019	GET IMAGE
19-017	Lozano/Noiasco	03-05-404-023	146 Boulder Hill Pass	Boulder Hill	Illegal parking/Commercial vehicle	2/7/2019	2/21/2019			3/14/2019	GET IMAGE
19-018	Hagemeyer	03-04-352-021	172 Boulder Hill Pass	Boulder Hill	Prohibited parking - rec vehicle	2/7/2019	2/21/2019			2/13/2019	GET IMAGE
19-019	Bodnar	08-29-200-005	16296 Route 47		Junk & Debris	2/28/2019	12/16/2019			3/22/2019	GET IMAGE
19-020	Kline	03-04-277-017	247 Fernwood Rd	Boulder Hill	Junk & Debris	3/7/2019	3/21/2019			3/25/2019	GET IMAGE
19-021	Penley	03-04-377-014	73 Sierra Rd	Boulder Hill	Prohibited Parking - Semi Truck	3/11/2019	3/25/2019			7/10/2019	GET IMAGE
19-022	Flores	08-11-100-014	7701 Platville Rd		Multiple Violations	3/13/2019	4/22/2019			4/16/2019	GET IMAGE
19-023	Mayhugh	03-04-377-009	63 Sierra Rd	Boulder Hill	Prohibited Trailer Parking	3/26/2019	5/1/2019			5/15/2019	GET IMAGE
19-024	Cerbrus SFR Holdings	03-03-352-001	75 Sierra Rd	Boulder Hill	Prohibited Commercial Vehicle parking	3/26/2019	5/24/2019			8/27/2019	GET IMAGE
19-025	Ruiz	03-04-377-018	31 Saugatuk Rd	Boulder Hill	Prohibited Boat Parking	3/27/2019	9/9/2019			4/11/2019	GET IMAGE
19-026	Hornbaker	03-04-351-012	22 Durango Rd	Boulder Hill	Prohibited Semi Parking	3/28/2019	4/11/2019			5/28/2019	GET IMAGE
19-027	Espino / Castillo	03-04-306-004	57 Circle Dr E	Boulder Hill	Junk & Debris	3/28/2019	5/23/2019			4/29/2019	GET IMAGE
19-028	Graham	03-04-305-016	52 Circle Dr E	Boulder Hill	Prohibited Trailer Parking	4/12/2019	8/12/2019			4/29/2019	GET IMAGE
19-029	Del Toro	03-08-202-003	44 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	4/16/2019	4/30/2019			5/3/2019	GET IMAGE
19-030	Swanson	03-07-231-006	101 Harbor Dr	Marina Terrace	Prohibited Trailer Parking	4/15/2019	4/29/2019			5/6/2019	GET IMAGE
19-031	Old 2nd/Tanner	02-35-300-013	7842 Route 71	Boulder Hill	Illegal Banner Sign	4/15/2019	5/8/2019			4/23/2019	GET IMAGE
19-032	Sharp	03-08-230-015	19 Somerset Rd	Boulder Hill	Inoperable Vehicle	4/16/2019	7/15/2019			8/14/2019	GET IMAGE
19-033	C. Motter Properties	03-09-155-009	139 Circle Dr W	Boulder Hill	Prohibited parking on grass	4/24/2019	5/8/2019			5/13/2019	GET IMAGE
19-034	Zedrow	03-04-378-023	50 Hubbard Way	Boulder Hill	Prohibited parking on grass	4/29/2019	6/1/2019			6/3/2019	GET IMAGE
19-035	Hansen	07-18-400-001	17510 Fern Dell Rd		Accessory Bldg w/o Permit	4/30/2019	6/1/2019			6/4/2019	GET IMAGE
19-036	Gonzalez	03-09-152-019	14 Ridgefield Rd	Boulder Hill	Prohibited Trailer Parking	4/30/2019	6/1/2019			5/29/2019	GET IMAGE
19-037	Roman	03-08-230-007	10 Ashlawn Ave	Boulder Hill	Prohibited Boat Parking	5/1/2019	6/30/2019			7/9/2019	GET IMAGE
19-038	Reyes	03-08-230-021	35 Somerset Rd	Boulder Hill	Prohibited Boat Parking	5/1/2019	6/18/2019			7/24/2019	GET IMAGE
19-039	Mitchel	02-35-380-002	5575 Fields Dr	FOFC	Prohibited Boat Parking	5/8/2019	6/3/2019			12/16/2019	GET IMAGE
19-040	Hall	03-19-203-002	5408 Rt. 71		Multiple Violations	5/9/2019	12/3/2019			7/30/2019	GET IMAGE
19-041	Guiljosa	09-18-300-016	14674 Britshin Rd		Multiple Violations	5/14/2019	8/1/2019			6/21/2019	GET IMAGE
19-042	Marmalejo	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/15/2019	10/15/2019			10/22/2019	GET IMAGE
19-043	Ericksen	06-02-177-007	1551 Cherry Rd		Junk & Debris						

