



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois 60560
 Telephone: 630-553-4350
 www.yorkville.il.us

AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, February 4, 2020

6:00 p.m.

City Hall Conference Room
 800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: January 7, 2020

New Business:

1. EDC 2020-07 Building Permit Report for December 2019
2. EDC 2020-08 Building Inspection Report for December 2019
3. EDC 2020-09 Property Maintenance Report for December 2019
4. EDC 2020-10 Economic Development Report for January 2020
5. EDC 2020-11 Menard's – Final Plat of Resubdivision
6. EDC 2020-12 Kendall Marketplace – Final Plat and PUD Amendment
7. EDC 2020-13 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services
8. EDC 2020-14 7821 Route 71 (Special Use) 1.5 Mile Review

Old Business:

Additional Business:

2019/2020 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“Southside Development”	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
“Downtown and Riverfront Development”	5	Bart Olson, Tim Evans & Krysti Barksdale-Noble
“Metra Extension”	7	Bart Olson, Rob Fredrickson, Eric Dhuse, Krysti Barksdale-Noble & Erin Willrett
“Manufacturing and Industrial Development”	8 (tie)	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
“Expand Economic Development Efforts”	10	Krysti Barksdale-Noble & Lynn Dubajic
“Revenue Growth”	13	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
“Entrance Signage”	17	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 4, 2020
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. January 7, 2020
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2020-07 Building Permit Report for December 2019
 - Informational Item
 - Notes _____

2. EDC 2020-08 Building Inspection Report for December 2019

Informational Item

Notes _____

3. EDC 2020-09 Property Maintenance Report for December 2019

Informational Item

Notes _____

4. EDC 2020-10 Economic Development Report for January 2020

Informational Item

Notes _____

5. EDC 2020-11 Menard's Plat of Resubdivision

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

6. EDC 2020-12 Kendall Marketplace – Final Plat and PUD Amendment

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

7. EDC 2020-13 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

8. EDC 2020-14 7821 Route 71 (Special Use) 1.5 Mile Review

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

ADDITIONAL BUSINESS:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – January 7, 2020

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker
 Name Department

Agenda Item Notes:

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 7, 2020, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Vice-Chairman Jason Peterson

Alderman Ken Koch

Alderman Joel Frieders

Absent: Alderman Jackie Milschewski

Other City Officials

City Administrator Bart Olson

Community Development Director Krysti Barksdale-Noble

Senior Planner Jason Engberg

Code Official Pete Ratos

Alderman Chris Funkhouser

Other Guests

Lynn Dubajic, City Consultant

Katie Finlon, *Kendall County Record*

The meeting was called to order at 6:00pm by Vice-Chairman Jason Peterson.

Citizen Comments None

Minutes for Correction/Approval December 3, 2019

The minutes were approved by a unanimous voice vote.

New Business

1. EDC 2020-01 Building Permit Report for November 2019

Mr. Ratos reported 15 single-family detached homes and 16 single-family attached permits. He added that building has begun in Raintree.

2. EDC 2020-02 Building Inspection Report for November 2019

There were 315 inspections done in November mainly for single family homes. There is a slowdown in roof inspections now, but overall there are 836 roofs that have been/will be inspected.

3. EDC 2020-03 Property Maintenance Report for November 2019

Mr. Ratos said four cases were heard in November with one being for a vehicle without plates and with flat tires sitting in a driveway for 1.5 years. The owner was found liable and fined. The committee discussed possible legal options.

4. EDC 2020-04 Economic Development Report for December 2019

Ms. Dubajic noted her report in the packet and also highlighted other items:

1. Popeye's Chicken will come to Yorkville and will be located in front of Menards/next to Rosati's. It will be a free-standing store and open in about four months.
2. SEAL school has closed on their property.
3. Yorkville Professional Center (former Hatcher building) has new ownership. Castle Orthopedics has moved to main Rush campus.
4. Pho Shack Noodles opening.
5. Casa Santiago closed and will re-open as Butcher Block 360 in 3 weeks and cabinet business has opened here as well.
6. Bowling alley will re-open and be leased by owners of Roadhouse.
7. Perfection Park is under contract and assisted living facility to be built.
8. Raging Waves is adding a new slide.

5. EDC 2020-05 Annual Foreclosure Update

Ms. Noble stated foreclosures have decreased in the last two years and that Ward 4 had the highest number. Kendall County is no longer in the top five for foreclosures. Ms. Dubajic also noted a Channel 5 news item saying that Kendall County had the highest income level in Illinois.

6. EDC 2020-06 Comprehensive Plan Amendment Discussion

a. City Council Approved Changes

Mr. Engberg said five different projects had been approved since 2017 that contradict the future land use plan. That involved zoning and special uses and the amendment would be a cleanup for those items. Those projects were Cedarhurst, Casey's, Coffman Carpets, Heartland Business Center and Hively Windmill Farms.

