



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

## PLANNING & ZONING COMMISSION

### AGENDA

Wednesday, March 8, 2017

Yorkville City Hall Council Chambers

800 Game Farm Road

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Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: February 8, 2017

Citizen's Comments

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### Public Hearings

#### Old Business

#### New Business

1. **PZC 2017-03** - DKR Group, Inc., and Keith and Kathleen Warpinski have filed an application with Kendall County requesting an A-a Special Use on 6.9 acres to operate a landscaping business for the purpose of building a 6,000 square foot storage building as part of that business operation. The real property is located as the north side of Walker Road, approximately 0.31 miles east of IL Route 47 in unincorporated Kendall Township.

#### - Action Item

1 ½ Mile Review (Special Use)

### Additional Business

1. City Council Action Updates

The following items were presented to the City Council on February 28, 2017.

- a. **PZC 2017-01** Dover Development, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage.

**Action** – Motion approved with amendments by City Council, 7 ayes; 0 no

### Adjournment

# DRAFT

## PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, February 8, 2017 7:00pm

### **Planning & Zoning Commission Members in Attendance:**

Bill Gockman

Deborah Horaz

Don Marcum

Jeff Olson

Richard Vinyard

Randy Harker

Absent: Reagan Goins

### **City Staff**

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

### **Other Guests**

Christine Vitosh, Court Reporter

David Schultz, Engineer-HR Green

Lynn Dubajic, City Consultant

Jordan Dorsey, Dover Development

Verne Henne, resident

Bob Clack, Oak Knolls

Paul Crawford, resident

Kyle & Martha Price, Oak Knolls

Duane Orton, Cannonball Trail

Rhonda & Loren Miller, Oak Knolls

### **Meeting Called to Order**

Planning and Zoning Commission Chairman Randy Harker called the meeting to order at 7:00pm.

### **Roll Call**

Roll call was taken and a quorum was established.

### **Previous Meeting Minutes** January 18, 2017

The minutes of the meeting were approved on a motion and second by Commissioners Vinyard and Horaz, respectively.

Roll call: Horaz-yes, Marcum-abstain, Olson-yes, Vinyard-yes, Gockman-yes, Harker-yes. Passed—5 yes, 1 abstain

### **Citizen's Comments** None

### **Public Hearings**

Chairman Harker swore in those who would present testimony and explained the procedure for the Hearing. The Public Hearing was opened at 7:03pm on a motion by Mr. Vinyard and second by Mr. Gockman.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Harker-yes. Passed 6-0.

Chairman Harker read the details of the Public Hearing as follows:

1. **PZC 2017-01** Dover Development, LLC, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development and Annexation Agreement for the purpose of constructing a new two-story assisted living with memory care facility. The petitioner seeks to amend the previously approved exhibits in the Planned Unit Development to incorporate a revised conceptual site plan and to allow for all uses that are currently permitted in the B-1 Local Business District, B-2 Retail Commerce Business District and O Office District, specifically and without limitation to assisted living and memory care, adult daycare facilities and medical office uses. Additional requested amendments to the Planned Unit Development and Annexation Agreement relate to expiration of recapture payments, requirements for certain public infrastructure improvements and site signage.

*(See Court Reporter's Transcript)*

A motion was made at 7:31pm to close the Public Hearing. Motion and second by Commissioners Vinyard and Marcum, respectively.

Roll call: Marcum-yes, Olson-yes, Vinyard-yes, Gockman-yes, Horaz-yes, Harker-yes  
Passed 6-0.

**Old Business** None

**New Business**

1. **PZC 2017-01** same as #1 above)

The Commissioners commented favorably about this development. The 63,000 square foot project is scheduled to take about one year to build with a starting date of April.

Chairman Harker read the six standards and the Commissioners responded with positive answers. These standards were requested to become a permanent part of the record. Commissioner Olson inquired about the utilities recapture. Ms. Noble said the agreement is no longer in effect and fees are not being collected.

Ms. Noble listed five conditions requested by staff for the Special Use: size and timing of the signs, final approval is subject to the final engineering plan, city staff must approve landscaping and photometric plans and must adhere to appearance code standards.

**Action Item**

Amended Planned Unit Development (PUD)-Final Plat

A motion to approve was made by Mr. Olson and seconded by Mr. Vinyard. Mr. Vinyard stated the motion as follows: In consideration of testimony presented during a Public Hearing on February 8, 2017 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request to amend the existing Cannonball Trails Planned Unit Development (PUD) and proposed Final PUD Plat for the approximately 6.7-acre property located at the northeast corner of US 34 (Veterans Parkway) and Cannonball Trail, in Yorkville, Illinois subject to the five points that staff recommended.

Roll call: Olson-yes, Vinyard-yes, Gockman-yes, Horaz-yes, Marcum-yes, Harker-yes.  
Passed 6-0.

**Additional Business**

City Council Action Updates:

On January 24, 2017, the City Council voted to approve PZC 2016-05 for revision of text amendments.

**Adjournment**

There was no further business and the meeting was adjourned at 7:40pm.

Respectfully submitted by  
Marlys Young, Minute Taker

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5 UNITED CITY OF YORKVILLE

6 YORKVILLE, ILLINOIS

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9 PLANNING AND ZONING COMMISSION MEETING

10 PUBLIC HEARING

11  
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14  
15 800 Game Farm Road

16 Yorkville, Illinois

17  
18  
19 Wednesday, February 8, 2017

20 7:00 p.m.

## 1       PRESENT:

2               Mr. Randy Harker, Chairman,

3               Mr. Bill Gockman,

4               Ms. Deborah Horaz,

5               Mr. Don Marcum,

6               Mr. Jeff Olson,

7               Mr. Richard Vinyard.

8  
9       ALSO PRESENT:10              Ms. Krysti Noble, Community Development  
11              Director,

12              Mr. Jason Engberg, Senior Planner,

13              Ms. Marlys Young, Minute Taker.

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1 (The following  
2 proceedings were had in  
3 public hearing:)

4 CHAIRMAN HARKER: We are going to go to  
5 the public hearings portion of the meeting.  
6 There is one item on the public hearing agenda  
7 for tonight's meeting for the Planning and Zoning  
8 Commission.