2019 VIOLATIONS

19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019		2/27/2020	GET IMAGE
19-051	Likar	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			GET IMAGE
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			GET IMAGE
19-053	Rudow/Andrews	03-08-253-016	3 Ceboil Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019			GET IMAGE
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019			GET IMAGE
19-055	Henn	03-08-280-008	16 Ceboil Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			GET IMAGE
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019			GET IMAGE
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019			GET IMAGE
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			GET IMAGE
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019			GET IMAGE
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			GET IMAGE
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			GET IMAGE
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marrel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019			GET IMAGE
19-063	Reinert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019			GET IMAGE
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019			GET IMAGE
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019			GET IMAGE
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019			GET IMAGE
19-067	Void									GET IMAGE
19-068	Lambert	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019			GET IMAGE
19-069	C TR# 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019			GET IMAGE
19-070	Akers	03-04-379-002	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019			GET IMAGE
19-071	Garcia	03-04-478-005	51 Springdale Rd	Boulder Hill	Junk & Debris	5/29/2019	6/28/2019			GET IMAGE
19-072	Persons	03-09-155-005	131 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019			GET IMAGE
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019			GET IMAGE
19-074	Weder	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019			GET IMAGE
19-075	Brooks	03-04-177-023	16 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019			GET IMAGE
19-076	Gallejos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019			GET IMAGE
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019			GET IMAGE
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019			GET IMAGE
19-079	Gervias	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019			GET IMAGE
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019			GET IMAGE
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019	reopened 8/7/18		GET IMAGE
19-082	Cerny/Gzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parked in required front yard	6/12/2019	7/24/2019			GET IMAGE
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019			GET IMAGE
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019			GET IMAGE
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019			GET IMAGE
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019			GET IMAGE
19-087	Malay Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019			GET IMAGE
19-088	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020			GET IMAGE
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019			GET IMAGE
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019			GET IMAGE
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019			GET IMAGE
19-092	Stradel	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Trailer parking	7/23/2019	9/9/2019			GET IMAGE
19-093	Rangel	02-34-276-003	8042 Van Emmon Rd.		Multiple Violations	7/24/2019	8/7/2019			GET IMAGE
19-094	White	01-25-378-001	12573 Woodview St	Schaefer Woods N	Inoperable Vehicle	7/24/2019	8/18/2019			GET IMAGE
19-095	Morelli	03-04-352-025	180 Boulder Hill Pass	Boulder Hill	Prohibited Trailer Parking	7/24/2019	8/7/2019			GET IMAGE
19-096	Boff	03-04-328-013	50 Longbeach Rd	Boulder Hill	Prohibited Boat Parking	7/24/2019	8/7/2019			GET IMAGE
19-097	McNeilly	03-04-326-001	44 Marrel Rd	Boulder Hill	Prohibited Camper Parking	7/25/2019	8/8/2019			GET IMAGE
19-098	McBroom	03-04-305-025	20 Wyncham Dr	Boulder Hill	Multiple Violations	7/25/2019	10/25/2019			GET IMAGE

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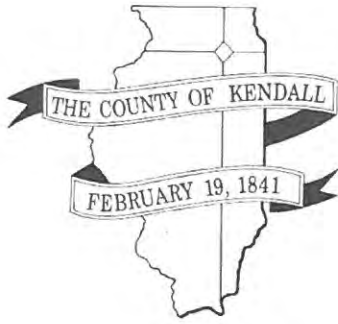
2019 VIOLATIONS

