



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, March 14, 2018

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

REVISED: 3/9/18

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

Roll Call:

Previous Meeting Minutes: December 13, 2017

Citizen's Comments

Public Hearings

Old Business

New Business

1. **PZC 2018-01** Keith and Kathleen Warpinski have filed an application with Kendall County requesting a rezone from A-1 Agricultural District to R-1 Residential District on 6.9 acres to build a single-family home in the future. The real property is located at the north side of Walker Road, approximately 0.31 miles east of IL Route 47 in unincorporated Kendall County.

Action Item

1 ½ Mile Review (Rezone)

2. **PZC 2018-05** LaSalle National Trust #47016 is seeking a variance from the Kendall County Zoning Ordinance to allow for a temporary concrete crusher and temporary batch plant a minimum of 318 feet from the nearest occupied structure. The real property is located on the north side of US Route 34, east of Diehl Farm Road in unincorporated Kendall County.

Action Item

1 ½ Mile Review (Variance)

Additional Business

1. Commissioner Training – Christina L. Emmert, a professional registered parliamentarian will conduct a training seminar for Planning and Zoning Commissioners to review committee meeting rules, review the Illinois open meetings practice act, and provide education regarding basics of making motions and dealing with difficult attendees at public meetings.

2. Downtown Overlay District Streetscape Master Plan and Form Based Code
 - a. Update on the progress of the project.
3. Potential Additional Commissioner Training with Pete Pointner, FAICP.

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, December 13, 2017 7:00pm

Meeting Called to Order

Chairman Randy Harker called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Bill Gockman-yes, Reagan Goins-yes, Deborah Horaz-yes, Don Marcum-yes, Jeff Olson-yes, Randy Harker-yes

Absent: Richard Vinyard

City Staff

Krysti Barksdale-Noble, Community Development Director

Lynn Dubajic, City Consultant

Other Guests

Dave Schultz, HR Green

Rob Getz, VP Centex

Previous Meeting Minutes October 18, 2017 and November 8, 2017

Mr. Marcum moved and Mr. Gockman seconded a motion to approve both sets of minutes.

Roll call: Goins-yes, Horaz-yes, Marcum-yes, Olson-yes, Gockman-yes, Harker-yes

Motion carried 6-0

Citizen's Comments None

Public Hearings None

Old Business None

New Business

1. **PZC 2017-14 Centex Real Estate Company, LLC, petitioner has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting final plat amendment approval for the resubdivision of Bristol Bay Units 9 and 11. The real property is located within the northeast quadrant of Illinois Route 47 (Bridge) and Galena Road in Yorkville.**

Mr. Getz said Centex is requesting replatting of units 9 and 11 which were originally platted for condos until the recession occurred. Going forward, the condo market seems to be poor. They wish to close out the built portions and turn over to the HOA. The rest

of the properties may be rezoned. They have been performing punchlist items and the engineer has approved the completed work.

Commissioner Marcum questioned the “squares not included” on the map. Mr. Getz gave an explanation and said the lots could be built out at a later time. Mr. Getz also said the common area will be turned over to the HOA in areas already built.

Action Item

Final Plat Amendment

A motion was made by Mr. Olson and seconded by Ms. Horaz as follows: In consideration of the proposed Final Plat of Resubdivision of Bristol Bay Lot 2048 – Unit 9 and Lot 2049 – Unit 11, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised December 6, 2017.

Roll call: Horaz-yes, Marcum-yes, Olson-yes, Gockman-yes, Goins-yes, Harker-yes
Motion carried 6-0

- 2. PZC 2017-15 David Schultz, Engineer, as petitioner, on behalf of Cedarhurst of Yorkville Real Estate, LLC, owner, has filed an application with the City of Yorkville, Kendall County, Illinois, requesting final plat amendment approval for the Cedarhurst of Yorkville P.U.D. Subdivision. The real property is located at the northeast corner of US 34 (Veterans Parkway) and Cannonball Trail in Yorkville.**

Mr. Schultz said he is seeking approval for the final plat amendment and dedication of right-of-way. Water plans have been approved by the engineer.

Action Item

Final Plat Amendment

Mr. Marcum moved and Mr. Gockman seconded the following motion: In consideration of the proposed Final Plat of Cedarhurst of Yorkville PUD Subdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised May 23, 2017.

Roll call: Marcum-yes, Olson-yes, Gockman-yes, Goins-yes, Horaz-yes, Harker-yes
Carried: 6-0

Additional Business

City Council Action Updates

- a. PZC 2017-13 Dave and Debbie Coffman requesting rezoning:
City Council approved on December 12, 2017.

- b. Downtown Overlay District Streetscape Master Plan and Form Based Code – Contract Award

City went out for RFP for a scope of downtown streetscape and contract awarded to Farr and Associates. Meetings will be scheduled and this will come back to PZC. This will be a 6-month process.

c. Downtown Wayfinding Signage – Bid Award Update

The bid was awarded to Michael's Signs for directional signs and two kiosks to be done in 2018 and 2019.

d. Downtown Landscape Hill Project - Update

An ITEP grant application has been submitted to assist with this project.

Ms. Dubajic also presented updates:

1. YPAC (2nd facility) will move into the old Record Building
2. Deli and candy store will move into the previous St. Joe's building and will employ some special needs kids
3. "1836" opened
4. Banquet hall will open in the unfinished building at Stagecoach Crossing

Adjournment

There was no further business and the meeting was adjourned 7:18pm on a voice vote.

Respectfully submitted by
Marlys Young, Minute Taker



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: February 26, 2018
Subject: **PZC 2018-01** – Kendall County Case #18-05 (Rezone) 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, Keith and Kathleen Warpinski, are requesting a map amendment rezone for their property from A-1 Agricultural District to R-1 Residential District. Petitioners would like to construct a single family home in the future and may not do so due to the zoning requirements of the agricultural district in Kendall County. The 6.9 acre property is located at the north side of Walker Road approximately 0.31 miles east of Route 47.

As stated in the petitioner's findings of fact, they believe the use is compatible with other nearby uses in the area as the adjacent properties have single family homes constructed upon them. The petitioners state that the subject property is not suitable by site acreage nor site usage for current modern row crop farming practices. The petitioners believe the construction of a single family home would be consistent with the adjacent rural residential uses.

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 during the Comprehensive Plan's time horizon. The petitioner has attached a Natural Resource Information Executive Summary to their application which includes a Kendall County Land Evaluation and Site Assessment (LESA). The LESA determines the suitability of a land use change or zoning request as it relates to agricultural land. The results of the assessment concluded that the property is considered to need a low level of protection. This means that the change in land use will have a small effect on surrounding agricultural uses.



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. In the future if the construction of these trails becomes a reality, the City would like to make it aware at this moment to the interested parties that there are future plans for these trails though the property and right-of-way designations may be requested in the future.

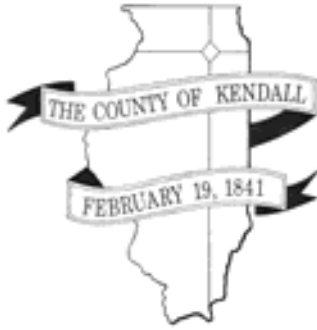
Staff Recommendation & Comments

Staff has reviewed the request for rezone 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. 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, 2018 with feedback requested prior to Kendall County Board consideration.

Attachments

1. Application with Attachments



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-05

Keith and Kathleen Warpinski

Map Amendment Rezoning Property from A-1 to R-1

INTRODUCTION

Keith and Kathleen Warpinski are requesting a map amendment rezoning the subject property from A-1 to R-1 in order to have the ability to construct a single-family home on the property.

SITE INFORMATION

PETITIONER: Keith and Kathleen Warpinski

ADDRESS: Between 9239 and 9125 Walker Road

LOCATION: 0.31 Miles East of Route 47 on the North Side of Walker Road



TOWNSHIP: Kendall

PARCEL #: 05-21-400-011

LOT SIZE: 6.57 acres

EXITING LAND USE: Residential/Agricultural

ZONING: A-1 Agricultural District

LRMP:	Land Use	Agricultural
	Roads	Walker Road is a County Road classified as a Minor Collector Road
	Trails	Trails are planned along Walker Road and along the Middle Aux Sable Creek
	Floodplain/ Wetlands	The Middle Aux Sable Creek is located near the northern property line

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Res.; Trans. Corridor	A-1; A-1 SU
South	Agricultural/Residential	A-1	Rural Estate Res.; Comm.; Trans. Corridor	A-1
East	Agricultural/Residential	A-1	Rural Res.	A-1
West	Agricultural/Residential	A-1	Rural Res.; Comm.; Trans. Corridor	A-1; B-3

Two (2) houses are located east of the property; one (1) house is located to the south of the property; one (1) house is located west of the property.

Commonwealth Edison also has a planned area along the east side of Route 47.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated.

NATURAL RESOURCES INVENTORY

LESA Score was 200 indicating a low level of protection.

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township 2.20.18.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville 2.20.18.

GENERAL INFORMATION

The petitioner desires the map amendment in order to have the ability to construct a house on the property at some point in the future. The subject property does not have an allocation for the construction of a home and does not possess forty (40) acres. Therefore, a map amendment is required in order to construct a home onsite.

The petitioner does not believe that the property is large enough for farming. Pictures of the property are included.

The Land Resource Management Plan calls for this area to be rural residential in the future. Existing single-family homes are located around the subject property. For these reasons, Staff does not believe that the approval of this request would constitute spot zoning.

The property is currently for sale.

BUILDING CODES

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

ACCESS

The property fronts Walker Road. Pending comments from Kendall Township, Staff has no concerns regarding the ability of Walker Road to support a proposed home at this location.

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only. Staff does not foresee any concerns regarding lighting.

SCREENING

No fencing or buffer is presently planned for the property. Any new fences or plantings would be for a residential use. Any new fences would have to follow applicable regulations.

STORMWATER

The northern portion of the property touches the Middle Aux Sable Creek. Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

UTILITIES

Electricity is near the property. A new well and septic system would have to obtain applicable permits.

RECOMMENDATION

Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact, Plat, and EcoCat)
2. NRI Executive Report
3. Aerial
4. Looking North
5. East Side of Property
6. West Property Line (Spring Picture)
7. Looking South (Spring Picture)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Warpinski Map Amendment FILE # 1805

NAME OF APPLICANT Keith and Kathleen Warpinski		
CURRENT LANDOWNER/NAME(s) Keith and Kathleen Warpinski		
SITE INFORMATION		
ACRES 6.57 acres	SITE ADDRESS OR LOCATION N side of Walker Rd., Yorkville, IL	ASSESSOR'S ID NUMBER (PIN) 05-21-400-011
EXISTING LAND USE Agricultural	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>B-1</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept, <input type="checkbox"/> Preliminary, <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major, <input type="checkbox"/> Minor)		
1PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge Street	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630-553-9500	PRIMARY CONTACT FAX # 630-553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
2ENGINEER CONTACT	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.		
		DATE <u>5-19-17</u>

FEE PAID: \$ 500.00CHECK #

1Primary Contact will receive all correspondence from County

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

RECEIVED

FEB 13 2018

KENDALL COUNTY
PLANNING, BUILDING
& ZONING

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

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

There is a slow trend of residential uses surrounding both the east and west side of this property. There are single family residences that adjoin on each of the east and west side of the subject property which are farmette/rural residential type uses. The Hattner Property has been subject of an Annexation Agreement with the United City of Yorkville. South of the property is farmland and will continue to be farmland not interrupted by this proposed use.

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

The property within the general area is a mix of City R-2/R-1 Single Family Residential, Business; the County Zoning surrounding the property is Agricultural although the uses are mixed between Agricultural and Residential.

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

The subject property is not suitable by site acreage nor site usage for current modern row crop farming practices due to its small acreage size. The owners of the property have planted substantial nursery stock on the property which would be thinned out and sold off over the years, although the highest and best use of the property would be for a single family residential non-business type use which is the intent of the parties. The single family residential use as a rural residence, would comport with the adjoining owners on the east and west.

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 moderate residential growth and continuing agricultural growth until the United City of Yorkville expands on property subject to previous Annexation Agreements. Further the Property is within the one and one half mile planning area of the United City of Yorkville and shows as being anticipated to be low density residential.

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

The proposal to develop the parcel as a one lot single family rural residence conports with the Kendall County Land Resource Management Plan in that the density would be lower than the contiguous growth area which would permit a higher density on the parcel.