9 The purpose of this hearing is to  
10 invite testimony from the members of the public  
11 regarding the proposed request that is being  
12 considered before the Board tonight.

13 Public testimonies from persons who  
14 wish to speak may be for or against the request,  
15 or to ask questions of the petitioner regarding  
16 the request being heard.

17 Those persons wishing to testify are  
18 asked to speak clearly, one at a time, state your  
19 name and who you represent, if anyone. You are  
20 also asked to sign in at the podium or on the  
21 clipboard that's going to be coming around.

22 If you plan to speak during  
23 tonight's public hearing as a petitioner or a  
24 member of the public, please stand, raise your

1 right hand and repeat after me.

2 (Witnesses sworn.)

3 CHAIRMAN HARKER: All right. So the  
4 order for the testimony will be as follows: The  
5 petitioner is going to make their presentation  
6 and then those who wish to speak in favor of the  
7 request being heard; those people that would  
8 speak in opposition of the request; and then any  
9 questions from the Planning and Zoning Commission  
10 to the petitioner.

11 May I have a motion to open the  
12 public hearing on petition number PZC 2017-01?

13 COMMISSIONER VINYARD: So moved.

14 COMMISSIONER MARCUM: Second.

15 CHAIRMAN HARKER: Roll call vote on the  
16 motion, please.

17 MS. YOUNG: Horaz.

18 COMMISSIONER HORAZ: Yes.

19 MS. YOUNG: Marcum.

20 COMMISSIONER MARCUM: Yes.

21 MS. YOUNG: Olson.

22 COMMISSIONER OLSON: Yes.

23 MS. YOUNG: Vinyard.

24 COMMISSIONER VINYARD: Yes.



1 MS. YOUNG: Gockman.

2 COMMISSIONER GOCKMAN: Yes.

3 MS. YOUNG: Harker.

4 CHAIRMAN HARKER: Yes.

5 PZC 2017-01, Dover Development, LLC,  
6 petitioner, has filed an application with the  
7 United City of Yorkville, Kendall County,  
8 Illinois, requesting authorization of an  
9 amendment to an existing Cannonball Trails  
10 Planned Unit Development and Annexation Agreement  
11 for the purpose of constructing a new two-story  
12 assisted living with memory care facility.

13 The petitioner seeks to amend the  
14 previously approved exhibits in the Planned Unit  
15 Development to incorporate a revised conceptual  
16 site plan and to allow for all uses that are  
17 currently permitted in the B-1 Local Business  
18 District, B-2 Retail -- I'm sorry, Retail  
19 Commerce District, Business District, O, Office  
20 District, specifically and without limitation to  
21 the assisted living and memory care, adult  
22 daycare facilities, and medical office uses.

23 Okay. So is the petitioner present  
24 and ready to give your presentation?

1 JORDAN DORSEY,  
2 having been first duly sworn, testified from the  
3 podium as follows:

4 MR. DORSEY: Good evening. My name is  
5 Jordan Dorsey. I am with Dover Development. I  
6 want to thank you all for your time tonight. I  
7 serve on one of these in southern Illinois, so I  
8 know it means a night away from your family and  
9 we appreciate it.

10 So Dover Development, as you've seen  
11 in your packet, is proposing an assisted living  
12 and memory care at Cannonball Trail and  
13 Highway 34.

14 Just a quick summary of our project,  
15 73-unit assisted living and memory care, so the  
16 memory care portion will be 20 units, the  
17 assisted living will be 53 units.

18 So Dover and Cedarhurst Living,  
19 which is our management company and will be  
20 operating this building, it will be known as  
21 Cedarhurst of Yorkville, we are a developer,  
22 owner and operator of assisted living  
23 communities.

24 Here in the northern part of the

1 state we have a project going on in Naperville  
2 right now. We are primarily a St. Louis  
3 developer, and Kansas City. So we're real  
4 excited to be here. I know Dave has got a little  
5 more details to show you on the building. So  
6 this is kind of what it looks like. We are happy  
7 to answer any questions and address any concerns  
8 anybody has tonight.

9 DAVID SCHULTZ,  
10 having been first duly sworn, testified from the  
11 podium as follows:

12 MR. SCHULTZ: Good evening. David  
13 Schultz with HR Green representing Dover  
14 Development. I am the civil engineer and I am  
15 here to answer any questions you may have  
16 regarding the development concept plan and give  
17 you any other additional information you may  
18 have.

19 UNIDENTIFIED AUDIENCE MEMBER: Can you  
20 turn up the mic? Is the mic on? We can't hear  
21 you.

22 MR. SCHULTZ: Hello?

23 MS. NOBLE: It's not on typically, just  
24 hold it.

1 MR. SCHULTZ: There we go. Sorry about  
2 that.

3 CHAIRMAN HARKER: I'm going to ask staff  
4 to give more about -- fill us in with some more  
5 details on that.

6 MS. NOBLE: Okay. This project is  
7 located on the northeast corner of Cannonball  
8 Trail and Veteran's Highway -- Parkway, rather.  
9 It is about six -- 6.7 acres, depending on if you  
10 are including the area that's a little bit north,  
11 6.1 acres.

12 It was originally annexed with a PUD  
13 in August of 2000. At that time it was a  
14 commercial land use that was going in, and that  
15 agreement was then amended in 2008 to expand the  
16 commercial footprint with multiple users on the  
17 site.

18 Since that time there was a final  
19 plat approved for this project with a PUD plan  
20 attached to it; nothing happened in the  
21 development of that project, so things kind of  
22 sat for a while.

23 The developer tonight approached the  
24 City with a proposal for an assisted living and

1 memory care facility, about 65,000 square feet.  
2 It's a two-story unit. As the Dover  
3 representative mentioned, it will be about  
4 73 units.