19-099	Duque	03-04-303-022	26 Marnel Rd	Boulder Hill	Prohibited Trailer Parking	7/25/2019	8/22/2019			9/10/2019	GET IMAGE
19-100	Kavulich	02-35-380-002	5755 Fields Dr	FOC	Prohibited Boat Parking	8/7/2019	8/21/2019			8/23/2019	GET IMAGE
19-101	Graham	03-04-306-004	57 Circle Dr E	Boulder Hill	Prohibited camper & Trailer pkg	8/12/2019	10/5/2019			10/7/2019	GET IMAGE
19-102	St. Laurent	03-08-228-002	22 Codorus Rd	Boulder Hill	Inoperable Vehicle	8/13/2019	9/9/2019			9/9/2019	GET IMAGE
19-103	Sittig	03-04-251-029	200 Fernwood Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/8/2019			9/10/2019	GET IMAGE
19-104	Cabrera	03-04-306-027	44 Hampton rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/9/2019			9/11/2019	GET IMAGE
19-105	Smith	03-05-453-011	149 Boulder Hill Pass	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/19/2019			9/19/2019	GET IMAGE
19-106	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/17/2019			9/19/2019	GET IMAGE
19-107	Stricker	03-04-178-010	23 Ingleshire Rd	Boulder Hill	Prohibited Boat Parking	8/14/2019	8/28/2019			8/29/2019	GET IMAGE
19-108	Filice	03-04-178-006	11 Ingleshire Rd.	Boulder Hill	Prohibited Camper/RV parking	8/14/2019	8/28/2019			8/29/2019	GET IMAGE
19-109	Wright	03-04-352-034	69 Hampton Rd.	Boulder Hill	Prohibited Camper Parking	8/14/2019	8/28/2019			8/22/2019	GET IMAGE
19-110	Boottz	03-04-177-029	28 Ingleshire Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	9/10/2019			9/27/2019	GET IMAGE
19-111	Dano	03-04-253-016	56 Ingleshire Rd	Boulder Hill	Prohibited Trailer Parking	8/14/2019	11/15/2019			11/18/2019	GET IMAGE
19-112	Zepeda/Tijerina	03-04-402-006	24 Winrock Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019			8/29/2019	GET IMAGE
19-113	Geweniger/Zidlicky	03-09-154-007	30 Pickford Rd	Boulder Hill	Prohibited RV/Camper parking	8/14/2019	8/28/2019			8/29/2019	GET IMAGE
19-114	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019			8/29/2019	GET IMAGE
19-115	Evans	03-05-428-015	10 Hampton Rd.	Boulder Hill	Prohibited Trailer Parking	8/14/2019	8/28/2019			8/29/2019	GET IMAGE
19-116	Semovsk/Reshidi	03-05-277-026	18 Briarcliff Rd	Boulder Hill	Remodel w/o Permit	8/26/2019	9/9/2019			9/9/2019	GET IMAGE
19-117	Eljima	03-04-404-002	87 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	8/29/2019	9/20/2019			9/16/2019	GET IMAGE
19-118	Aguilar	09-16-400-010	3400 Route 52	Boulder Hill	Addition w/o Permit	9/9/2019	9/23/2019			9/16/2019	GET IMAGE
19-119	Pasch	03-07-430-014	139 Dolores St.	Shore Heights	Junk & Debris	9/11/2019	9/25/2019			9/30/2019	GET IMAGE
19-120	Gutierrez/Melgoza	03-07-429-014	134 Dolores St	Shore Heights	Inoperable Vehicle	9/11/2019	11/15/2019			11/18/2019	GET IMAGE
19-121	Emerson	03-07-431-008	119 Dolores St	Shore Heights	Inoperable Vehicle	9/11/2019	9/25/2019			9/30/2019	GET IMAGE
19-122	Campos	03-08-303-001	117 Dolores St	Shore Heights	Prohibited Trailer parking	9/11/2019	9/25/2019			9/30/2019	GET IMAGE
19-123	Wolgast	02-13-479-003	19 Center Dr	Riverview Heights	Junk & Debris	9/23/2019	11/15/2019			11/5/2019	GET IMAGE
19-124	Kapusta	05-04-201-005	9433 Route 126		Shed - no permit	10/7/2019	10/21/2019			10/18/2019	GET IMAGE
19-125	TMF Management LLC	01-01-200-002	12127 B Galena Rd		Addition w/o Permit	10/7/2019	10/21/2019			10/22/2019	GET IMAGE
19-126	Anderson, Bruce	04-16-129-001	8 N. Hudson St.	Millbrook	Multiple Violations	10/7/2019	Pending Zoning Hearings			2/19/2020	GET IMAGE
19-127	DTG Investments LLC	06-09-400-005	3485 Route 126		Trucking Business not allowed	10/30/2019	11/13/2019			11/18/2019	GET IMAGE
19-128	Oakbrook Bank%Marker	05-16-400-002	9930 Ament Rd		Multiple Violations	10/30/2019	11/13/2019			11/18/2019	GET IMAGE
19-129	Fox	02-35-382-009	5786 Danielle Ln	FOC	3 RVs parked	10/30/2019	11/13/2019			11/6/2019	GET IMAGE
19-130	Amstadt	02-35-380-001	7796 Madeline Dr	FOC	Prohibited RV Parking	10/30/2019	11/13/2019			11/6/2019	GET IMAGE
19-131	Rudow/Andrews	03-08-253-016	3 Cebold Dr	Boulder Hill	Prohibited Boat Parking	11/22/2019	12/6/2019			11/26/2019	GET IMAGE