201600011476

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED 8/1/2016 2:44 PM
MTGE. 49.00 RHPSP FEE. 18.00
PAGES: 4

Space Above is for Reporting Information

ILLINOIS OPEN-END MORTGAGE

Drafted By Greg J Davis Esq
2000 Jacobsen Drive
Normal IL 61761

Return To 1st Farm Credit Services
Attn: Jillian Grzywa
1350 W Prairie Drive
Sycamore IL 60178
No(s) 1111104100

TOTAL PRINCIPAL INDEBTEDNESS SECURED BY THIS MORTGAGE SHALL NOT EXCEED \$150,000.00

This Mortgage dated July 25, 2016, is by Keith J Warpinski (a/k/a Keith Warpinski) and Kathleen Warpinski (a/k/a Kathleen J Warpinski) husband and wife (after this called "Mortgagor" whether one or more) whose mailing address is 23819 W Mill St Plainfield IL 60544 to 1st Farm Credit Services PCA (after this called "Mortgagee") a federally chartered corporation whose address is 2000 Jacobsen Drive Normal, IL 61761

For valuable consideration Mortgagor grants sells mortgages and warrants to Mortgagee its successors and assigns, forever the real estate in the county or counties of Kendall and Will Illinois, described in Exhibit A to this Mortgage which is by this reference made a part of this Mortgage together with all the fixtures tenements hereditaments and appurtenances belonging or in any way appertaining to this real estate All of the preceding property and property rights including the real estate described in Exhibit A are after this collectively called the premises

THIS MORTGAGE SECURES (a) the repayment of indebtedness in the principal sum of \$150,000.00 evidenced by 1 promissory note(s) as follows

Date of Note(s)	Face Amount(s)	Maturity Date(s)
July 25, 2016	\$150,000.00	July 24, 2026

and any other indebtedness payable to Mortgagee evidenced by promissory notes secured by prior liens on the real estate described in Exhibit A with interest as provided in the promissory notes, which may be variable or fixed and which may be converted from one to the other from time to time at the option of Mortgagor with the consent of Mortgagee and all extensions renewals and modifications thereof (b) the repayment of all additional advances which Mortgagee may make from time to time to any one or more Mortgagor or to any one or more of the makers of the promissory notes prior to the release of this Mortgage, whether made before or after the maturity of the promissory notes and whether evidenced by the same or other promissory notes given after this Mortgage and any other future obligations of any one or more Mortgagor or these makers to Mortgagee whether absolute or contingent with interest as provided in the promissory notes which may be variable or fixed as stated above and all extensions renewals and modifications thereof However the maximum principal amount secured by this Mortgage at any one time exclusive of interest shall not exceed \$150,000.00 in the aggregate If the unpaid principal amount at any one time exceeds this sum this Mortgage shall secure that portion of the unpaid principal amount that does not exceed this sum and interest thereon (c) notwithstanding the above limitation the repayment of all other amounts with interest to which Mortgagee may become entitled under this Mortgage, and (d) the performance by Mortgagor of all the warranties agreements and terms contained in this Mortgage

By execution of this Mortgage, Mortgagor hereby acknowledges receipt of all of the proceeds of the loan evidenced by the above promissory note or notes

All principal, interest and other sums or charges payable to Mortgagee and secured by this Mortgage are after this called the Indebtedness

If the Indebtedness is paid to Mortgagee when due and Mortgagor keeps and performs all the warranties agreements and terms contained in this Mortgage then this Mortgage shall be void

MORTGAGOR WARRANTS THAT (a) Mortgagor has fee simple title to the premises and good right to convey them (b) Mortgagee shall quietly enjoy and possess the premises, and (c) except as expressly set forth in this Mortgage, the premises are free from all encumbrances and Mortgagor will warrant and defend title to the premises against all lawful claims

MORTGAGOR AGREES AS FOLLOWS

1 Discharge Liens To pay and discharge when due all present and future taxes, assessments, judgments mortgages and liens on the premises and to perform every obligation imposed upon Mortgagor by the instruments creating these liens

2 Insurance To keep insured all buildings and improvements now or later located on the premises against loss or damage by fire, wind, flood (if Mortgagee requires) and extended coverage perils, in companies and amounts satisfactory to Mortgagee and to provide on request satisfactory proof of insurance. The insurance policy shall contain a loss payable clause in favor of Mortgagee providing all rights customarily granted under the standard mortgage clause. At Mortgagee's option insurance proceeds may be applied to the indebtedness or be used for reconstruction of the damaged property or be released to Mortgagor for reconstruction. If this Mortgage is foreclosed, Mortgagor's interest in policies shall pass to Mortgagee.

3 Protective Advances If Mortgagor fails to pay taxes, assessments, judgments, mortgages or other liens on the premises or to maintain insurance as required by this Mortgage, Mortgagee may do so.

4 Pro Rata Payments Mortgagee may at its option, require Mortgagor to pay to Mortgagee at the same time as each regular installment of principal and interest an amount equal to a pro rata portion of the taxes, assessments and insurance premiums next to become due as estimated by Mortgagee.

5 Protective Actions In any collection or foreclosure activities or proceedings or if Mortgagor fails to perform any agreement or term contained in this Mortgage or if any proceeding is commenced which affects Mortgagee's interest in the premises (including but not limited to eminent domain, insolvency, bankruptcy code enforcement or probate), Mortgagee may (but is not obligated to) make such appearances, disburse such sums and take such actions as Mortgagee believes are necessary to protect its interest and preserve the value of the premises. This includes, but is not limited to, disbursement of reasonable attorneys' fees, court costs, costs of environmental audits and compliance, costs of appraisals and title evidence, and making repairs and maintenance. Mortgagee may inspect the premises at reasonable times including investigating the environmental condition of the premises and taking soil and water samples.

6 Additions to Indebtedness All amounts incurred or advanced by Mortgagee under paragraph 3 or 5 of this Mortgage shall be due immediately, shall bear interest as provided in the promissory note described in this Mortgage or the promissory note with the latest maturity date if more than one is described, and shall be secured by this Mortgage.

7 Maintain Premises (a) To not remove or permit to be removed any buildings, improvements or fixtures from the premises; (b) to maintain the premises in good repair and condition; (c) to cultivate the premises in a good, husbandlike manner; (d) to use the premises for farm purposes (if used for farm purposes on the date of this Mortgage); (e) to not cut or remove wood or timber from the premises except for domestic use; and (f) to neither commit nor permit waste of the premises. If the premises are abandoned or left unoccupied, Mortgagee may (but is not obligated to) go upon the premises to protect them against waste, vandalism or other damage without liability for trespass.

8 Complete Improvements To complete in a reasonable time any improvements now or later under construction on the premises.

9 Use of Loan Proceeds The proceeds of the indebtedness shall be used solely for (a) the purposes specified in the loan application or, (b) other purposes Mortgagee may require or agree to in writing.

10 Assignment of Rents Mortgagor by this Mortgage assigns to Mortgagee to further secure the payment of the indebtedness the rents, issues and profits of the premises now due or which may later become due. Upon Default under this Mortgage by Mortgagor, Mortgagee (a) shall immediately and without any further action to enforce its interest have an enforceable and perfected right to receive such rents, issues and profits; and (b) may in its sole discretion notify any or all tenants to pay directly to Mortgagee all such rents, issues and profits. This assignment shall be enforceable with or without appointment of a receiver and regardless of Mortgagee's lack of possession of the premises.

11 Minerals and Eminent Domain In this paragraph 11, minerals includes but is not limited to oil, gas, coal, lignite, rock, stone, gravel, sand, clay, peat and earth. Mortgagee shall at its option receive all sums which may accrue to Mortgagor from eminent domain proceedings or from the sale, lease, development or removal of minerals in and under the premises. These sums shall be applied to the indebtedness as Mortgagee elects. Nothing in this Mortgage, however, obligates Mortgagee to accept these sums or constitutes consent to the sale, lease, development or removal of minerals, or obligates Mortgagee to receive any payment during foreclosure or a redemption period. If a lawful claimant enters or asserts a right of entry on the premises for the purpose of exploration, development or removal of minerals under reservation or conveyance paramount to this Mortgage, to the exclusion of and without compensation to Mortgagor, then, at the option of Mortgagee, the entire indebtedness shall become due and payable.

12 Actions Not Affecting Lien or Liability Without affecting the priority of the lien of this Mortgage or the liability of Mortgagor or of any other party for the payment of the indebtedness, Mortgagee may from time to time without notice to Mortgagor (a) release all or part of the premises from the lien of this Mortgage; (b) extend and defer the maturity of and renew and reamortize all or any part of the indebtedness; (c) adjust interest rates as provided in the promissory note(s); and (d) release from liability for payment of the indebtedness one or more parties who are or become liable for its payment.

13 Hazardous Substances To comply with all federal, state and local laws and the recommendations of all courts and government agencies concerning the generation, use, discharge, release, storage and disposal of hazardous substances, petroleum products, farm chemicals and general waste on the premises. Mortgagor warrants that no hazardous substances have previously been discharged, released, stored or disposed of on the premises and will take all remedial action necessary to remove any hazardous substance found on the premises during the term of this Mortgage or after default by Mortgagor. Mortgagor will indemnify Mortgagee, its directors, officers, employees and agents against all claims and losses, including court costs and attorneys' fees, arising directly or indirectly out of Mortgagor's failure to comply with this paragraph. This warranty and indemnity shall survive termination of this Mortgage.

14 Events of Default Each of the following constitutes a default of this Mortgage by Mortgagor (Default): (a) failure to pay when due any part of the indebtedness; (b) failure to perform or observe any warranty, agreement or term contained in this Mortgage or in any promissory note(s) evidencing the indebtedness or in any related loan agreement(s); (c) the appointment of a receiver, receiver pendente lite or liquidator, whether voluntary or involuntary, for any Mortgagor or for any of the property of any Mortgagor; (d) the commencement of any proceeding by or against any Mortgagor under the provisions of any bankruptcy or insolvency laws; (e) the making by any Mortgagor of an assignment for the benefit of creditors; (f) the sale or transfer without Mortgagee's prior written consent of all, any part of, or any interest in, the premises or any beneficial interest in a land trust holding title to the premises by Mortgagor or any party having a beneficial interest in the land trust; (g) the transfer without Mortgagee's prior written consent of stock in a corporation holding title to all or any part of the premises by any stockholder of such corporation if the result is that a majority of shares of the stock is owned by any parties who are not stockholders at the date of this Mortgage.

15 Remedies on Default Mortgagee may do any one or more of the following if a Default occurs under paragraph 14: (a) The entire indebtedness may become immediately due without notice and bear interest as provided in the promissory note(s) evidencing

the indebtedness and Mortgagee may collect this amount in a suit at law or by foreclosure of this Mortgage. (b) Take possession of the premises upon filing a foreclosure action and have full authority to operate, manage, lease and conserve the premises, to collect the rents, issues and profits from the premises, to obtain hazard insurance, to pay taxes and assessments when due, to employ counsel, custodians and other assistants, to make necessary repairs, to exercise all the usual powers of receivers in like cases and to continue in possession of the premises until expiration of the statutory period of redemption. All rents, issues and profits collected as Mortgagee in possession may, without prior approval of the court, be applied first to payment of the costs of management of the premises and then to the indebtedness, and Mortgagee shall be accountable only for those proceeds actually received. (c) At any sale held pursuant to a court decree all of the premises may be sold as one parcel and any law to the contrary is waived by Mortgagor. (d) Mortgagee may retain out of the sale proceeds amounts due Mortgagee under this Mortgage, the costs of the sale, and attorneys' fees as provided by statute or court practice or in a reasonable amount. (e) In any foreclosure action or other proceeding the court may appoint a receiver and receiver pendente lite for the premises with the usual powers provided by statute, and Mortgagor hereby consents to the appointment. (f) If there is any security other than this Mortgage for the indebtedness, then Mortgagee may proceed upon this and the other security either concurrently or separately in any order it chooses. (g) If this Mortgage secures multiple promissory notes, Mortgagee may apply foreclosure sale proceeds to the notes in the order and amounts it elects.

15 Cumulative Rights All rights and remedies of Mortgagee in this Mortgage are cumulative and are in addition to other rights and remedies given in this Mortgage or provided by law.

17 Waiver The failure or delay of Mortgagee to exercise any rights is not a waiver of that right.

18 Successors This Mortgage shall bind and benefit the parties to this Mortgage and their respective heirs, executors, administrators, successors and assigns.

19 Waiver of State Rights Mortgagor waives and relinquishes all rights given by the homestead and exemption laws of the State of Illinois.

An electronic reproduction of this fully-executed document shall be as valid as the original.

Keith J Warpinski

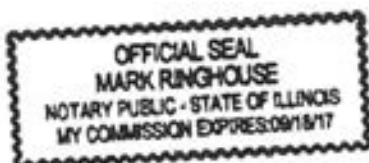
Kathleen Warpinski

STATE OF ILLINOIS

) ss (Individual)

COUNTY OF Kendall

On 7-28-16 before me personally appeared Keith J Warpinski (a/k/a Keith Warpinski) and Kathleen Warpinski (a/k/a Kathleen J Warpinski) husband and wife to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged the same as their free act and deed.