5 As part of that structure, they are  
6 going to adhere to all of the setback  
7 requirements for the B-2 District, so the  
8 original plan had a B-2 underlying zoning as a  
9 planned unit development. They are going to  
10 continue that B-2 land use for the assisted  
11 living care.

12 There will be some ancillary uses  
13 within the building that are specifically for the  
14 tenants or the residents of the building, and  
15 there is a proposal for a future separate  
16 building to the north of this -- if you could  
17 show the site plan -- of the approved building  
18 and parking area, and to the north there will be  
19 a separate future building, which they are  
20 proposing at this time would be office.

21 They don't know for sure what the  
22 use will be, but it will be consistent with  
23 what's permitted in the office, the B-1 and B-2  
24 zoning district.

1           They are asking for relief only in  
2       regards to the signage for the site. They are  
3       proposing three signs for the site. As part of  
4       the request, those signs, Staff has recommended  
5       that two of the signs be allowed initially with  
6       the primary use, which is the assisted living  
7       facility, and that one sign would be at the  
8       intersection of Cannonball and -- Cannonball and  
9       34, and the other one just a little bit north.

10           There is a third sign proposed;  
11       staff is asking that that sign not be installed  
12       until such time as that second building, second  
13       access drive, is constructed.

14           In regards to traffic and parking,  
15       the original commercial plan for this development  
16       had a deceleration lane on -- headed -- that  
17       would be west on Cannonball -- on 34, turning  
18       onto Cannonball Trail.

19           In regards to the trip generation,  
20       for this type of land use, it would be less than  
21       what's anticipated for commercial land use, so  
22       our engineer and staff felt that that decel lane  
23       is not necessary.

24           Trips generated from this site will

1     only be for those visiting loved ones in the  
2     facilities or for shift changes for the  
3     facilities, and Jordan can talk to the maximum  
4     number of employees at any one time for this  
5     facility, and that will be approximately --

6             MR. DORSEY:  Yeah, sure.  Total  
7     employees for the building over all three shifts  
8     would be somewhere in the 40 range, so there  
9     would be no more staff in the building at any  
10    given time, probably around 10, 12, 15 at the  
11    maximum, and then another point to make is that  
12    20 units of the building are memory care, so if  
13    you're not familiar with memory care, it's  
14    specifically designed for residents with  
15    Alzheimer's or related dementias, so it's  
16    specifically a secure wing of our building, and  
17    it will be in the rear portion of the first  
18    floor, and the distinction between memory care  
19    and assisted living, like I said, all the  
20    residents have some form of dementia, most likely  
21    Alzheimer's.  That portion of the building is  
22    specially locked down and the staff is all  
23    trained by the Alzheimer's Association  
24    specifically to deal with residents that have

1 dementia.

2 So the reason I point that out is  
3 none of the residents that are in that unit,  
4 obviously none of them will be driving, so very  
5 few of our residents in the assisted living have  
6 vehicles.

7 So what we're really talking about,  
8 like Krysti said, are, you know, a few visitors  
9 here and there during the daytime, and then the  
10 shift changes would be no more than, you know,  
11 ten vehicles at a time.

12 MS. NOBLE: As far as parking  
13 accommodations off-site, it would be provided --  
14 the City Code requires a half parking space for  
15 dwelling units, which is about 37 spaces. The  
16 petitioner is offering to provide 46 spaces, so  
17 they are meeting and exceeding that requirement.

18 Based off of trip generations and  
19 what kind of capacity is allowed right now on  
20 Cannonball Trail and 34, you can see that there  
21 is no need for any roadway configuration, and the  
22 capacity position will be able to accommodate a  
23 minimal increase in the traffic generated from  
24 the site.



1 Stormwater management consists of a  
2 dry detention basin south of the property, south  
3 of the building, which would be adjacent to U.S.  
4 34.

5 The natural -- the property  
6 naturally drains in that direction, and also  
7 storm sewer currently exists in that southeast  
8 corner of the property.

9 That would be engineered and  
10 reviewed by our engineer for capacity, but we  
11 don't feel like there should be any issues in  
12 regards to capacity.

13 Public utilities exist to the site  
14 already. The property is immediately accessible  
15 to public sewer and water. There is an existing  
16 16-inch water main located on the west frontage  
17 of Cannonball Trail, which they would connect to,  
18 and an existing 16-inch sanitary sewer line  
19 located around the north side of Cannonball Trail  
20 which the addition will also connect to.

21 They will also not impact the  
22 capacity right now for widening that, which is  
23 the sanitary district, which will be taking in  
24 the sanitary.

1           The existing conditions around the  
2     site, north is a single-family residential  
3     development; to the south, again, is the U.S. 34,  
4     which is a major arterial; and then the Cimarron  
5     Ridge commercial development to the east remains  
6     undeveloped, and that's in Kendall County; and to  
7     the west is a minor arterial road, which is  
8     Cannonball Trail and the Kendall Marketplace  
9     development.

10           With the transition of residential  
11     to the north and commercial, both being to the  
12     south and to the west, this type of use fits in  
13     with density as well as land use. It's a nice  
14     transition into -- from that commercial or the  
15     high traffic transportation land use. It  
16     gradually gets you to that single-family  
17     development to the north.

18           Our Comprehensive Plan, which was  
19     updated in 2016, states that this property's  
20     future land use could be a suburban  
21     neighborhood-type use, but also does state that  
22     significant senior and active adult housing is a  
23     need in the city, and such housing types are to  
24     be looked at as alternative land uses to the

1 existing land use that we have, so this  
2 definitely is supported by our -- this land use  
3 is definitely supported by our recently updated  
4 Comprehensive Plan.

5 Again, as I stated, the only  
6 variances that petitioner is requesting is in  
7 regards to signage, which we addressed, and there  
8 are criteria for these types of requests.