2018 VIOLATIONS

V18-097	Ortiz	03-09-104-009	63 Old Post Rd	Boulder Hill	Illegal Home Occupation/Commercial Vans	11/7/2018	12/3/2018			12/3/2018
V18-098	Stukas	03-05-428-002	29 Circle Drive E	Boulder Hill	Inoperable Vehicle	11/7/2018	11/21/2018			11/13/2018
V18-099	Auer	02-06-400-005	West Beecher Rd		Stormwater Violation	11/14/2018	12/14/2018			11/20/2018
V18-100	Schmidt	03-07-252-012	120 Augusta Rd		Junk & Debris	11/14/2018	7/31/2019			
V18-101	Coulouris & Dublin	02-15-177-005	2480 A Bristol Rdg Rd		Multiple Violations	11/19/2018	12/14/2018			12/21/2018
V18-102	Allen	09-04-300-017	3827 Van Dyke Rd		Mobile Home Violation	11/21/2018	12/2/2019			11/13/2019

unable to locate



CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Date

12/11/19

Violation #

20-005

Address of Violation:

Quincy Ave + Elda Ct

City & Zip:

Yorkville 60560

Subdivision:

FOFC

Unit

4

Lot

112

Parcel Number:

02-35-413-014

Zoning:

R3-PUD

Owner or Tenant:

Municipal Bank + Tr. # Besiri Add

Description of Complaint:

Sign Not Permitted

Complainant's Name:

PBZ

Contact Info:

Inspector

BZH

Date

12/10/19

Field Notes

Photos Taken?

(Yes)

No

Section of Applicable Code

12.09 A Kendall County Zoning Ordinance (Illegal Sign Not Permitted)

NOTES:

1st Notice 12/11/19

2nd Notice 1/7/2020

2nd Notice (repeat) 1/22/20 certified mail

F/U 3/2/20

2/25/20 - sent to PBZ for SAO

DATE CLOSED:

Kendall County Planning, Building and Zoning

(630) 553-4141

12/11/2019

MUNICIPAL BANK TRUST
%BESIRI ADIL

Violation # 20005

Parcel # 02-35-413-014

It is often easy in our busy schedule to overlook the condition of our property. We sometimes do not even realize that an ordinance requiring safety procedures may be in effect.

In an effort to prevent problems, your County Board Members have passed ordinances which require certain procedures to be followed in an effort to protect the well being and health of the citizens of Kendall County. An inspection of your property conducted as of this date revealed the following violation:

ZONING ORDINANCE 12.09 A VIOLATION

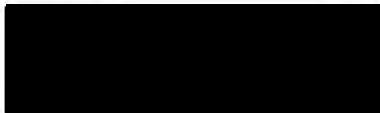
PROHIBITED SIGN NOT PERMITTED

Since most residents are not aware of such code violations, the County allows the property owner a fourteen (14) day period in which to correct this situation. Please contact our office by Wednesday, December 25, 2019.

Kendall County can only continue to prosper through its citizen's positive attitude towards home, neighborhood, and community. Your prompt attention and cooperation in this matter would be appreciated. Should you have any questions, please contact this office at the above number.

If said violation is not corrected, this matter will be forwarded to the Kendall County States Attorney's Office for prosecution and the possible imposition of fines.

Sincerely,



Kendall County Planning, Building & Zoning

Brian Holdiman
BHoldiman@co.kendall.il.us

Kendall County Planning, Building and Zoning

(630) 553-4141

01/07/2020

MUNICIPAL BANK TRUST
%RESIRI ADII

Violation # 20005

Parcel # 02-35-413-014

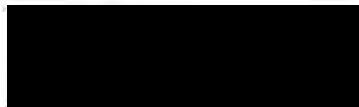
The attached letter was sent to you recently. As of today's date, the following violation still exists:

ZONING ORDINANCE 12.09 A VIOLATION

PROHIBITED SIGN NOT PERMITTED

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Friday, January 17, 2020.