Mark Ringhouse Notary Public
County Illinois
My Commission Expires 9-18-17

Exhibit A
Legal Description

Tract 1

Lot 80 in Rivers Edge Landing Unit 2, a Subdivision of Part of Section 8, Township 34 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 17, 2004 as Document No R2004172391 in Will County, Illinois

Tract 2

Lot 81 in Rivers Edge Landing Unit 2, a Subdivision of Part of Section 8, Township 34 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 17, 2004, as Document No R2004172391 in Will County, Illinois

PIN#s 40-10-06-408-001, 04-10-06-304-033
517 & 521 Rivers Edge Dr
Minooka, IL 60447

PARCEL 1 THE EAST 429 00 FEET OF THE FOLLOWING DESCRIBED PROPERTY THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION 660 0 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING WEST ALONG SAID SOUTH LINE 660 0 FEET, THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, 660 0 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION 660 0 FEET, THENCE SOUTH 660 0 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS AND CONTAINING 6 5 ACRES

PARCEL 2 THAT PART OF THE SOUTHEAST 1/4 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 1/4, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 981 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 1/4 534 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 COUNTER-CLOCKWISE THEREFROM, 37 39 FEET, THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 703 0 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 1/4 OF SAID SOUTHEAST 1/4 FROM THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID PARALLEL LINE 1273 84 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING EASTERLY OF A LINE DRAWN TO THE NORTH 1/2 FROM A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER WHICH IS 744 3 FEET WESTERLY OF THE EAST LINE, AS MEASURED ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER) IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PIN# 05-21-400-011, 05-22-300-008, 05-22-300-006



Kendall County Soil & Water
Conservation District

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Keith & Kahtleen Warpinski

Contact Person: Daniel J. Kramer

Address

1107A S Bridge Street

City, State, Zip:

Yorkville, IL 60560

Phone Number

(63) 553-9500

Email:

Dkramer@dankramerlaw.com

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

Site Location & Proposed Use

Township Name Kendall

Township _____ N, Range _____ E, Section(s) _____

Parcel Index Number(s) 05-21-400-011

Project or Subdivision Name Warpinski

Number of Acres 6.9

Current Use of Site vacant land

Proposed Use 1

Proposed Number of Lots 1

Proposed Number of Structures 1

Proposed Water Supply well

Proposed type of Wastewater Treatment septic

Proposed type of Storm Water Management

Type of Request

☒ Change in Zoning from A-1

to R-1 for 1 Single Family Home

☐ 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:

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
2 Additional Acres at \$18.00 each	\$ 36.00
Total NRI Fee	\$ 411.00

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

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

Keith Warpinski

Petitioner or Authorized Agent

5-19-17

Date

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

FOR OFFICE USE ONLY

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



Applicant: DKR Group, Inc.
 Contact: Thomas Osterberger
 Address: 111 N. Ottawa Street
 Joliet, IL 60432

IDNR Project Number: 1707421
 Date: 02/21/2017

Project: NA
 Address: Walker Road, Unincorporated

Description: Issuance of a special Use for a landscape business to allow storage of landscape equipment in 6,000 square foot farm building.

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 36N, 7E, 21



IL Department of Natural Resources
 Contact
 Keith Shank
 217-765-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 Kendall County
 Matt Asselmeier
 111 West Fox Street
 Yorkville, Illinois 60560

Disclaimer

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

Terms of Use

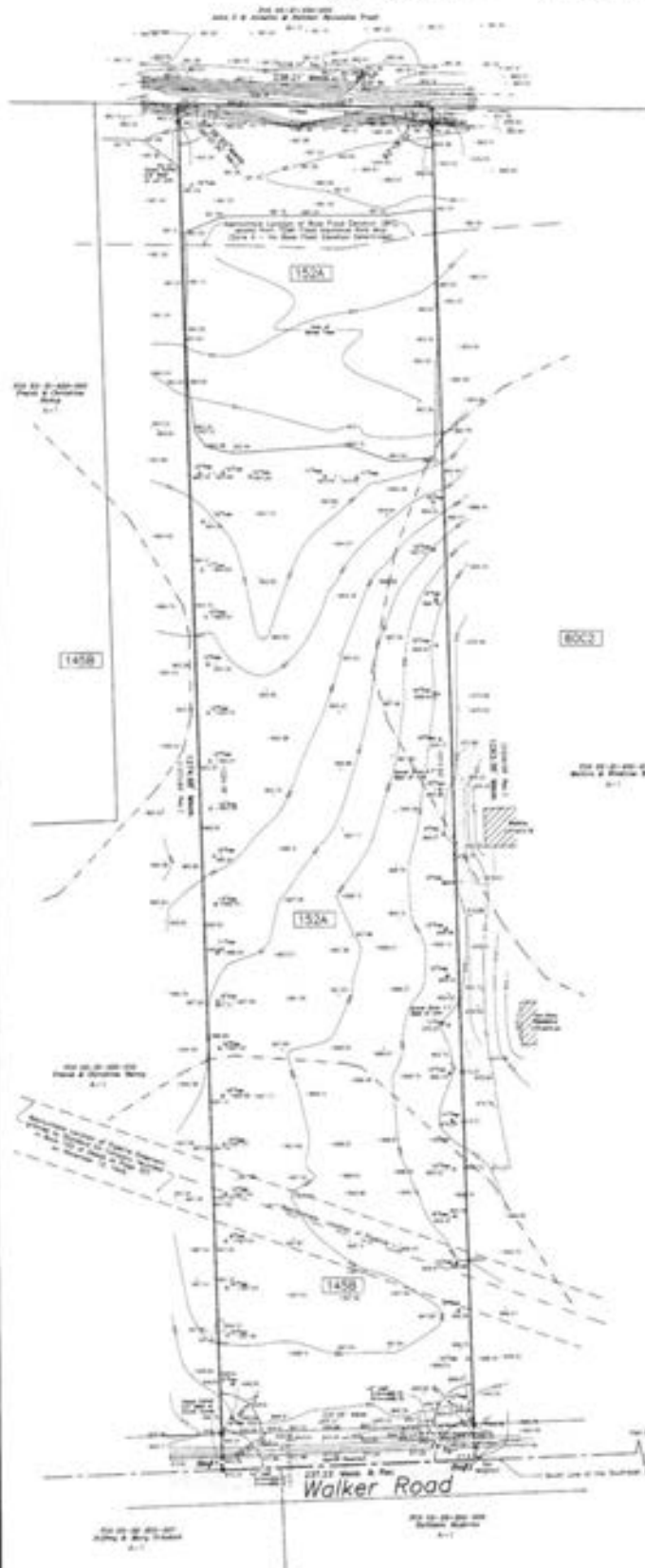
By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms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

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information

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.

Page 1 of 3

ZONING PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, T36N-R7E, 3rd P.M. KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
1"=50'

- indicates iron stake found
- indicates iron stake set
- indicates line of fence
- indicates line boundary
- indicates direction of drainage
- indicates existing spot elevation
- indicates existing contour elevation

NOTE: The property is shown

BM(known) --- (5620-5225)

BM1 --- located at Edge of
Forest at Southwest Corner
Elevation = 871.25

BM2 --- located at Edge of
Forest at Southwest Corner
Elevation = 871.25

DEVELOPER:
Kath and Andrew Worsham
P.O. Box 4223
Hopedale, Illinois 60561

AREA TO BE REZONED:
6.9225 Acres (= 301,344 sq. ft.)

PRESENT ZONING:
A-1 (Agricultural District)

PROPOSED ZONING:
R-1 (Residential District)

P.L.N.
05-21-400-011



LOCATION SKETCH
Not to Scale

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

West Part of the Southeast Quarter of Section 21, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, containing all the Southeast Quarter of said Southeast Quarter, hence making along the South line of said Southeast Quarter 264.36 feet to a point of beginning, thence Southerly along said South line 227.23 feet, thence Northerly parallel with the West line of said Southeast Quarter 121.64 feet, thence Southerly along a line which bears an angle of 89.05 feet with the last described course, measured counterclockwise intersection 228.21 feet to a line thence Northerly from the point of beginning which is parallel with the East line of said Southeast Quarter, thence Southerly along said parallel line 128.57 feet to the point of beginning in front of Township, Kendall County, Illinois.

AREA TABLE	
Tract	301,344 sq. ft. = 6.9225 ac.
Tract (including Road)	303,537 sq. ft. = 6.9787 ac.

Soil Type
(USDA/NRCS - Kendall County, 2015)

152A	La Roca Soil, 5 to 12% slopes, eroded
145B	Madison Soil, 2 to 3% slopes
152A	Shannon City Clay Soil, 0 to 2% slopes

NOTE: Part of the Subject Property is located in Special Flood Hazard Zone A (Area Subject to Inundation by the 1% annual flood) - the area that elevation has been determined) as depicted on FEMA Flood Insurance Rate Map Number 17060C021C with an effective date of February 4, 2006.

Scale of Map
County of Kendall

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have examined and located the visible monuments on the above described tract as shown on the plat herein drawn which is a representation of said survey. Field work was completed September 13, 2017. This professional service conforms to the current State minimum standards for a boundary survey.

Dated January 22, 2018 at Yorkville, Illinois

Phillip D. Young
Phillip D. Young
Illinois Professional Land Surveyor No. 2078 (Expires 11/30/20)



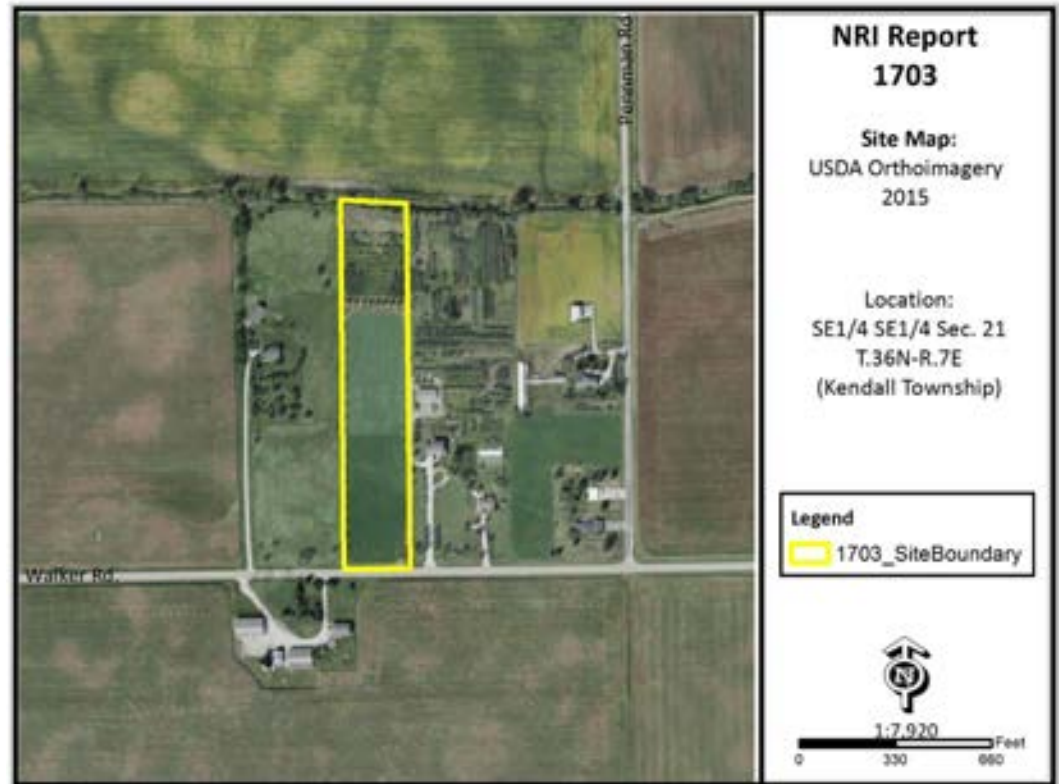
January 22, 2018

JOB NO. 17720
JOB NAME 604P/1500
DWG FILE 17720
REVISION DATE

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: 1703



June 2017

Petitioner: Keith & Kathleen Warpinski
Contact: Attorney Daniel J. Kramer

Prepared by:



**Kendall County Soil & Water
Conservation District**

7775A Route 47 • Yorkville, Illinois 60560
Phone: (630)553-5821 x3 • Fax: (630)553-7442
www.kendallswcd.org