9 PUD is considered a special use, so  
10 there are special use criteria that have to be  
11 met. There are six standards. The petitioner  
12 has provided responses to those standards, which  
13 deal with such things as transportation, access  
14 to highways, access to utilities, and they have  
15 requested that those responses be entered into  
16 the record.

17 Is that correct?

18 MR. DORSEY: That's correct.

19 MS. NOBLE: The petitioner has met all  
20 the requirements for public notification; they  
21 provided green cards for staff, and obviously a  
22 copy of the notice that was placed in the local  
23 newspaper is also attached in the packet.

24 CHAIRMAN HARKER: Awesome. Thank you.

1 Anybody that would like to speak in  
2 favor of the request being made?

3 LYNN DUBAJIC,  
4 having been first duly sworn, testified from the  
5 podium as follows:

6 MS. DUBAJIC: Good evening. I am Lynn  
7 Dubajic. For those of you that may not know me,  
8 I've done economic development for the City of  
9 Yorkville for 17 years, and I wanted to speak  
10 to -- from an economic development standpoint.

11 I wanted to just let you know how  
12 important it is for us to provide different  
13 healthcare options for our residents and that  
14 there is a definite need in our community, and  
15 the proximity of this location to the Rush-Copley  
16 health campus is an excellent use, bringing the  
17 proximity of this use to the existing facility,  
18 and we are working diligently also to expand  
19 services there, so this helps us in that fashion.

20 This is a very significant project,  
21 too. The project has a -- is it 11 or 12 million  
22 dollar --

23 MR. DORSEY: (Indicating.)

24 MS. DUBAJIC: -- investment in

1 Yorkville, so I wanted to point that out, because  
2 that significant investment will create a real  
3 estate tax bill that will eventually be paid when  
4 the property is built out and will help all of  
5 the residents of all of the districts, of the  
6 nine taxing districts that are on that tax bill,  
7 that will help -- you know, when we think about  
8 economic development, we think about raising  
9 the -- you know, bringing in taxing that does not  
10 affect our schools.

11 Obviously there will be no affect to  
12 our school district, and it will help reduce the  
13 burden off the existing residents, and then  
14 obviously also creating jobs, and as he said,  
15 this will be creating about 40 jobs, and there is  
16 certainly a need, contingent need, for good jobs  
17 in our community, so I just wanted to hit on  
18 those topics. Thank you very much.

19 CHAIRMAN HARKER: Thank you.

20 Anybody else that would like to  
21 speak in favor of the request here tonight?

22 Pardon?

23 MR. VERNE HENNE: I think it's a great  
24 idea.

1 CHAIRMAN HARKER: Okay. Do you want to  
2 come up?

3 MR. VERNE HENNE: No. Just a great  
4 idea. There is not more you can say about it.  
5 It's a great idea. It's finally a good idea.

6 CHAIRMAN HARKER: Thank you, Verne.

7 MR. VERNE HENNE: Yep.

8 CHAIRMAN HARKER: Anybody that would  
9 like to come up and speak that's in opposition of  
10 the request?

11 Would you please come up to the  
12 podium, sir?

13 BOB CLACK,  
14 having been first duly sworn, testified from the  
15 podium as follows:

16 MR. CLACK: I'm not -- I'm not really in  
17 opposition, I just have a couple questions.

18 CHAIRMAN HARKER: Sure. Okay.

19 MR. CLACK: I own the property just  
20 north. My name is Bob --

21 CHAIRMAN HARKER: Real quick, sir, for  
22 the record, please just state your name.

23 MR. CLACK: Bob Clack, C-L-A-C-K.

24 CHAIRMAN HARKER: Thank you.

1 MR. CLACK: And I own the property just  
2 north of where they're wanting to put this --

3 CHAIRMAN HARKER: Okay.

4 MR. CLACK: -- and I have just a couple  
5 of questions. I see there are two tax numbers  
6 assigned to this.

7 Is there another building someplace  
8 or another piece of property that I don't know  
9 about?

10 MS. NOBLE: As the property currently  
11 exists in that north -- that northwest corner,  
12 there is a separate parcel.

13 When this property develops, they  
14 are going to consolidate both parcels into one  
15 lot.

16 MR. CLACK: Okay. I see that that part  
17 apparently is where they are talking about a  
18 future right in, right out --

19 MS. NOBLE: Correct.

20 MR. CLACK: -- entrance onto Cannonball  
21 Trail.

22 MS. NOBLE: Correct.

23 MR. CLACK: Okay. Now, I got a notice  
24 with two plans, okay? One shows the building

1 quite a ways north -- south of me, and that would  
2 leave a lot more property between me and them,  
3 but if that's going to be developed, what kind of  
4 property development would be in there?

5 Would it be the office or would it  
6 be anything in between? Do we know?

7 MR. DORSEY: Yes. There isn't a  
8 concrete plan for that currently, and David can  
9 point it out here. I'll show you real quick.

10 MR. CLACK: On here.

11 MR. DORSEY: Yes. So this right here,  
12 what we anticipate it would be would be like a  
13 physical therapy, medical office building, but  
14 it's kind of up in the air right now, so it won't  
15 be anything that won't be compatible with our  
16 building because it would obviously devalue what  
17 we're investing in.

18 MR. CLACK: Have you decided where this  
19 building is going to be?

20 MR. SCHULTZ: Yes. Moving -- To answer  
21 a couple of questions, when we first submitted,  
22 there was two concepts; there was a building to  
23 this -- this building further to the north and  
24 then another concept where this building was



1 closer to Route 34.

2           Dover Development was deciding that  
3 internally, so they didn't want to commit to just  
4 one, so we thought we would move forward with the  
5 two, but since then we have now committed to this  
6 plan here, which shows the assisted living  
7 closer --

8           MR. CLACK: To my property.

9           MR. SCHULTZ: Correct. It's more or  
10 less centered in the middle.

11           MR. CLACK: So this is actually future  
12 zoning here?

13           MR. SCHULTZ: That is all future right  
14 now, so again, with the landscaping buffer and  
15 landscaping screener with the setback, there is  
16 no -- we can be no closer than 30 feet for a  
17 building.