Sincerely,



Kendall County Planning, Building & Zoning

Brian Holdiman
BHoldiman@co.kendall.il.us

Kendall County Planning, Building and Zoning

(630) 553-4141

01/22/2020

MUNICIPAL BANK TRUST
%BESIRI ADIL



Violation # 20005

Parcel # 02-35-413-014

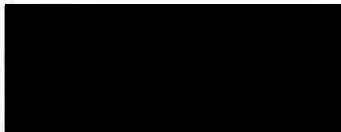
The attached letter was sent to you recently. As of today's date, the following violation still exists:

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Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Saturday, February 01, 2020.

Sincerely,

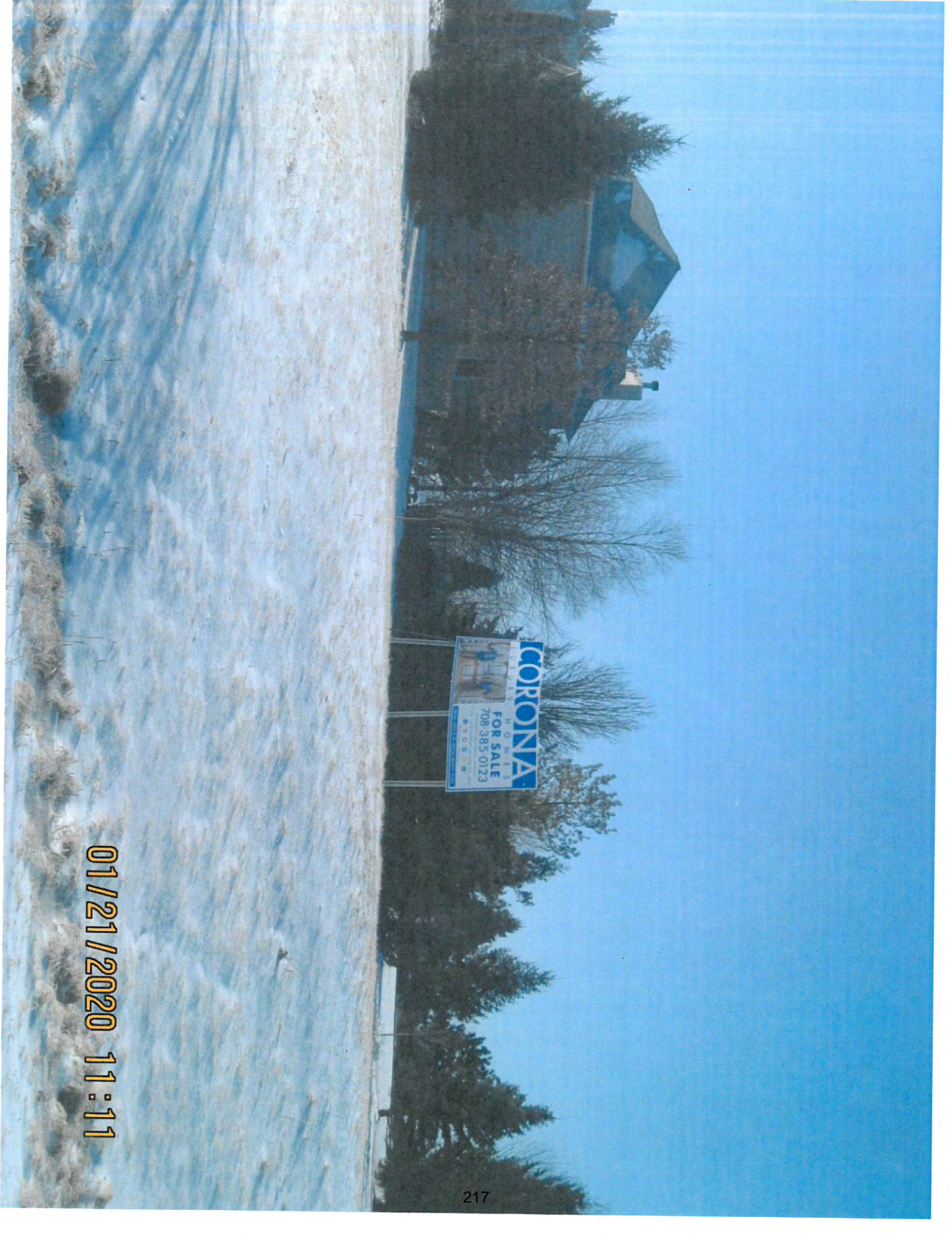


Kendall County Planning, Building & Zoning

Brian Holdiman
BHoldiman@co.kendall.il.us



12/10/2019 11:37

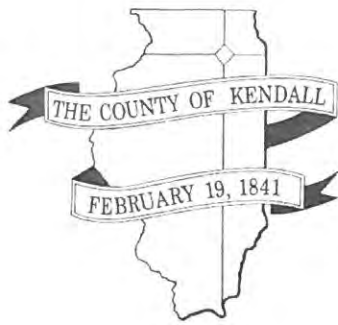


01/21/2020 11:11

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02/25/2020 11:19



CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Date 11/21/19 Violation # 20-006
Address of Violation: Fields Drive
City & Zip: Yorkville 60560
Subdivision: FOFC Unit 2 Lot 50
Parcel Number: 02.35-301-007 Zoning: R3-PUD
Owner or Tenant: Municipal Bank Trust #1831

Description of Complaint: Sign - Not Permitted

Complainant's Name: PBZ

Contact Info:

Inspector BZH Date 12/10/19

Field Notes sign Advertising Luxury Homes for Sale

Photos Taken? ☒ Yes ☐ No

Section of Applicable Code 12.09 A. Kendall County Zoning Ordinance (Illegal Sign) (Not Permitted)

NOTES: 1st Notice 12/11/19

2nd Notice 1/7/2020

2nd Notice (repeat) New Date 1/22/20 cert. fed Mail F/U 3/2/20

DATE CLOSED: 2/25/20 Bind to PBZ

Kendall County Planning, Building and Zoning

(630) 553-4141

12/11/2019

MUNICIPAL BANK TRUST
%ADIL BESIRI



Violation # 20006

Parcel # 02-35-301-007

It is often easy in our busy schedule to overlook the condition of our property. We sometimes do not even realize that an ordinance requiring safety procedures may be in effect.