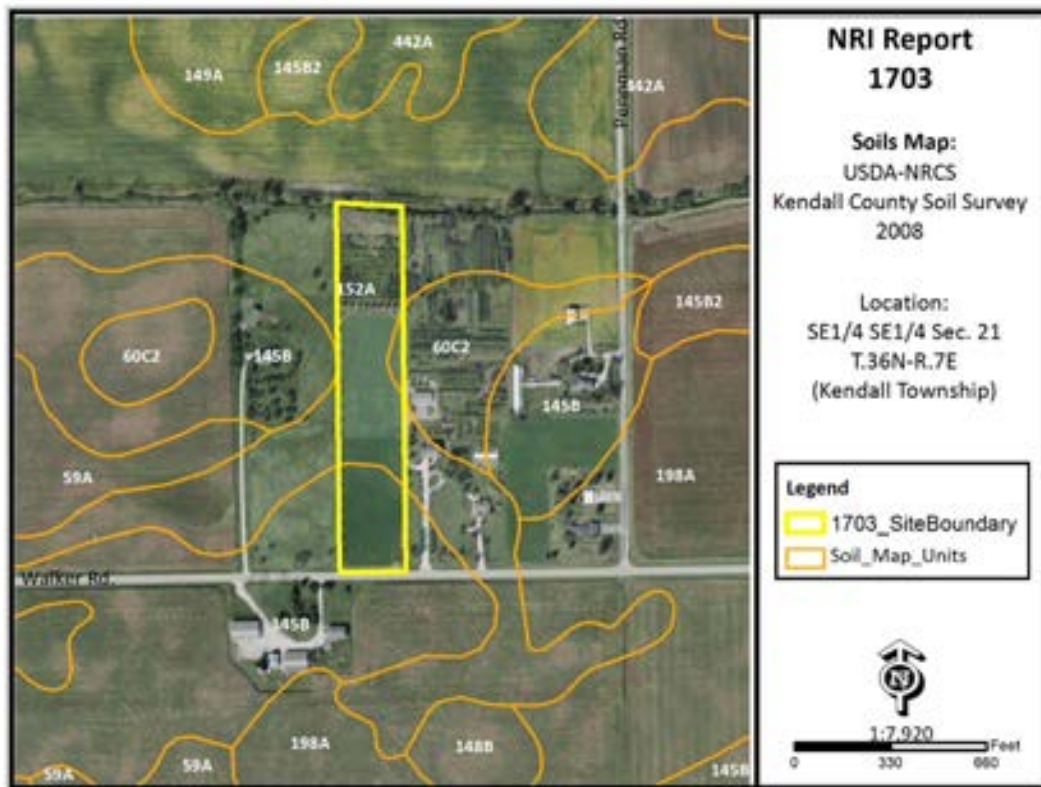
1703

Executive Summary

June 12, 2017

Petitioner: Keith & Kathleen Warpinski**Contact Person:** Attorney Daniel J. Kramer**County or Municipality the petition is filled with:** Kendall County**Location of Parcel:** SE¼ Section 21 T.36N.-R.7E. (Kendall Township) of the 3rd Principal Meridian in Kendall Co., IL**Project or Subdivision Name:** N/A**Existing Zoning & Land Use:** A-1 Agricultural; Vegetation, Trees**Proposed Zoning & Land Use:** R-1; Single Family Home**Proposed Water Source:** Well**Proposed Type of Sewage Disposal System:** Septic**Proposed Type of Storm Water Management:** None**Size of Site:** 6.9 acres**Land Evaluation Site Assessment (LESA) Score:** 200

Natural Resource Concerns

Soil Map:**SOIL INFORMATION:**

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

Table 1:

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
60C2	La Rose silt loam, 5-10% slopes, eroded	Moderately well drained	C	Non-hydric	Farmland of Statewide Importance
145B	Saybrook silt loam, 2-5% slopes	Moderately well drained	C	Non-hydric	Prime Farmland
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if drained

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

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

Hydric Soils: A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. Of the soils found onsite, 152A Drummer silty clay loam is classified as a hydric soil.

Prime Farmland: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland: 152A Drummer silty clay loam and 145B Saybrook silt loam.

Table 2:

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
60C2	High	February – April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.0'	February – April Surface Water Depth & Duration: -- Frequency: None	February – April None
145B	Low	February – April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-3.8'	February – April Surface Water Depth & Duration: -- Frequency: None	February – April None
152A	Negligible	January - May Upper Limit: 0.0'-1.0' Lower Limit: >6.0'	January – May Brief, Frequent Surface Water Depth: 0.0-0.5'	January - May None

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover. Indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal).

Ponding: Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

Flooding: Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration expressed as brief is 2 to 7 days and a frequent frequency means that it is likely to occur often under normal weather conditions.

SOIL LIMITATIONS:

According to the USDA-NRCS, soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

- ✓ **Not Limited:** Indicates that the soil has features that are very favorable for the specified use; good performance and low maintenance can be expected.
- ✓ **Somewhat Limited:** Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design or installation; fair performance and moderate maintenance can be expected.
- ✓ **Very Limited:** Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

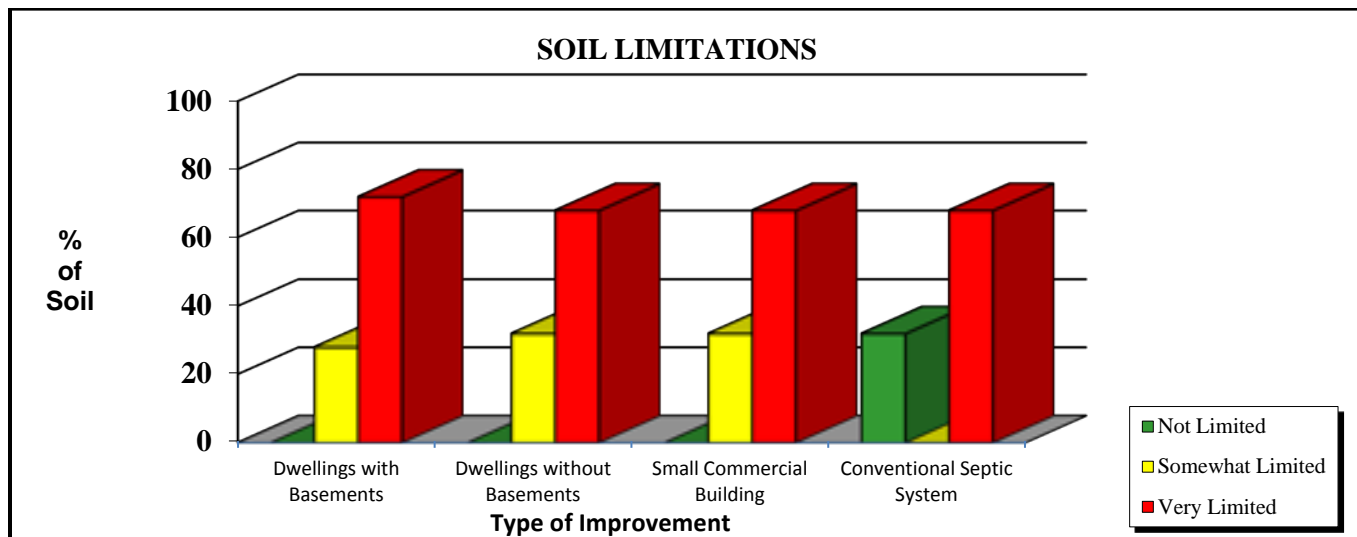
Conventional Septic System Rating Criteria:

The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. Soils that are deemed unsuitable for installation of an on-site sewage disposal system per the Kendall County Subdivision Control Ordinance may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact: Kendall County Health Department located at 811 W. John Street, Yorkville, IL; (630)553-9100 ext. 8026.

Limitations are listed below for dwellings with basements, dwellings without basements, and conventional sewage disposal systems. Please note this information is based on information compiled as part of the USDA-NRCS 2008 Soil Survey of Kendall County, IL and the Kendall County Subdivision Control Ordinance; this does not replace the need for site specific soil testing or results of onsite soil testing.

Table 3: Building Limitations

Soil Type	Dwellings with Basements	Dwellings without Basements	Small Commercial Building	Onsite Conventional Sewage Disposal System
60C2	Very Limited: Depth to saturated zone	Somewhat Limited: Depth to saturated zone	Somewhat Limited: Slope Depth to saturated zone	Suitable
145B	Somewhat Limited: Depth to saturated zone	Somewhat Limited: Shrink-swell	Somewhat Limited: Shrink-swell	Suitable
152A	Very Limited: Depth to saturated zone Shrink-swell	Very Limited: Depth to saturated zone Shrink-swell	Very Limited: Depth to saturated zone Shrink-swell	Unsuitable Reason to avoid: Wet



Building Limitations Map:

Figure 2a: Dwellings with Basements

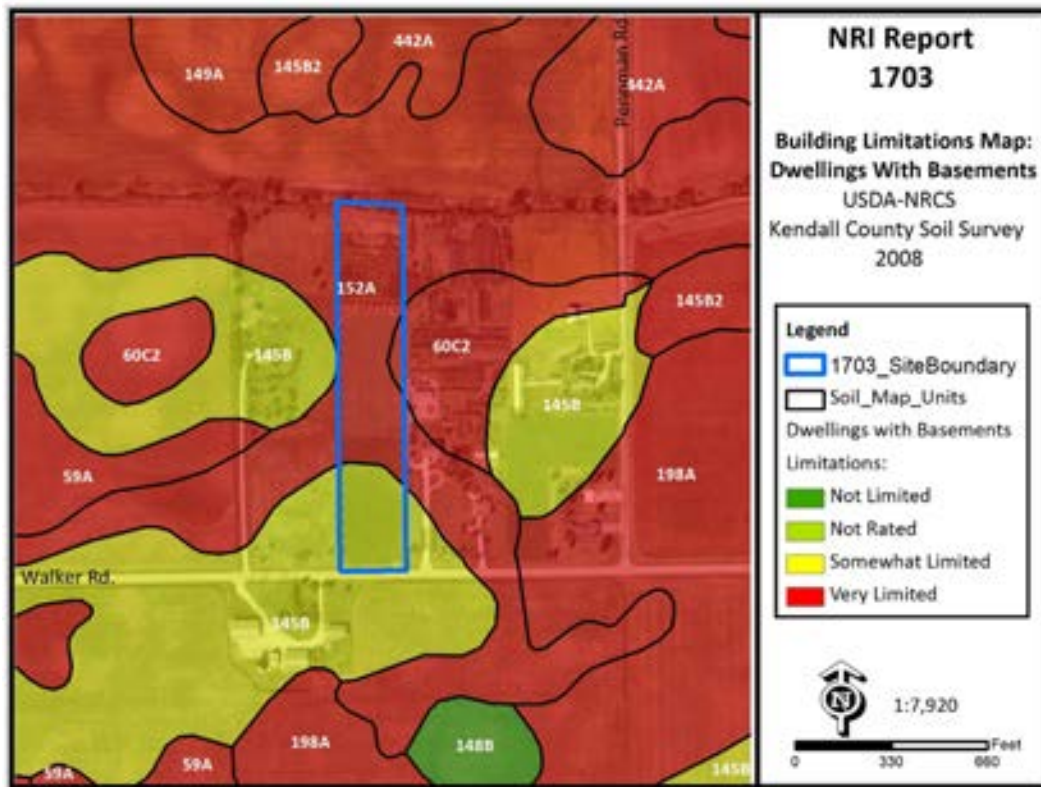
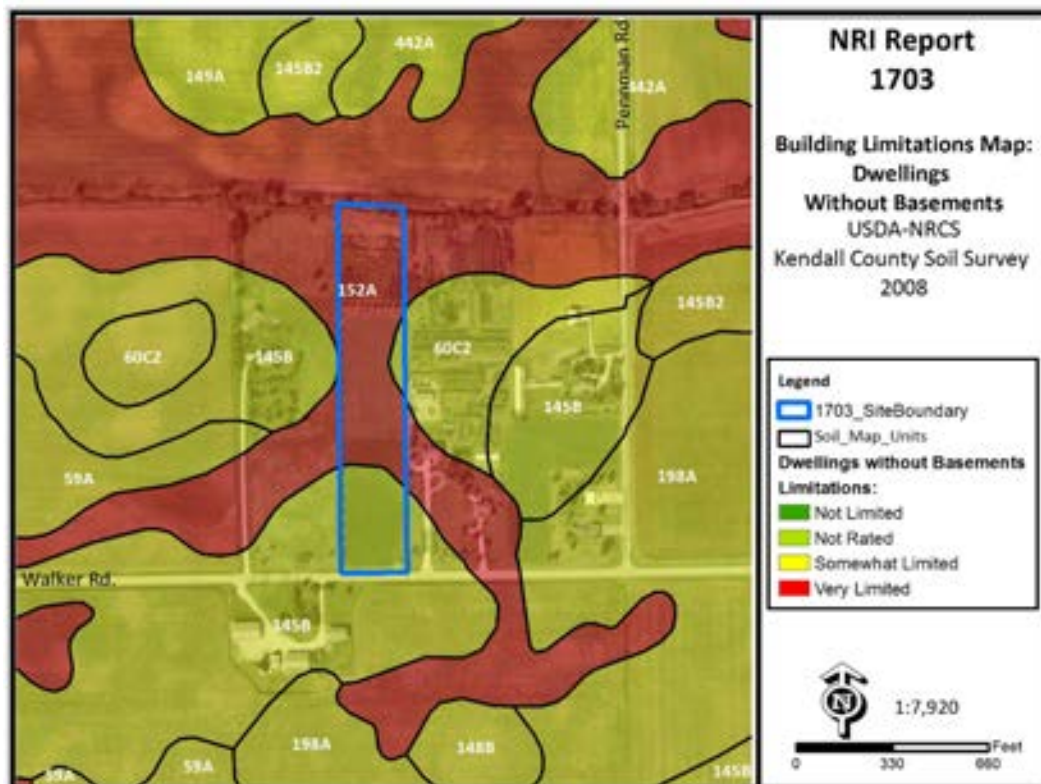


Figure 2b: Dwellings without Basements



Kendall County Land Evaluation and Site Assessment (LESA):

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

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
60C2	5	82	0.3	24.6
145B	2	94	1.9	178.6
152A	1	100	4.7	470.0
Totals			6.9	673.2
LE Score		LE= 673.2/6.9		LE=97.6 (98)

The Land Evaluation score for this site is **98**, indicating that this site is predominately prime farmland well suited for agricultural production.