18                   For orientation, we would use an  
19 access drive in between that, so that would be  
20 another 18 to 20-feet wide, which would put this  
21 building in this general location.

22                   We can -- We have to -- the  
23 submitted plan, we have to stick with the general  
24 layout; otherwise we would have to come back

1 before the -- before Yorkville and ask for an  
2 amendment again to change the plan, so moving  
3 forward what you see is pretty close to what we  
4 get.

5 MR. CLACK: Okay. Now, you mentioned  
6 something earlier and I probably missed it, this  
7 entrance here is going to be an all access  
8 entrance? Either way it's not a right in, right  
9 out?

10 MS. NOBLE: Correct.

11 MR. CLACK: The main entrance?

12 MS. NOBLE: Correct.

13 MR. CLACK: Have you thought about maybe  
14 traffic trying to cross three lanes of traffic to  
15 get to a right-hand turn lane?

16 MR. SCHULTZ: Yes. So basically someone  
17 leaving to make a left --

18 MR. CLACK: Yes.

19 MR. SCHULTZ: -- where there is enough  
20 separation from the intersection to cross over  
21 two lanes and make -- essentially go southbound  
22 on Cannonball.

23 MR. CLACK: Actually it crosses three  
24 lanes --

1 MR. SCHULTZ: Correct. Northbound --

2 MR. CLACK: -- if you wanted to go west.

3 MR. SCHULTZ: Correct.

4 MR. CLACK: So I'm just wondering how  
5 safe that would be.

6 MS. NOBLE: The plan right now is -- the  
7 concept layout plan engineering would definitely  
8 look at when they provide their final engineering  
9 plan, the traffic pattern for --

10 MR. CLACK: I agree traffic is not real  
11 heavy right now; the only problem is left-hand  
12 turn traffic trying to get on 34 could be a  
13 problem.

14 MS. NOBLE: Correct.

15 MR. CLACK: Okay. But that was my  
16 question, why there was two tax --

17 MR. SCHULTZ: And to answer your  
18 question with that, there are two tax PIN numbers  
19 on the property, one from the existing residence  
20 that used to be there back in the day.

21 MR. CLACK: Okay. That's still in --

22 MR. SCHULTZ: Yes. As part of this  
23 process -- it's called a plat of  
24 consolidation -- we are going to take those two

1 and make it one.

2 MR. CLACK: The original one, will that  
3 be moved around?

4 MR. SCHULTZ: The original, that will be  
5 dissolved.

6 MR. CLACK: And then it will be gone?

7 MR. SCHULTZ: It will be one -- Overall  
8 the boundary of six acres will become the new  
9 property.

10 MR. CLACK: Okay. And then it will  
11 eventually get that one tax number?

12 MR. SCHULTZ: You got it.

13 MR. CLACK: That was my concern. Like I  
14 say, there won't be a lot of traffic I don't  
15 think coming in and out, I'm just wondering how  
16 somebody is going to get across three lanes of  
17 traffic to make a right-hand turn on 34.

18 MS. NOBLE: And we were just discussing  
19 most traffic will probably go north and then go  
20 into Kendall Marketplace and then come down.  
21 That future drive --

22 MR. CLACK: That would be the smart  
23 thing to do.

24 MS. NOBLE: Right. Right. The future

1 drive, it could possibly be a full access point,  
2 so then that would be another option.

3 MR. CLACK: The future drive may not be  
4 a right in, right only, is that what you're  
5 saying?

6 MS. NOBLE: Correct. It may not be a  
7 right in and right out only, it could be a full  
8 access point.

9 MR. CLACK: I'm premature on this I  
10 know, this will probably come up in the next  
11 meeting, but that trash disposal area, I'm  
12 wondering if it could be moved further away from  
13 me because I know the trash men are going to be  
14 noisy at four o'clock in the morning or six  
15 o'clock in the morning when they're going to dump  
16 there, and I'm just wondering if it could be  
17 moved someplace this way or in the back.

18 I know there is more access this way  
19 and turn around for them to get to it than there  
20 is that on side, I can see that, so I just  
21 wondered.

22 But I know at six o'clock in the  
23 morning, if they're like my garbage men, they're  
24 noisy, but anyway, that was my main concern.

1 I'm not objecting to it, it's much  
2 better than a service station, so I guess you  
3 have my blessing.

4 CHAIRMAN HARKER: Thank you.

5 MR. SCHULTZ: Thank you.

6 CHAIRMAN HARKER: Anybody else have any  
7 questions?

8 MR. CRAWFORD: I just have one.

9 PAUL CRAWFORD,  
10 having been first duly sworn, testified from the  
11 podium as follows:

12 CHAIRMAN HARKER: Sir --

13 MR. CRAWFORD: Is there going to be --  
14 Can you do anything about --

15 CHAIRMAN HARKER: Come up, please.

16 MR. CRAWFORD: My only question about it  
17 would be going back into that area behind that  
18 residential area back there, would there be  
19 anything to block out any -- What kind of  
20 lighting would be coming over and going back into  
21 that area, too? Especially Bob is going to get  
22 clobbered with that and the rest of it, Kyle,  
23 Martha and the rest live all back in that area.

24 Is there any light blockage that's

1 going to be put in there? Have they thought  
2 anything about that? Or is there not going to be  
3 a whole lot of light?

4 MR. SCHULTZ: As far as site  
5 photometrics that you're discussing, we have to  
6 develop that first, and will also run that  
7 through the City, who reviews that based on their  
8 current ordinance in bleed-off.

9 We can't bleed off light onto the  
10 northern parcel, and, yes, there's going to be a  
11 landscaping and screening to the north also to  
12 help --

13 MR. CRAWFORD: Okay.

14 MR. SCHULTZ: -- and shields that could  
15 be put on to direct light downward.

16 MR. CRAWFORD: Yeah, that was -- that  
17 was -- that was the only thing that I looked at.  
18 I didn't --

19 CHAIRMAN HARKER: Sir --

20 MS. NOBLE: Can you state your name for  
21 the record?

22 MR. CRAWFORD: Oh. Paul Crawford.

23 MS. NOBLE: And, Paul, our standards for  
24 review is that at the property line, it has to be

1 zero foot candlelight, so it drops off to zero at  
2 the property line.