In an effort to prevent problems, your County Board Members have passed ordinances which require certain procedures to be followed in an effort to protect the well being and health of the citizens of Kendall County. An inspection of your property conducted as of this date revealed the following violation:

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Sincerely,



Kendall County Planning, Building & Zoning

Brian Holdiman
BHoldiman@co.kendall.il.us

Kendall County Planning, Building and Zoning

(630) 553-4141

01/07/2020

MUNICIPAL BANK TRUST
%ADIL BESIRI



Violation # 20006

Parcel # 02-35-301-007

The attached letter was sent to you recently. As of today's date, the following violation still exists:

ZONING ORDINANCE 12.09 A VIOLATION

PROHIBITED SIGN NOT PERMITTED

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Friday, January 17, 2020.

Sincerely,



Kendall County Planning, Building & Zoning

Brian Holdiman
BHoldiman@co.kendall.il.us

Kendall County Planning, Building and Zoning

(630) 553-4141

01/22/2020

MUNICIPAL BANK TRUST
%ADIL BESIRI

Violation # 20006

Parcel # 02-35-301-007

The attached letter was sent to you recently. As of today's date, the following violation still exists:

ZONING ORDINANCE 12.09 A VIOLATION

PROHIBITED SIGN NOT PERMITTED

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Saturday, February 01, 2020.

Sincerely,

Kendall County Planning, Building & Zoning

Brian Holdiman
BHoldiman@co.kendall.il.us



12/10/2019 11:25



01/21/2020 11:09



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2020 NON VIOLATIONS

Date	Name	Address	Subdivision	PIN #	Description	Date Inspected	Violation Y/N
12/5/2019	Ranchero, Eduardo & Lolita		West Millbrook	04-17-251-002	Junk & Debris	12/17/2019	N
12/10/2019	Glassford, Charles	79 Circle Dr E	Boulder Hill	03-04-306-015	Junk & Debris	12/16/2019	N
12/11/2019	Reilly, Joseph & Sena, Tracey	7588 Galena Rd	Storybrook	02-11-177-005	Prohibited Boats/RVs pkd in front yard	12/16/2016	N
12/11/2019	Bledi Sulo, LLC	9513 Walker Rd		05-21-300-006	Inoperable Vehicles/Parking in ROW	12/17/2019	N
12/30/2019	Hively	1451 Johnson Rd.		06-02-400-001	Illegal Fence	1/2/2020	N