Table 4b: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	102

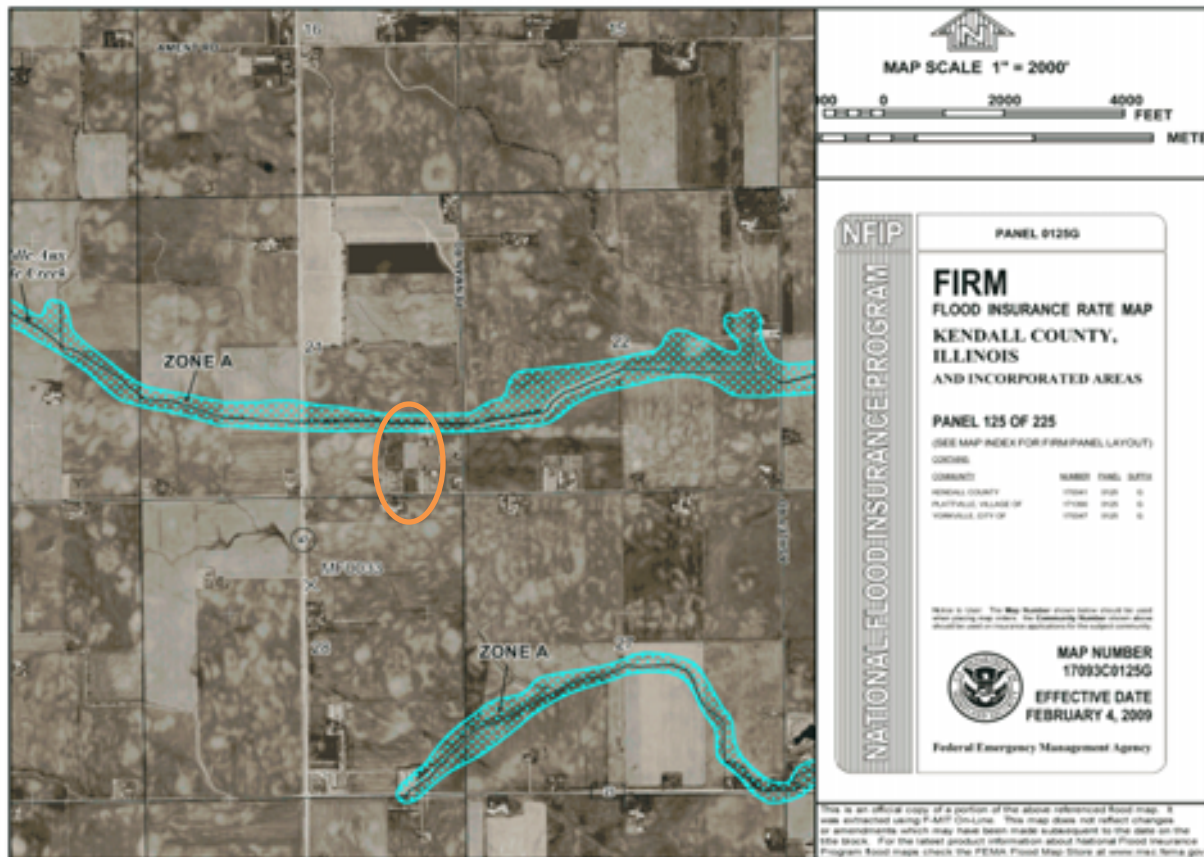
Land Evaluation Value: 98 + Site Assessment Value: 102 = LESA Score: 200

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

The **LESA Score for this site is 200** which indicates a **low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Wetlands: The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the presence of a wetland on the project site. If a wetland is present and will be impacted by the project, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

Floodplain: A portion of the parcel is located within the floodplain.



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

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Keith & Kathleen Warpinski for the proposed Warpinski project. This parcel is located in Section 21 of Kendall Township (T.36N.-R.7E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored a 99 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. Overall, the LESA score was 200 indicating a low level of protection as selecting a project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. Of the soils identified onsite, two (145B and 152A) are designated as prime farmland; the remaining soil (60C2) is noted as farmland of statewide importance.

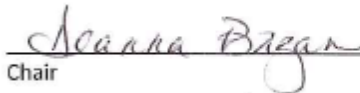
For proposed land uses, soils can have potential limitations. This report indicates that for soils located on the parcel, 72% of the soils are very limited for dwellings with basements; 68% of the soils are very limited for dwellings without basements, small commercial building and conventional septic systems. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support development with significant limitations. Additionally, if the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Illinois River Watershed and Middle Branch Aux Sable Creek subwatershed.

This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense project uses it may be necessary to have a drainage tile survey completed on the parcel to locate any subsurface drainage tile if suspected onsite. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

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


Chair


Date





Attachment 6 West Property
Line-Spring



Attachment 7 Looking South (Spring)



PUBLIC NOTICE
KENDALL COUNTY
****ZONING BOARD OF APPEALS****

Notice is hereby given that Zoning Board of Appeals will hold a public hearing on April 2nd, 2018
at 7:00 p.m. (Day, Date, Year)

The location of the meeting is at the Kendall County Office Building, Rooms 209 & 210 at 111 West Fox Street, Yorkville, IL.

The purpose of this hearing is to consider testimony and make a determination regarding Petition # 18-10
(Application #)

LaSalle National Trust #47016 is/are seeking a variance from Section 4.19.2.b
(Name(s) of Applicant) (Section #)

of the Kendall County Zoning Ordinance to allow for a temporary concrete crusher and temporary batch plant a minimum of 318 feet from nearest occupied structure.
(Description of Request)

The property is located at 11443 US Route 34, is identified by Parcel Identification Number
(Address or Physical Location)
02-30-200-023 + 02-19-400-009 + 02-19-400-010 and is legally described in Exhibit "A" attached.
(Insert Parcel ID Number)

The petitioner is not acting for himself or in the capacity of agent, alter ego, or representative of a principal.
(is/is not)

The petitioner is not a corporation.
(is/is not)

The petitioner is not a business or entity doing business under an assumed name.
(is/is not) (See Attached Zoning Board of Appeals Public Notice Exhibit)

The petitioner is a Partnership, Joint Venture, Syndicate or Unincorporated Voluntary Association.
(is/is not) (Include all that Apply.)

This petition and related documents may be reviewed at the Planning, Building and Zoning Department, Room 203, 111 West Fox Street, Yorkville, IL 60560 or the Kendall County Website: <http://www.co.kendall.il.us/planning-building-zoning/petitions>. Questions can be directed to the same department at phone number (630) 553-4139.

All interested persons may attend and be heard. Written testimony should be directed to the Department but shall only be entered as part of the record at the discretion of the Kendall County Zoning Board of Appeals.

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.

Drew Daniels
(Name of Applicant)

- Drew Daniels
DMYF, LLLP General Partner

Kendall County Zoning Board of Appeals
Partnership General Partners (Principles) Public Notice Exhibit

NAME	POSITION	ADDRESS
Tamara D. Burke	General Partner	1400 Burr Oak Drive Glenview, Illinois 60025
Sean McGould	General Partner	764 Harbour Isles Place North Palm Beach, Florida 33410
Drew A. Daniels	General Partner	405 E. Sheridan Road Lake Bluff, Illinois 60044

Kendall County Zoning Board of Appeals
Partnership Partners Public Notice Exhibit

NAME	ADDRESS
Tamara D. Burke	1400 Burr Oak Drive Glenview, Illinois 60025
Erin D. McGould	764 Harbour Isles Place North Palm Beach, Florida 33410
Drew A. Daniels	405 E. Sheridan Road Lake Bluff, Illinois 60044
Shannon D. Schweiger	31420 Reigate Lane Green Oaks, Illinois 60048
Kathleen S. Daniels Family Trust	1850 Duffy Lane Bannockburn, Illinois 60015

LEGAL DESCRIPTION

PARCEL 1
THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00° 48' 07" EAST ALONG THE QUARTER LINE 257.40 FEET; THENCE NORTH 83° 55' 03" WEST 1944.30 FEET TO A POINT WHICH IS 1930.58 FEET SOUTH 88° 28' 32" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE 204.60 FEET; THENCE SOUTH 02° 08' 40" WEST 2488.33 FEET TO THE PRESENT CENTER LINE OF U. S. HIGHWAY NO. 34; THENCE EASTERLY ALONG SAID CENTER LINE 2001.79 FEET TO A POINT ON SAID CENTER LINE WHICH IS NORTH 84° 54' 42" WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 (AS MEASURED ALONG THE CENTER LINE OF SAID U. S. HIGHWAY NO. 34); THENCE NORTH 05° 05' 18" EAST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET; THENCE SOUTH 84° 54' 42" EAST PARALLEL WITH SAID CENTER LINE 565.71 FEET; THENCE SOUTH 05° 05' 18" WEST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET TO SAID CENTER LINE; THENCE SOUTH 84° 54' 42" EAST ALONG SAID CENTER LINE 2370.89 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00° 38' 04" WEST ALONG SAID EAST LINE 429.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 39' 04" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 301.20 FEET; THENCE SOUTH 89° 20' 58" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 227.23 FEET; THENCE NORTH 15° 08' 07" WEST 2403.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19 WHICH IS 1826.22 FEET NORTH 88° 28' 32" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE, 1826.22 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2
THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF STATE ROUTE 34 AND THE EAST LINE OF SAID SECTION 30; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 2370.89 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 231 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF STATE ROUTE 34, 565.71 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 231 FEET TO THE CENTER LINE OF SAID ROUTE 34; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 565.71 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 1 OF FOX HILL UNIT ONE PLANNED UNIT DEVELOPMENT, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED IN CABINET 3, SLOTS 508 A&B AND 509 A&B AS DOCUMENTED NO. 9410594 IN THE RECORDER'S OFFICE OF KENDALL COUNTY; THENCE NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 15.240 METERS (50.00 FEET) TO THE CENTERLINE OF F.A. 591 AND THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 93.518 METERS (306.82 FEET) ON SAID CENTERLINE; THENCE WESTERLY 213.414 METERS (700.18 FEET) ALONG AN 11,842.530 METERS (38,847.20 FEET) RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 84 DEGREES 08 MINUTES 12 SECONDS WEST 213.411 METERS (700.17 FEET); THENCE NORTH 02 DEGREE 08 MINUTES 42 SECONDS EAST 15.263 METERS (50.08 FEET); THENCE EASTERLY 208.648 METERS (682.57 FEET) ALONG AN 11,857.770 METER (38,247.20 FOOT) RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 84 DEGREES 10 MINUTES 17 SECONDS EAST 208.046 METERS (682.56 FEET); THENCE NORTH 85 DEGREES 35 MINUTES 28 SECONDS EAST 25.458 METERS (83.52 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 50.000 METERS (164.04 FEET); THENCE SOUTH 72 DEGREES 50 MINUTES 54 SECONDS EAST 25.448 (83.49 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 2.433 METERS (7.98 FEET); THENCE SOUTH 00 DEGREES 39 MINUTES 02 SECONDS EAST 15.365 METERS (50.38 FEET) TO SAID CENTERLINE; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 4.311 METERS (14.14 FEET) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 0.9095 HECTARE (1.259 ACRES), MORE OR LESS, OF WHICH 0.4738 HECTARE (1.171 ACRES), MORE OR LESS, ARE IN THE EXISTING RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