3 MR. CRAWFORD: Okay. Thank you.

4 CHAIRMAN HARKER: Anyone else? Any  
5 questions?

6 (No response.)

7 CHAIRMAN HARKER: All right.  
8 Commissioners, do you have any questions for the  
9 petitioner?

10 COMMISSIONER VINYARD: I actually had  
11 two, but the site photometrics was already  
12 discussed.

13 With the 73 units, are these going  
14 to be single-occupied units or will you have some  
15 double-occupied units?

16 MR. DORSEY: There will be two, maybe  
17 three, units in the building that will have two  
18 bedrooms --

19 COMMISSIONER VINYARD: Okay.

20 MR. DORSEY: -- but everything else is a  
21 one bedroom or a suite.

22 COMMISSIONER VINYARD: So we're looking  
23 at under 80, 85 residents completely?

24 MR. DORSEY: Yes.



1 COMMISSIONER VINYARD: Okay. Thank you.

2 COMMISSIONER MARCUM: Given your  
3 experience with developing and running these  
4 places, do we have any idea how many visitors  
5 would come to visit 73 people?

6 MR. DORSEY: Yeah. Actually we were  
7 talking about this earlier. Every building is  
8 different, so we found that it really depends on  
9 geography in a way.

10 Like in our buildings that are in a  
11 more urban environment like the St. Louis area  
12 get a lot less visitors than maybe some of the  
13 more rural areas that we operate in, but I would  
14 say no more than -- for this building size, this  
15 is the first time we've done a two-story, but we  
16 have a building that has the exact same unit  
17 count in a town called Jacksonville, Illinois,  
18 which is a similar size to Yorkville, and, you  
19 know, less than ten a day, you know, largely  
20 because a big portion of the building is memory  
21 care, which is even a little bit less than the  
22 assisted living, the age of the population is a  
23 little bit lower, so they are -- so I would say  
24 10 to 15, to answer your question.

1           COMMISSIONER OLSON: The north berm and  
2           the east berm, there is going to be landscaping  
3           as to noise, sound and light barriers.

4                     Can you describe that further,  
5           what's going to go in there, what's proposed to  
6           go in?

7           MR. SCHULTZ: Sure. What's called out  
8           by ordinance is this transition yard, which is  
9           the 30-foot landscaping yard that you're  
10          referring to, and inside of that there is  
11          requirements for how many trees and shrubs and  
12          things like that that will create this natural  
13          landscaping boundary.

14          COMMISSIONER OLSON: Can light shields  
15          be a requirement?

16          MS. NOBLE: If the photometric plan  
17          comes back that it --

18          COMMISSIONER OLSON: Exceeds?

19          MS. NOBLE: -- exceeds or is approaching  
20          we can request photo shields.

21          COMMISSIONER OLSON: There is one thing  
22          on a drawing, on the trash enclosure on the  
23          northeast corner, it says proposed trash  
24          enclosure. I would think the whole property is

1 proposed.

2 Is that because there is an option  
3 not to have a trash enclosure there or is that  
4 just a wording --

5 MR. SCHULTZ: That's just a wording  
6 that -- yeah, proposed. Correct.

7 COMMISSIONER OLSON: And Mr. Clack  
8 brought up a good point that you are going to  
9 have sanitary service backing up to that trash  
10 enclosure, but if they're using backup alarms,  
11 they shouldn't be using them outside normal  
12 working hours anyway, so it shouldn't be at six  
13 o'clock in the morning, it would have to be after  
14 seven o'clock a.m.

15 MR. CLACK: I have a question on the  
16 berm. Is there going to be a land berm, raised  
17 berm, or just shrubs?

18 MR. SCHULTZ: Depending on when we move  
19 dirt and earth work, there could be. If we have  
20 leftover topsoil or something like that, I could  
21 see -- In certain areas there is definitely going  
22 to be a berm. In the north and possibly to the  
23 east, it may be a foot to two foot, you know,  
24 berm.

1 MR. CLACK: Not a large berm?

2 MR. SCHULTZ: Not a large berm, not a --  
3 you know, any certain height. We have to watch  
4 out for drainage and keeping, you know, drainage  
5 from holding in that and basically staying on the  
6 site, so there are other things to look out for  
7 besides just putting a berm.

8 CHAIRMAN HARKER: Anyone else? Any  
9 other questions?

10 (No response.)

11 CHAIRMAN HARKER: Okay. May I have a  
12 motion -- Sorry. Since all of the public  
13 testimony has been taken on this, could I get a  
14 motion to close the public hearing and taking of  
15 testimony?

16 COMMISSIONER VINYARD: So moved.

17 COMMISSIONER MARCUM: Second.

18 CHAIRMAN HARKER: Roll call vote on the  
19 motion, please.

20 MS. YOUNG: Yes. Marcum.

21 COMMISSIONER MARCUM: Yes.

22 MS. YOUNG: Olson.

23 COMMISSIONER OLSON: Yes.

24 MS. YOUNG: Vinyard.

1 COMMISSIONER VINYARD: Yes.

2 MS. YOUNG: Gockman.

3 COMMISSIONER GOCKMAN: Yes.

4 MS. YOUNG: Horaz.

5 COMMISSIONER HORAZ: Yes.

6 MS. YOUNG: Harker.

7 CHAIRMAN HARKER: Yes.

8 (Which were all the  
9 proceedings had in the  
10 public hearing portion  
11 of the meeting.)

12 ---o0o---

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1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF LASALLE )

4 I, Christine M. Vitosh, a Certified Shorthand  
5 Reporter, do hereby certify that I transcribed  
6 the proceedings had at the public hearing and that  
7 the foregoing, Pages 1 through 34, inclusive, is  
8 a true, correct and complete computer-generated  
9 transcript of the proceedings had at the time and  
10 place aforesaid.