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	3	2	1	0	0	0	0	0	0	0	0	0	0
Garage	1	0	1	0	0	0	0	0	0	0	0	0	0
Accessory Buildings	2	2	0	0	0	0	0	0	0	0	0	0	0
Remodeling	3	2	1	0	0	0	0	0	0	0	0	0	0
Swimming Pools	4	2	2	0	0	0	0	0	0	0	0	0	0
Decks	1	0	1	0	0	0	0	0	0	0	0	0	0
Demolitions	2	1	1	0	0	0	0	0	0	0	0	0	0
Generator	2	0	2	0	0	0	0	0	0	0	0	0	0
Solar	6	5	1	0	0	0	0	0	0	0	0	0	0
	24	14	10	0	0	0	0	0	0	0	0	0	0

YTD 2019: 1 House
18 Permits

February 2019 0 Houses
9 Permits

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	1	\$250,000	\$0	\$0
Garage	1	\$30,124	\$650	\$0
Remodeling	1	\$24,000	\$160	\$0
Swimming Pools	2	\$25,000	\$200	\$0
Decks	1	\$38,000	\$200	\$0
Demolitions	1	\$0	\$150	\$0
Generator	2	\$17,970	\$220	\$0
Solar	1	\$45,760	\$350	\$0
	10	\$430,854	\$1,930	\$0

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/10/2020	022020029	02 Garage	03-18-427-002 TRACY WILLIAM ALFRED	53 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
2/19/2020	052020033	05 Remodeling	03-18-453-007 SCHAUER STEVEN & SUSAN	120 RIVERVIEW CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS SUB AM KITCHEN AND BATH OF LOT 82	
2/19/2020	122020023	12 Swimming Pools	06-07-130-001 WILSON CHRISTOPHER E & WILLIAM D	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	QUANTUS POOLS CORP.
2/21/2020	122020034	12 Swimming Pools	02-15-402-012 WILSON ROBIN & ROBLES ROBERT	26 W ROYAL OAKS DR BRISTOL, IL 60512-	BLACKBERRY RIDGE	ALL PROPERTY SERVICES
2/26/2020	132020035	13 Decks	02-35-432-003 ODONOGHUE WILLIAM T & STEPHANIE L	5650 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY WARNERS DECKING UNIT 4	
2/10/2020	142020028	14 Demolitions	08-25-100-004 WIESBROOK, LINDA & CHRIST TWEET FAMILY TRUST	16204 CHURCH RD MINOOKA, IL 60447-		
2/18/2020	232020030	23 Generator	02-23-303-026 MCKINNEY ELMO JR	21 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	LEE LEGLER CONSTRUCTION & PISTON, LLC
2/4/2020	232020027	23 Generator	06-07-228-010 SCHWARTZ MICHAEL & MICHELE	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & PISTON, LLC
2/5/2020	242020026	24 Solar	03-19-203-002 GARAY CARLA G & JUAREZ ISMAEL	5408 ROUTE 71 OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPER, LLC
2/18/2020	242020018	24 Solar	02-03-400-005 PORTER, DONALD & FISCHER, HEATHER	522 DICKSON RD BRISTOL, IL 60512-		POWER HOME SOLAR / BRYAN LAW

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/10/2020	012020012	01 House	06-05-402-018	MURATORE FLORENTINO & ABBY T	4125 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS
1/10/2020	012020013	01 House	05-12-277-011	WESTPHAL GRANT R	6073 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	WILLMAN & GROESCH G.C.
2/10/2020	022020029	02 Garage	03-18-427-002	TRACY WILLIAM ALFRED	53 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
1/14/2020	022020004	02 Garage	02-22-103-002	VALENCIA ERICA	62 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	Self
1/14/2020	032020021	03 Accessory Buildings	01-19-301-005	SKILLIN SHANE W & STACY M	17879 FRAZIER RD SANDWICH, IL 60548-	LETT SUB	MORTON BUILDINGS
1/22/2020	032020022	03 Accessory Buildings	09-07-200-030	SHARKEY ERIN	13315 D GROVE RD MINOOKA, IL 60447-	HIGHGROVE	ZENZ BUILDINGS
1/31/2020	052020025	05 Remodeling	03-08-303-007	BAYLOR TROY R & DAWN M	105 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
2/19/2020	052020033	05 Remodeling	03-18-453-007	SCHAUER STEVEN & SUSAN	120 RIVERVIEW CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS SUB OF LOT 82	AM KITCHEN AND BATH
1/9/2020	052020016	05 Remodeling	02-35-382-002	HERBER JASON J & PAMELA A	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	ARTISAN ENTERPRISES
2/21/2020	122020034	12 Swimming Pools	02-15-402-012	WILSON ROBIN & ROBLES ROBERT	26 W ROYAL OAKS DR BRISTOL, IL 60512-	BLACKBERRY RIDGE	ALL PROPERTY SERVICES
1/31/2020	122020024	12 Swimming Pools	02-22-426-002	KNOEBEL JONATHAN BRADY	19 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	QUANTUS POOL