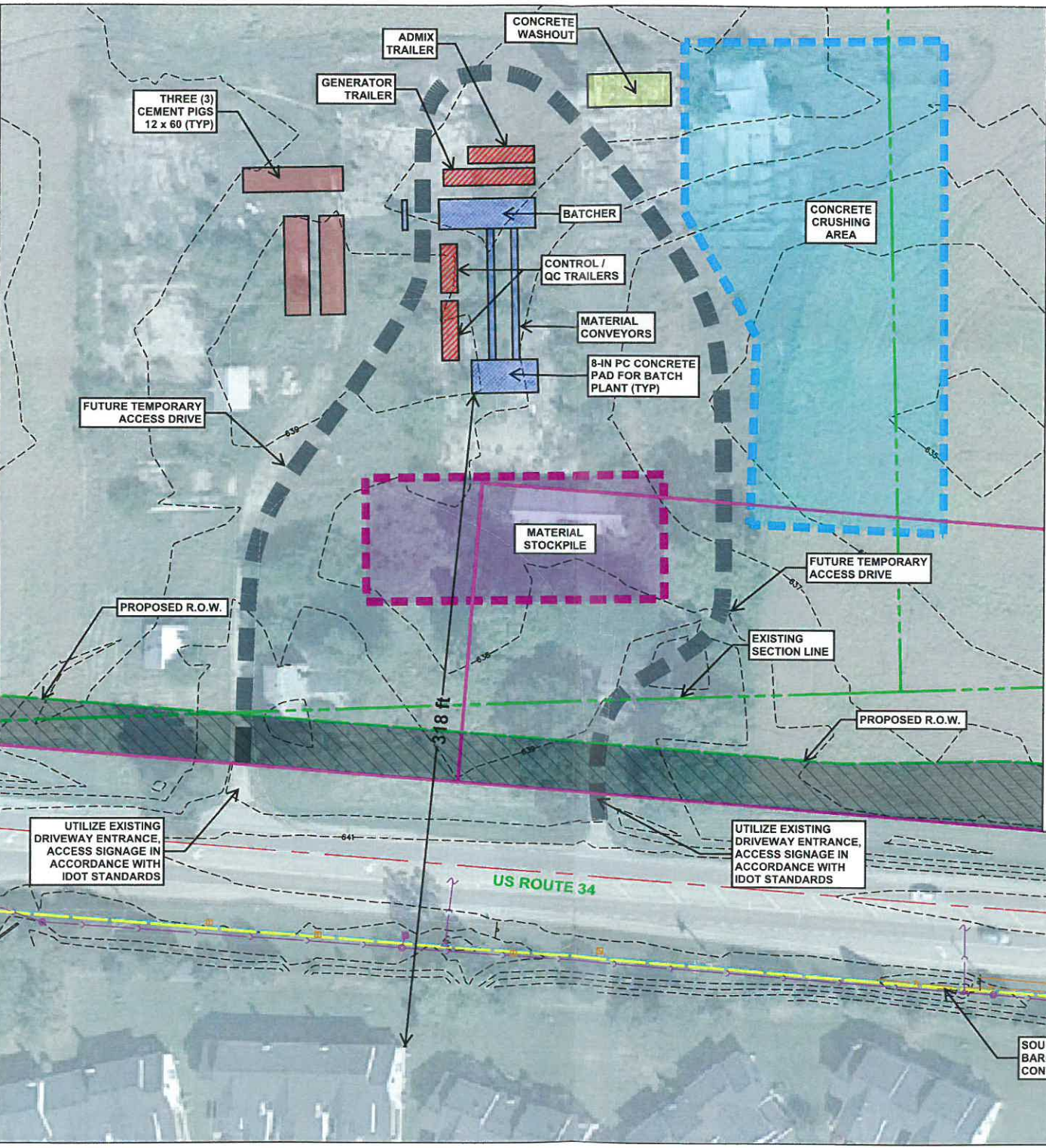
THE ABOVE PARCEL BEING SHOWN ON SHEET 2 OF THE RIGHT OF WAY PLANS FOR F.A. 591 (U.S. ROUTE 34), SECTION 138R, RECORDED AS DOCUMENT NUMBER 9702750, FLAT FILE, 5-55 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS.

ALSO EXCEPT THAT PART CONVEYED THE UNITED CITY OF YORKVILLE IN DEED RECORDED AS DOCUMENT NO. 201400012767 TO WIT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF SAID SECTION 30, THENCE SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 304.62 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 74.37 FEET ALONG SAID EAST LINE OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 50.25 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF U.S. ROUTE 34; THENCE NORTH 85 DEGREES 32 MINUTES 10 SECONDS WEST, 1879.99 FEET ALONG SAID CENTERLINE, THENCE NORTH 04 DEGREES 27 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE NORTH 76 DEGREES 01 MINUTE 45 SECONDS EAST, 79.06 FEET TO A POINT 25.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE SOUTH 85 DEGREES 32 MINUTES 10 SECONDS EAST, 1748.26 FEET PARALLEL WITH AND 25.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE, THENCE NORTH 46 DEGREES 36 MINUTES 49 SECONDS EAST 66.09 FEET TO POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PROPOSED SITEPLAN

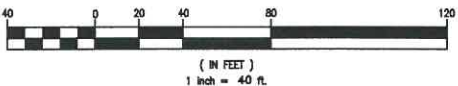


SITE LOCATION MAP

EXISTING	LEGEND	PROPOSED
	FLARED END SECTION	
	STORM INLET	
	CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT	
	VALVE BOX	
	B BOX	
	SANITARY MANHOLE	
	STREET LIGHT	
	STORM SEWER	
	WATERMAIN	
	SANITARY SEWER	
	CONTOUR	
	SILT FENCE	
	IDOT SOUND BARRIER	
	ALUMINUM FENCE	
	OVERLAND FLOOD ROUTE	
	T/F - TOP OF FOUNDATION	
	F/F - FINISHED FLOOR ELEVATION	
	G/F - GARAGE FLOOR ELEVATION	
	T/CAP - TOP OF CAP ELEVATION	
	B/W - BOTTOM GRADE ADJACENT TO WALL	

BENCHMARKS

- RR SPIKE IN POWER POLE ON SOUTH SIDE OF RIVER ROAD 950 WEST OF SECTION LINE, ELE = 624.95
- ELDAMAIN RD. AT ENTRANCE TO MENARD'S DISTRIBUTION CENTER - TOP OF EAST SIDE OF EASTERMOST LIGHT BASE IN CENTER MEDIAN, ELE = 654.45
- SCHAFER RD. BRIDGE, WEST OF ELDAMAIN RD. - BRASS MARKER ON TOP OF SOUTHEAST ABUTMENT, ELE = 617.23
- USGS PLATE ON SOUTHEAST ABUTMENT OF RAILROAD BRIDGE AT IL ROUTE 47 (STAMPED "A 50 RESET 1944"), ELE = 644.52



CERTIFICATION

I, MICHAEL D. COOK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS CERTIFIES THIS PLAN HAS BEEN PREPARED BY COOK ENGINEERING GROUP UNDER MY PERSONAL DIRECTION.

Michael D. Cook



ILLINOIS P.E. #62-052101
EXPIRES NOVEMBER 30, 2019

Civil Engineering &
Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60595
815.577.1707 T 815.577.2856 F
www.cookengr.com



REVISION DESCRIPTION

TEMPORARY CONCRETE
BATCH PLANT SITEPLAN

LASALLE BANK TRUST #47016
11443 ROUTE 34
YORKVILLE, IL 60560

PREPARED FOR
LASALLE BANK TRUST #47016
49 SHERWOOD TERRACE, STE A
LAKE BLUFF, IL 60044
224.212.1250 (T)

MR. DREW DANIELS

CEG JOB NUMBER
2010-103

SCALE: 1" = 40'

DRAWN BY: MDC

CHECKED BY: MDC

DATE: 03/02/2018

SHEET: 1 of 1

© Copyright, 2018

LEGAL DESCRIPTION

PARCEL ONE

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00° 48' 07" EAST ALONG THE QUARTER LINE 257.40 FEET; THENCE NORTH 83° 55' 03" WEST 1944.30 FEET TO A POINT WHICH IS 1930.58 FEET SOUTH 88° 28' 32" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE 204.60 FEET; THENCE SOUTH 00° 48' 07" WEST 248.33 FEET TO THE PRESENT CENTER LINE OF U.S. HIGHWAY NO. 34; THENCE EAST 1/4" ALONG SAID CENTER LINE 2001.79 FEET TO A POINT ON SAID CENTER LINE WHICH IS NORTH 84° 54' 42" WEST FROM THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 (AS MEASURED ALONG THE CENTER LINE OF SAID U.S. HIGHWAY NO. 34); THENCE NORTH 05° 05' 18" EAST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET; THENCE SOUTH 84° 54' 42" EAST PARALLEL WITH SAID CENTER LINE 555.71 FEET; THENCE SOUTH 05° 05' 18" WEST AT RIGHT ANGLES TO SAID CENTER LINE 231.00 FEET TO SAID CENTER LINE; THENCE SOUTH 84° 54' 42" EAST ALONG SAID CENTER LINE 207.99 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 00° 28' 04" WEST ALONG SAID EAST LINE 428.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 38' 04" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 301.20 FEET; THENCE SOUTH 88° 28' 56" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 227.23 FEET; THENCE NORTH 15° 08' 07" WEST 2403.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19 WHICH IS 1826.22 FEET NORTH 88° 28' 32" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 28' 32" WEST ALONG SAID NORTH LINE, 1826.22 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTH 1/2 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF STATE ROUTE 34 AND THE EAST LINE OF SAID SECTION 30; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 2370.99 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 231 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF SAID ROUTE 34, 555.71 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 231 FEET TO THE CENTER LINE OF SAID ROUTE 34; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROUTE 34, 555.71 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 1 OF FOX HILL UNIT ONE PLANNED UNIT DEVELOPMENT, BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, RECORDED IN CABBINET 3, SLOTS 508 A&B AND 509 A&B AS DOCUMENTED NO. 8410584 IN THE RECORDERS OFFICE OF KENDALL COUNTY; THENCE NORTH 08 DEGREES 22 MINUTES 18 SECONDS EAST, ON A BEARING REFERENCED TO AN ASSUMED NORTH, 15.240 METERS (50.00 FEET) TO THE CENTERLINE OF F.A. 981 AND THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 83.510 METERS (274.82 FEET) ON SAID CENTERLINE; THENCE WESTERLY 213.414 METERS (700.18 FEET) ALONG AN 11,642.530 METERS (38,197.20) RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 84 DEGREES 09 MINUTES 12 SECONDS WEST 213.411 METERS (700.17 FEET); THENCE NORTH 02 DEGREE 08 MINUTES 42 SECONDS EAST 15.263 METERS (50.08 FEET); THENCE EASTERLY 208.048 METERS (682.57 FEET) ALONG AN 11,657.770 METER (38,247.20 FOOT) RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 84 DEGREES 10 MINUTES 17 SECONDS EAST 208.048 METERS (682.56 FEET); THENCE NORTH 83 DEGREES 38 MINUTES 45 SECONDS EAST 25.458 METERS (83.50 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 80.000 METERS (262.47 FEET); THENCE SOUTH 72 DEGREES 50 MINUTES 54 SECONDS EAST 25.440 METERS (83.49 FEET); THENCE SOUTH 83 DEGREES 37 MINUTES 42 SECONDS EAST 2.433 METERS (7.98 FEET); THENCE SOUTH 00 DEGREES 38 MINUTES 02 SECONDS EAST 15.355 METERS (50.38 FEET) TO SAID CENTERLINE; THENCE NORTH 83 DEGREES 37 MINUTES 42 SECONDS WEST 4.311 METERS (14.14 FEET) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 0.5085 HECTARE (1.259 ACRES), MORE OR LESS, OF WHICH 0.4788 HECTARE (1.171 ACRES), MORE OR LESS, ARE IN THE EXISTING RIGHT OF WAY, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS.

THE ABOVE PARCEL BEING SHOWN ON SHEET 2 OF THE RIGHT OF WAY PLANS FOR F.A. 981 (U.S. ROUTE 34), SECTION 13BR, RECORDED AS DOCUMENT NUMBER 8702750, PLAT FILE 5-55 IN THE RECORDERS OFFICE OF KENDALL COUNTY, ILLINOIS.

ALSO EXCEPT THAT PART COMVEYED THE UNITED CITY OF YORKVILLE IN DEED RECORDED AS DOCUMENT NO. 201400012767 TO WIT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

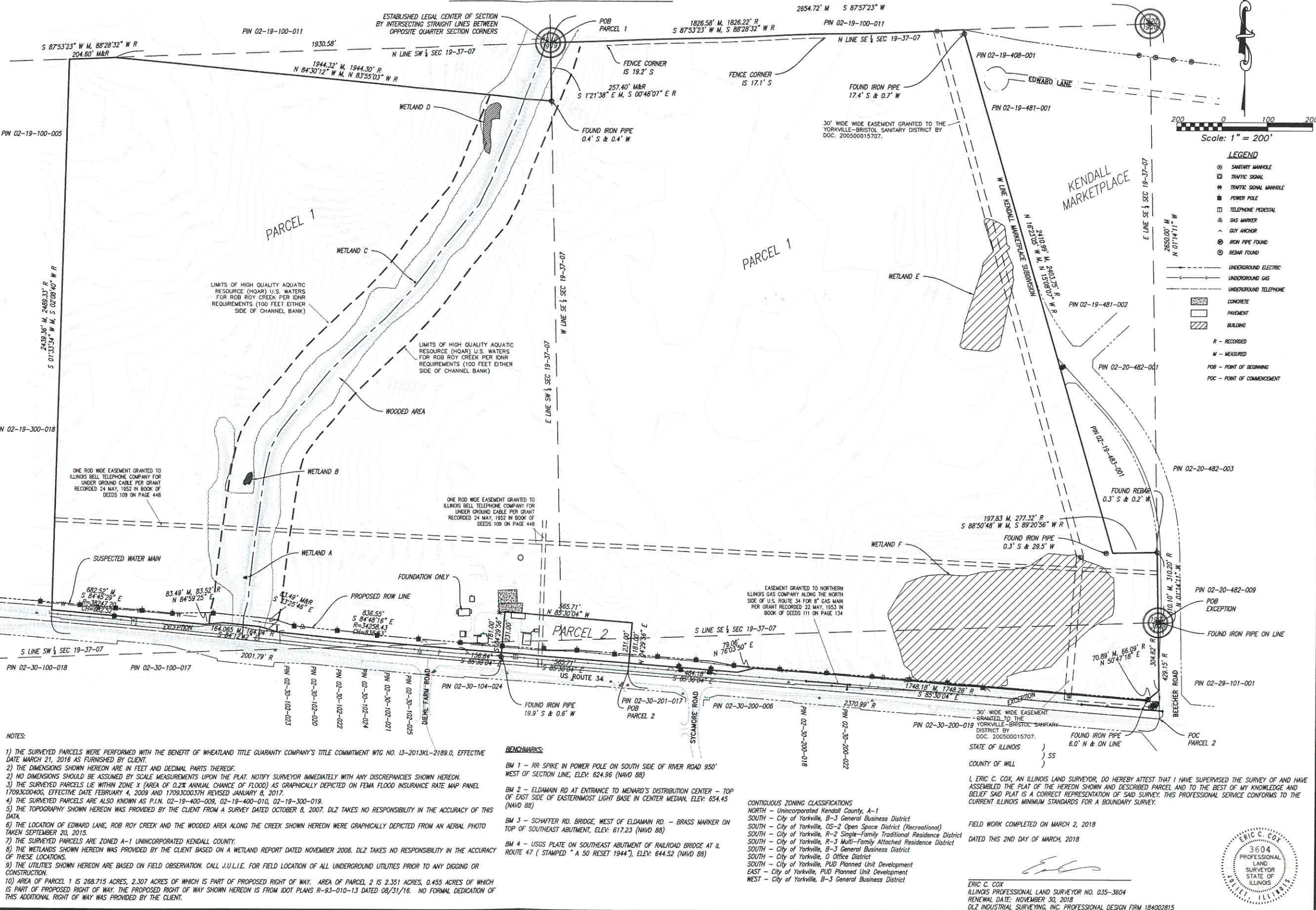
COMMENCING AT THE NORTHERLY CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 304.82 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 74.37 FEET ALONG SAID EAST LINE OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE CONTINUING SOUTH 01 DEGREES 14 MINUTES 12 SECONDS EAST, 50.25 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF U.S. ROUTE 34; THENCE NORTH 85 DEGREES 32 MINUTES 10 SECONDS WEST, 1879.98 FEET ALONG SAID CENTERLINE; THENCE NORTH 04 DEGREES 27 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE NORTH 78 DEGREES 01 MINUTE 45 SECONDS EAST, 79.06 FEET TO A POINT 25.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 34; THENCE SOUTH 85 DEGREES 32 MINUTES 10 SECONDS EAST, 1748.26 FEET PARALLEL WITH AND 54.00 FEET WEST OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 46 DEGREES 36 MINUTES 49 SECONDS EAST 66.09 FEET TO POINT OF BEGINNING, ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS: 02-19-300-006; 02-19-400-006; 02-19-400-005; 02-30-100-002; 02-30-300-008