11 I further certify that my certificate annexed  
12 hereto applies to the original transcript and  
13 copies thereof, signed and certified under my  
14 hand only. I assume no responsibility for the  
15 accuracy of any reproduced copies not made under  
16 my control or direction.

17 As certification thereof, I have hereunto set  
18 my hand this 27th day of February, A.D., 2017.

19 \_\_\_\_\_  
20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883  
22  
23  
24



# Memorandum

To: Planning and Zoning Commission  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: March 1, 2017  
Subject: **PZC 2017-03** – Kendall County Case #17-05 (Special Use) 1.5 Mile Review

## Proposal Summary

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing us the opportunity to review and provide comments to Kendall County. The petitioners, DKR Group, Inc. and Keith and Kathleen Warpinski, are requesting a special use for the A-1 Agricultural District to operate a landscaping business. Petitioners would like to construct a 6,000 square foot storage building for a landscaping business. The 6.9 acre property is located at the north side of Walker Road approximately 0.31 miles east of Route 47. The property is currently being utilized for farming and agricultural purposes.

According to information obtained from the County, the petitioner is seeking to construct a storage building for agricultural and landscaping equipment. The structure will be placed in the middle of the long parcel, about 650 feet from Walker Road frontage. Additionally, the plat of survey shows an area designated for a future residential building which would be permitted in the County's, and Yorkville's, A-1 Agricultural District.

As stated in the petitioner's findings of fact, they believe the use is compatible with other nearby agricultural uses in the area. There are storage facilities on the adjacent farmland parcels to the east, south, and west. The only difference between their storage facility and their neighbor's is the fact that they will be storing equipment for their landscaping business instead of typical farm equipment. The petitioners have indicated that there will be no outside storage of any equipment or landscaping vehicles on site.



### **Yorkville Comprehensive Plan**

Yorkville's current 2016 Comprehensive Plan designation for this property is agricultural which is intended to allow for farming and open space uses. The plan states that environmentally sensitive areas such as tree groves, wetlands, and poorly drained areas will be protected from development.

### **Integrated Transportation Plan**

Yorkville's Integrated Transportation Plan (ITP) designates a trail along the Aux Sable Creek and one along the north side of Walker Road. The County has suggested to the City it will request a right-of-way dedication as part of the special use permit for both trails. This will ensure if either trail is proposed and constructed, there will be a right-of-way already designated along this property.

### **Staff Recommendation & Comments**

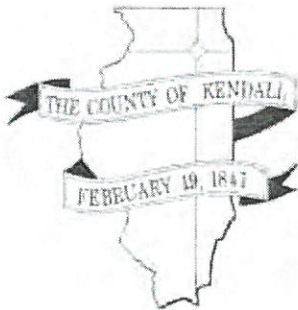
Staff has reviewed the request for special use and *does not* have an objection to the petitioner's request. After reviewing the Comprehensive Plan, the land use will be compatible with future land uses at this location according to the plan. A storage facility for landscape equipment is compatible with existing uses and a landscaping business is appropriate for this area. Additionally, the property is not currently adjacent to the Yorkville Municipal Boundary and therefore annexation of this property in the near future is very unlikely. If the property is annexed into the City at some point in the future, it would most likely be for a larger development and this land use would be replaced.

Staff will be available to answer any questions the Planning and Zoning Commission may have regarding the County Petition. This item was delivered to the City on February 22, 2017 with feedback requested prior to Kendall County Board consideration.

### **Attachments**

1. Application
2. Findings of Facts
3. Plat of Survey



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Warpinski - DKR Group, Inc. FILE # 17-05

<b>NAME OF APPLICANT</b> DKR Group, Inc.		
<b>CURRENT LANDOWNER/NAME(s)</b> Keith Warpinski and Kathleen Warpinski		
<b>SITE INFORMATION</b> ACRES 6.9	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b> 05-21-400-011
<b>EXISTING LAND USE</b> Ag	<b>CURRENT ZONING</b> A-1	<b>LAND CLASSIFICATION ON LRMP</b>
<b>REQUESTED ACTION (Check All That Apply):</b>  <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)		
<b>1PRIMARY CONTACT</b> Thomas Osterberger	<b>PRIMARY CONTACT MAILING ADDRESS</b> 111 N. Ottawa St, Joliet, IL 60432	<b>PRIMARY CONTACT EMAIL</b> tosterberger@kkgllc.com
<b>PRIMARY CONTACT PHONE #</b> 815-727-4511	<b>PRIMARY CONTACT FAX #</b> 815-727-1586	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
<b>2ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
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.		
<b>SIGNATURE OF APPLICANT</b> 		<b>DATE</b> 2/20/17

FEE PAID: \$ 1155.00  
CHECK #: 19345

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

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



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.*

The requested special use is consistent with the agricultural use presently permitted in the A-1 zoning classification and will not be detrimental to the rural area.

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

The construction of a farm storage building and its use from time to time of the farm building for storage of landscape equipment will be consistent with the present uses in the area. No outdoor storage will be requested or utilized.

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

Access is from Walker Road and utilities are in the area.

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

The proposed use is consistent with construction and use of a farm building in the A-1 District.

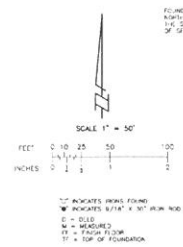
*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

The use is consistent and with the Plan and there is no difference between the Plan, the current use under A-1 and the use proposed by the Special Use application.