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/19/2020	122020023	12 Swimming Pools	06-07-130-001	WILSON CHRISTOPHER E & VERLINDA	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	QUANTUS POOLS CORP.
2/26/2020	132020035	13 Decks	02-35-432-003	ODONOGHUE WILLIAM T & STEPHANIE L	5650 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	WARNERS DECKING
2/10/2020	142020028	14 Demolitions	08-25-100-004	WIESBROOK, LINDA & CHRIST TWEET FAMILY TRUST	16204 CHURCH RD MINOOKA, IL 60447-		
1/8/2020	142020015	14 Demolitions	04-20-300-006	BUDD FARMS LLC	9388 FOX RIVER DR NEWARK, IL 60541-		
2/18/2020	232020030	23 Generator	02-23-303-026	MCKINNEY ELMO JR	21 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	LEE LEGLER CONSTRUCTION & PROPERTY
2/4/2020	232020027	23 Generator	06-07-228-010	SCHWARTZ MICHAEL & MICHELE	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & PROPERTY
1/14/2020	242020019	24 Solar	04-15-200-005	CURRAN ROBERT M GERALD F & DENISE M	14330 A BUDD RD YORKVILLE, IL 60560-		POWER HOME SOLAR / BRYAN LAW
2/18/2020	242020018	24 Solar	02-03-400-005	PORTER, DONALD & FISCHER, HEATHER	522 DICKSON RD BRISTOL, IL 60512-		POWER HOME SOLAR / BRYAN LAW
1/10/2020	242020017	24 Solar	03-07-277-011	RODRIGUEZ ADRIAN VILLA	1 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	BLUE RAVEN SOLAR LLC
2/5/2020	242020026	24 Solar	03-19-203-002	GARAY CARLA G & JUAREZ ISMAEL	5408 ROUTE 71 OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPER, LLC
1/8/2020	242020014	24 Solar	03-12-100-002	NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		

Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/10/2020	242020020 24 Solar	03-05-404-024 KIES NICHOLAS C & JENNIFER L	148 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	VIVINT SOLAR DEVELOPER, LLC

PLANNING BUILDING & ZONING RECEIPTS 2020

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 20	TOTAL FY 20	MONTHLY FY 19	TOTAL FY 19
December	\$6,393.10	\$45.00	\$10,062.33	\$0.00	\$16,500.43	\$16,500.43	\$19,295.84	\$19,295.84
January	\$7,858.80	\$1,088.00	\$2,971.83	\$0.00	\$11,918.63	\$28,419.06	\$4,142.44	\$23,438.28
February	\$2,340.00	\$1,216.00	\$0.00	\$0.00	\$3,556.00	\$31,975.06	\$3,661.39	\$27,099.67
March					\$0.00	\$0.00	\$14,437.36	\$41,537.03
April					\$0.00	\$0.00	\$7,758.96	\$49,295.99
May					\$0.00	\$0.00	\$5,169.92	\$54,465.91
June					\$0.00	\$0.00	\$34,227.45	\$88,693.36
July					\$0.00	\$0.00	\$21,307.66	\$110,001.02
August					\$0.00	\$0.00	\$6,232.25	\$116,233.27
September					\$0.00	\$0.00	\$21,822.62	\$138,055.89
October					\$0.00	\$0.00	\$14,762.05	\$152,817.94
November					\$0.00	\$0.00	\$10,035.57	\$162,853.51
TOTAL	\$16,591.90	\$2,349.00	\$13,034.16	\$0.00	\$31,975.06			