NOTES:

- 1) THE SURVEYED PARCELS WERE PERFORMED WITH THE BENEFIT OF WHEATLAND TITLE GUARANTY COMPANY'S TITLE COMMITMENT WTG NO. 13-2013KL-2189.0, EFFECTIVE DATE MARCH 21, 2016 AS FURNISHED BY CLIENT.
- 2) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- 3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. NOTIFY SURVEYOR IMMEDIATELY WITH ANY DISCREPANCIES SHOWN HEREON.
- 4) THE SURVEYED PARCELS LIE WITHIN ZONE X (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS GRAPHICALLY DEPICTED ON FEMA FLOOD INSURANCE RATE MAP PANEL 17093C0040G, EFFECTIVE DATE FEBRUARY 4, 2009 AND 17093C0037H REVISED JANUARY 8, 2017.
- 5) THE SURVEYED PARCELS ARE ALSO KNOWN AS P.L.N. 02-19-400-009, 02-19-400-010, 02-19-300-019.
- 6) THE TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY THE CLIENT FROM A SURVEY DATED OCTOBER 8, 2007. DLZ TAKES NO RESPONSIBILITY IN THE ACCURACY OF THIS DATA.
- 7) THE LOCATION OF EDWARD LANE, ROB ROY CREEK AND THE WOODED AREA ALONG THE CREEK SHOWN HEREON WERE GRAPHICALLY DEPICTED FROM AN AERIAL PHOTO TAKEN SEPTEMBER 20, 2015.
- 8) THE SURVEYED PARCELS ARE ZONED A-1 UNINCORPORATED KENDALL COUNTY.
- 9) THE UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION. CALL J.U.I.E. FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 10) AREA OF PARCEL 1 IS 268.715 ACRES, 2.307 ACRES OF WHICH IS PART OF PROPOSED RIGHT OF WAY. AREA OF PARCEL 2 IS 2.351 ACRES, 0.455 ACRES OF WHICH IS PART OF PROPOSED RIGHT OF WAY. THE PROPOSED RIGHT OF WAY SHOWN HEREON IS FROM IDOT PLANS R-93-010-13 DATED 08/31/16. NO FORMAL DEDICATION OF THIS ADDITIONAL RIGHT OF WAY WAS PROVIDED BY THE CLIENT.

PLAT OF SURVEY



Making, Adopting and Amending Motions: a guide for Presiding Officers and Assembly Members

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Main Motion

- RONR-IB Chapter 3
- Introduction brings business before an assembly
- No debate on a matter before a motion has been made
- Only one main motion may be before the assembly for action at a time

How you get to speak at a meeting

- Stand after previous speaker has finished
- “Madam(Mister) President” or appropriate title
- Chair recognizes you by stating your name or title
- You now **have the floor**
- When you are finished, you sit down, and thus **yield the floor**

How to make a motion

- Once you obtain the floor simply state “**I move that...**”
- Important to state precisely the words of the motion
- Chair can assist with wording if needed
- Exact wording to be voted on to be put in the minutes by the Secretary
- Good practice to write out your motion, sometimes required by the chair, or assembly rules
- Immediately sit after making motion, wait to give reasons for proposal

Next steps for motion

- Once a member makes a motion, another member must **second** the motion for the motion to be considered by the group
- Secunder does not necessarily have to agree, just means they want to discuss the motion
- Member simply calls out “**Second!**” from their seat, you do not have to be recognized

Stating the Question

- Once a motion has been moved and seconded, the chair **states the question**
- Chair simply says **“It is moved and seconded that...”**
- Once the chair states the question, it is before the group for consideration, important for two reasons:
 - First, the group must know exactly what is being proposed
 - Second, the chair must determine if the motion is in order at the time, and the chair must ensure the motion is clearly phrased.

Script for motions

- Member A: (standing) **Madam Chair!**
- Chair: **The chair recognizes Member A**
- Member A: **I move that the City of Yorkville buy the secretary a new computer.** (member sits)
- Member B: **Second!**
- Chair: **It is moved and seconded that the City of Yorkville buy the secretary a new computer. Are you ready for the question?**

Debate

- RONR-IB Chapter 4
- Means the discussion on the merits of the question- that is whether the proposed action should or should not be taken.
- Chair normally turns towards the maker of the motion to see if he or she wishes to be assigned the floor first.
- RONR allows debate twice on any debatable motion for 10 minutes each time on the same day.
- Cannot save time or transfer it to someone else.

Debate

- Who gets preference in Recognition to Debate?
- Generally, the Chair should recognize the first person who rises first after the previous speaker has finished and sat down.
- Maker of the motion has the right to speak first, immediately after the chair has stated the motion.
- Member cannot speak a second time until everyone who wants to speak has had a chance to speak first.
- If the chair knows speakers have opposing opinions, he or she should try to alternate between speakers who favor the motion and those who oppose the motion.

Debate

- Debate must be **germane**, meaning that your remarks must have bearing on whether or not the pending motion should be adopted. Going off on irrelevant topics is not in order.
- Debate issues, not personalities. No personal attacks towards opposing views. Cannot debate by saying someone else's statement is false. "I believe there is strong evidence that the member is mistaken"
- Speak directly to the chair, not other members. Do not address a member by name telling them their statement is ridiculous. Instead address the chair "The last speaker's point did not make sense"
- Ask questions of another member through the chair as well.

Putting the Question

- When no one else seeks recognition to debate, the chair may ask **“Are you ready for the Question?”** Or **“Is there any further debate?”**
- Chair then states **“The question is on the adoption of the motion that** the City of Yorkville buy the secretary a new computer”
- Most main motions require a majority vote, chair to give directions on what vote is required, some require a 2/3 vote
- Abstentions do not count, only number of votes cast
- Most common type of voting is voice vote. The chair says **“All those in favor, say *aye*.”** Those in favor stay seated and call out *“aye”*
- Chair then states **“All those opposed, say *no*.”** The opponents say *“no.”*

Announcing result of vote

- After voting is complete, chair announces result:
 - 1) reports which side “has it”
 - 2) declares that the motion is adopted or lost; and
 - 3) indicates the effect of the vote, if needed
- Immediately after announcing the result of the vote, the chair announces the next item of business, when applicable.

Script for voting on a question

- Chair: **Are you ready for the question?** (Pause)
The question is on the adoption of the motion that the City of Yorkville buy the secretary a new computer.
Those in favor say *aye*. (Pause)
Those in favor say *no*. (Pause)

The ayes (noes) have it and the motion is adopted (lost). The City of Yorkville will (will not) buy the secretary a new computer.
The next item of business is _____.
OR
Is there further new business?

Amendments

- RONR-IB chapter 5
- Member can agree with the idea of a main motion, but wants to improve it.
- Modifies the wording, and within limits, often the meaning of the motion.
- Amendments must say exactly where in the main motion the change is to be made and precisely what words to use.
- Often required that amendments be submitted in writing.
- Vote on an amendment does not decide if the main motion is adopted, only whether the wording in the main motion will be changed.

Amendments-Insert or Add

- Insert or add words

Motion to add words at the ends of a motion or insert words in between other words.

Main Motion is:

“That the committee hosts a dinner in August.”

You want the motion to read:

“That the committee host a dinner in honor of the Mayor in August.”

This requires inserting the words “in honor of the Mayor” after “dinner.”

Amendments- Insert or Add

- After being recognized by the chair, you say, **“I move to insert the words ‘in honor of the mayor’ after the word dinner.”**

(If you wanted words to be put at the end of the motion, you would say **“I move to add the word(s)...”**)

Some other member must second the amendment, the chair states it, and debate goes on as in a main motion. The chair then puts the question on the amendment to a vote. The chair:

- 1) States the amendment;
- 2) Gives the main motion as it would read if the amendment were to be adopted; and
- 3) Makes clear once more what the amendment that is to be debated or voted on.

Amendment- Insert, script

Chair: **The question is on the motion “That the committee hosts a dinner in August.” Are you ready for the question?”**

Member A: (Stands) **Madam President!**

Chair: **The chair recognizes Member A.**

Member A: **I move to insert the words “in honor of the mayor” after dinner.** (Sits when finished)

Another member: (seated) **Second!**

Chair: **It is moved and seconded that the words “in honor of the mayor” are inserted after dinner. If the amendment is adopted, the motion will read “That the committee hosts a dinner in honor of the mayor in August.” The question is on inserting the words “in honor of the mayor.”**

Amendment- Insert, script

(Debate)

Chair: **Are you ready for the question?... The question is on inserting the words “in honor of the mayor” after “dinner.” If the amendment is adopted the main motion will read “That the committee hosts a dinner in honor of the mayor in August.” Those in favor of inserting the words “in honor of the mayor” says *aye*.**

Some members (seated): **Aye!**

Chair: **Those opposed, say *no*.**

Other members (seated): **No!**

Chair: **The ayes have it, and the amendment is adopted. The question is now on the main motion as amended, “That the committee hosts a dinner in honor of the mayor in August.” Is there any further debate?**

Amendment- Insert Script

- (Debate)
- Chair: **“Are you ready for the question?”** (pause) **“The question is ‘That the committee hosts a dinner in honor of the mayor in August’; “All those in favor say ‘aye’**
- Most members (seated): **Aye!**
- Chair: **Those opposed, say *no*.**
- Other members (seated): **No!**
- Chair: **“The ayes have it, and the committee will host a dinner in honor of the mayor in August”**

Dealing with Challenging attendees

- The chair must remain calm
- Do not raise voice louder than the attendee
- Do no bang gavel
- Politely remind attendee of rules
- If it is known that there will be controversy at a meeting, good idea to have a sergeant at arms, security or police personnel that is willing to escort disruptive attendees from the room

Dealing with Challenging attendees

- When there is an expectation for a challenging or potentially controversial meeting, extra preparation is warranted. Most of us don't respond well to surprises, and this statement is never truer than in meetings. When there is potential for controversy, get the key people together and review the agenda, item by item. During that review of each item on the agenda, ask the "what if" questions and determine how to handle them. Try to be creative in figuring out what could possibly happen and how to handle it. Remember, you cannot possibly think of every "what if", but if you practice how to handle them, you are much more prepared for the meeting

-Nancy Sylvester, MA, PRP, CPP-T

Dealing with Challenging attendees

- Chair should be a facilitator, not a dictator
- Do not go into meeting thinking you know best, be open minded, help group come to best decision
- Chair must keep the discussion on task, focus on the subject, not random ramblings that veer off subject

Which is your **age group**?



a) Under 18



b) 18 - 34



c) 35 - 49



d) 50 - 65

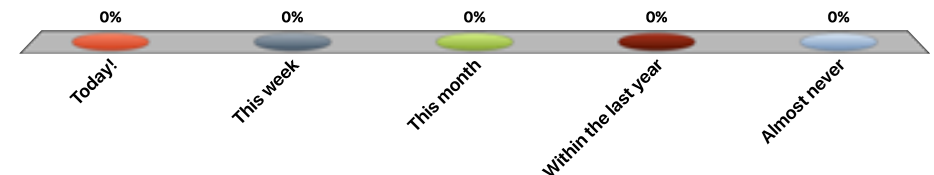


e) Over 65

When was the last time you **visited** downtown?