P.L.N. = 05-21-450-011  
ADDRESS = WALKER ROAD, YORKVILLE, ILLINOIS  
GROSS AREA = 6.90 Acres

# PLAT OF SURVEY WITH TOPOGRAPHY

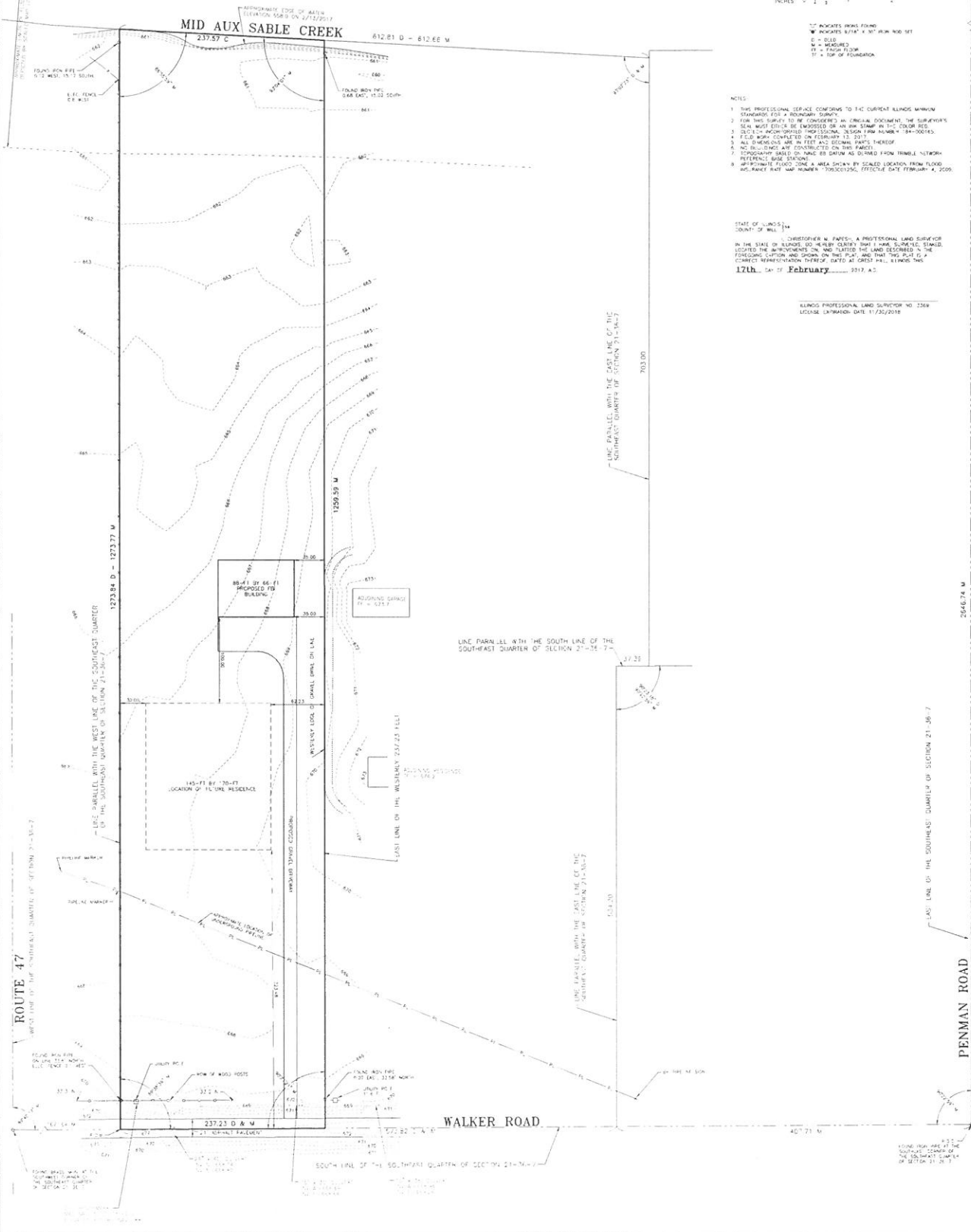
THE WESTERLY 237.23 FEET AS MEASURED ALONG THE SOUTH LINE OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 981.53 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH LINE, 573.82 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 334.20 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE, WHICH FORMS AN ANGLE OF 90 DEGREES 23 MINUTES 18 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM 37.39 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 703.00 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 93 DEGREES 02 MINUTES 23 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 612.81 FEET, TO A LINE DRAWN NORTHERLY, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER FROM THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID PARALLEL LINE 1273.84 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.



- NOTES:
1. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A PROFESSIONAL SURVEY.
  2. FOR THIS SURVEY TO BE CONSIDERED AN ORIGINAL DOCUMENT, THE SURVEYORS SIGN MUST EITHER BE EMBOSSSED OR AN INK STAMP IN THE COLOR RED.
  3. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  4. NO DIMENSIONS ARE CONSIDERED TO BE CONSTRUCTED ON THIS PLAT.
  5. NO DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  6. TOPOGRAPHY BASED ON NAVD 83 DATUM AS OBTAINED FROM TRIMBLE NETWORK REFERENCE STATION.
  7. APPROPRIATE FLOOD ZONE AREA SHOWN BY SHADING LOCATION FROM FLOOD INSURANCE RATE MAP NUMBER 17050C1275C, EFFECTIVE DATE FEBRUARY 4, 2009.

STATE OF ILLINOIS  
COUNTY OF WILL  
I, CHRISTOPHER M. PATZ, A PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED  
THE RECORDS, MAPS AND PLANS ON THE PLAT AND THAT THE PLAT IS A  
CORRECT REPRESENTATION OF THE SURVEY DATA AS SET FORTH THEREIN.  
17th day of February, 2017 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2588  
LICENSE EXPIRATION DATE 11/30/2018



**GEOTECH INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PLAT OF SURVEY & TOPOGRAPHY  
Walker Road, Yorkville, IL  
part of the Southeast Quarter of  
Section 21, T 36 N, R 7 E

FOR KENDALL COUNTY  
2128 COULD COURT  
ROCKDALE, IL 60438  
DRAWN BY: R.D. JOB # 19713  
CHECKED BY: C.W.P. DATE: 2/3/17

DATE BY REVISION