- A. Today!
- B. This week
- C. This month
- D. Within the last year
- E. Almost never

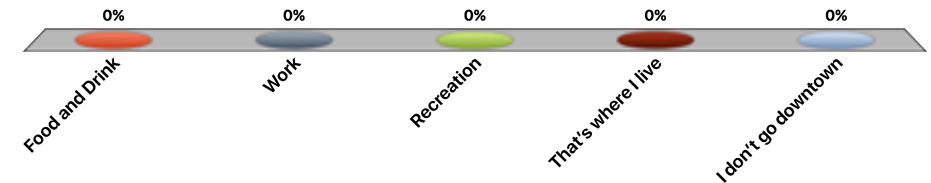
**Answer
Now**



Which is the primary **reason** you come to downtown?

- A. Food and Drink
- B. Work
- C. Recreation
- D. That's where I live
- E. I don't go downtown

**Answer
Now**



Where was the **first place** you lived as an adult?



a) Friend's couch



b) Room in family member's home



c) Apartment with roommate



d) Apartment by yourself



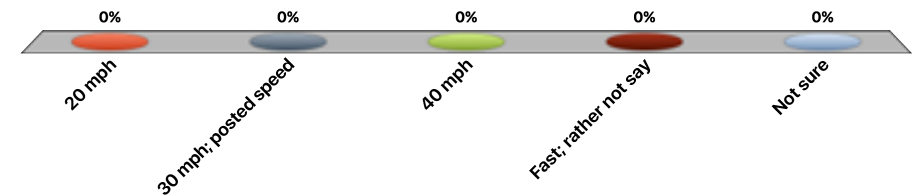
e) Owned condo or house

How **fast** do you drive through downtown?

- A. 20 mph
- B. 30 mph; posted speed
- C. 40 mph
- D. Fast; rather not say
- E. Not sure



**Answer
Now**

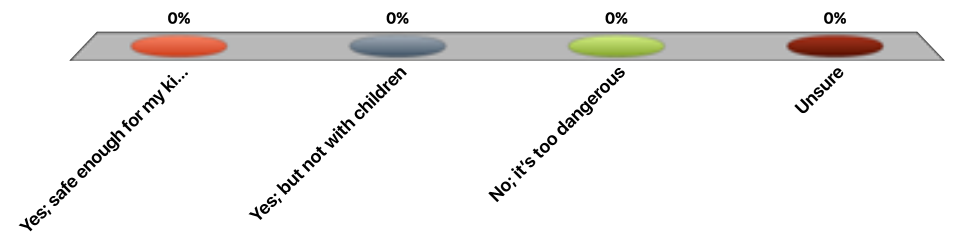


Would you **feel safe walking** along Bridge Street?

- A. Yes; safe enough for my kids
- B. Yes; but not with children
- C. No; it's too dangerous
- D. Unsure



**Answer
Now**



What is **missing** from downtown?



a) Shopping



b) Residences



c) Parks



d) Parking

Which **street character** do you prefer?



Should Bridge Street be downtown's "front door"?



Which is a preferred **gateway** element into downtown?



'A' vs. 'B' Streets

- 'A' Street
 - Primary
 - Walkable
 - Commercial
 - Engaging
- 'B' Street
 - Secondary
 - Service oriented
 - Parking access
 - Supports 'A' street



Which street do you most consider an 'A' Street?

- A. Van Emmon Street
- B. Bridge Street
- C. Heustis
- D. Hydraulic Street

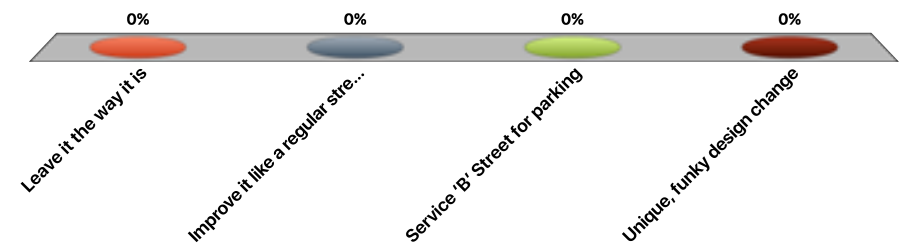
**Answer
Now**



What should be done with Hydraulic Street?

- A. Leave it the way it is
- B. Improve it like a regular street
- C. Service 'B' Street for parking
- D. Unique, funky design change

**Answer
Now**



Which **architectural character** do you prefer?



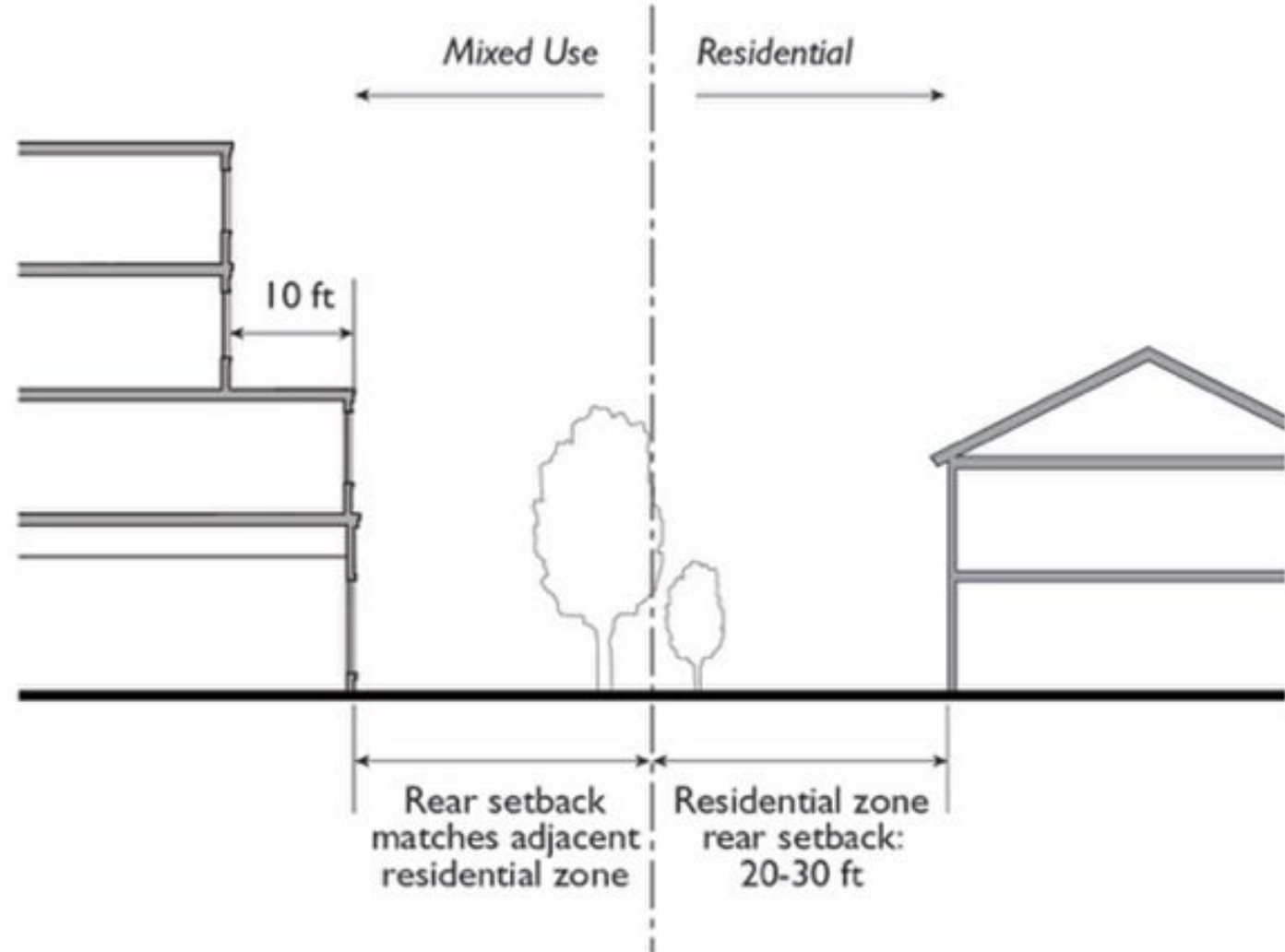
Would **apartments and/or condos** be a good fit downtown?



Would townhomes or other attached housing be a good fit?



How Stepbacks Can Preserve a Desired Character



Should the Bridge Street **façade height** remain at 2-stories?



a) 2-story



b) 3-story

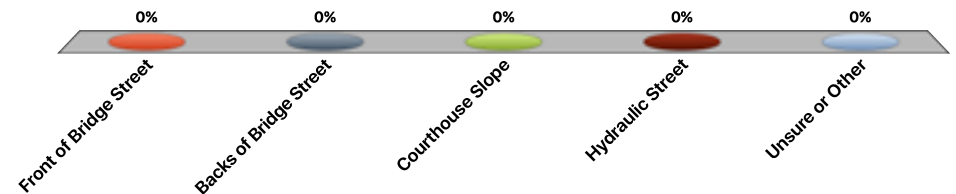


c) 4-story

Which area is in the **most need** of immediate improvement?

- A. Front of Bridge Street
- B. Backs of Bridge Street
- C. Courthouse Slope
- D. Hydraulic Street
- E. Unsure or Other

**Answer
Now**



Which image most represents **your vision** of downtown?

a) "Main Street"



Which image most represents **your vision** of downtown?

b) National, Retail Center



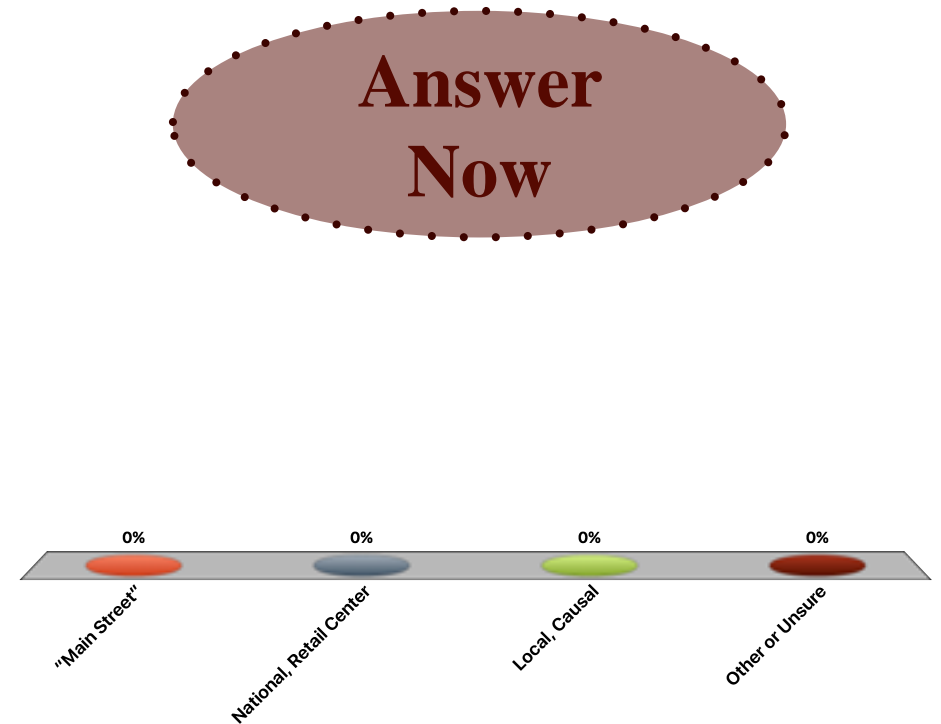
Which image most represents **your vision** of downtown?

c) Local, Casual



Which image most represents **your vision** of downtown?

- A. "Main Street"
- B. National, Retail Center
- C. Local, Causal
- D. Other or Unsure



PetePointner.com



Speaker • Author • Planning Expert

About Pete Pointner

Education:

B. Architecture, 1961, Illinois Institute of Technology
MCRP, 1962, Illinois Institute of Technology

Registration / Certification:

Architect, Illinois I-7951 inactive; NCARB No. 23710 retired
American Institute of Certified Planners, Elected to the College of Fellows

Experience:

Over fifty years of professional experience beyond his masters in city and regional planning including:

- Independent consultant, 2010 to date
- President of Corporate Services Inc. January 2000 to 2010
- Founder of Planning Resources Inc., president for fifteen years and executive officer for three years
- Past vice president and chief of community and environmental planning for Chicago office of DeLeuw, Cather & Company
- Ten years teaching community planning/design at university level; author/lecturer in community planning, downtown revitalization, site plan review, historic preservation, public participation, environmental analysis, sustainable community design, and scenic highway design



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