Alderman Koch questioned if it would be a good move to change the zoning at Schoolhouse Road now. Ms. Noble replied staff is waiting to see who shows interest to avoid pre-empting any future development. This item will move forward to Public Hearing in February.

b. Eldamain Road Corridor

Ms. Noble said this is a Comp Plan amendment request for the Eldamain Corridor north of the train tracks. The County requested the City to look at this area for a possible change from estate/conservation zoning to industrial uses. She gave a history of this area and said the focus became 400 acres of industrial parcels along Eldamain south of Galena. She noted that most industrial users are heavy water users and need utilities. At that time, the city did not change the Comprehensive Plan.

The County has now sent another request for the City to reconsider this area's zoning since the State has approved \$45 million for Eldamain river crossing improvements. Ms. Noble asked the committee to look at this request and the changes that have occurred. She noted two parcels rezoned by the County in this area. She said the two options are to keep the current zoning or amend to general industrial or agriculture. She will forward this matter to the PZC depending on the recommendation.

Mr. Olson noted that this area has been considered a number of times for large State-initiated projects that were seeking sites. Alderman Frieders noted that if the City changes the zoning, it puts the City in line with the County vision. If the zoning does not change and the City is trying to attract industrial, it may not encourage the development of adjacent properties and could be a deterrent to development of the sites, said Mr. Olson. Ms. Noble noted that the parcels in questions are not actually in the City, but they would need water from the City. It was noted that Menards on Eldamain has their own well and they also pay for it.

The committee recommended that staff do a formal revision of the map.

Old Business:

1. EDC 2019-91 Art Program

This topic was discussed at a previous meeting and staff had requested feedback. Ms. Noble contacted various educational institutions requesting their input and coordination. The Parks and Rec Department contributed many ideas for projects and collaboration. Staff also came up with several possible projects and other communities were researched. She said staff is requesting to move forward with this plan and a draft ordinance was also provided for consideration.

Alderman Frieders say the buy-in from the schools is very important and projects become a “badge of honor” and will last many years. He said there could be a public art grants available as well and Ms. Noble added the costs could be varying. Mr. Frieders complimented the staff for a great job. Alderman Koch suggested taking the concept even beyond the school district and said projects like this afford exposure for art students beyond the projects. This will move forward to City Council for consideration.

Additional Business:

There was no further business and the meeting adjourned at 6:55pm.

Minutes respectfully submitted by Marlys Young, Minute Taker



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #1

Tracking Number

EDC 2020-07

Agenda Item Summary Memo

Title: Building Permit Report for December 2019

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: All permits issued in December 2019.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

December 2019

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached 1/1/12 thru 12/31/17</i>	SFA <i>Single Family Attached</i>	Multi-Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
December 2019	65	6	0	0	0	6	0	53	2,112,712.00	70,868.54
Calendar Year 2019	2143	143	0	35	0	117	0	1848	59,154,430.00	1,857,999.71
Fiscal Period 2020	1862	95	0	30	0	74	0	1663	41,684,450.00	1,246,169.99
December 2018	31	9	0	0	0	5	0	17	2,016,829.00	84,900.80
Calendar Year 2018	1005	210	14	36	0	130	0	615	55,529,975.00	2,523,390.39
Fiscal Period 2019	698	169	0	0	0	74	0	455	39,294,783.00	1,443,181.28
December 2017	49	9	1	12	0	10	0	17	3,031,142.00	285,721.30
Calendar Year 2017	930	69	85	12	1	155	0	608	70,056,246.00	2,622,579.27
Fiscal Period 2018	697	53	57	12	1	111	0	463	59,462,902.00	2,033,109.74
December 2016	31	0	6	0	0	5	0	20	1,576,272.00	101,679.76
Calendar Year 2016	855	46	105	0	0	121	0	573	36,639,237.00	1,843,802.42
Fiscal period 2017	634	39	76	0	0	80	0	439	28,157,061.00	1,380,584.08



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #2

Tracking Number

EDC 2020-08

Agenda Item Summary Memo

Title: Building Inspection Report for December 2019

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: All inspections scheduled in December 2019.

Council Action Previously Taken:

Date of Action: N/A Action Taken: N/A

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 01/02/2020
TIME: 10:50:10
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		047-REI REINSPECTION Comments1: 2ND, 3RD 4TH FLOORS	20170655	577 E KENDALL DR	4&5		12/02/2019
BF		048-FIN FINAL INSPECTION Comments1: FIRST FLOOR, BLD & ELEC PETE 219-775-582 Comments2: 9					12/02/2019
BF		008-FEM ROUGH FRM, ELE, MECH Comments1: ABBY 630-273-2528	20180075	1311 CAROLYN CT	6		12/17/2019
PR		009-PLR PLUMBING - ROUGH					12/18/2019
BF		010-INS INSULATION Comments1: ABBY					12/19/2019
BC		011-REI REINSPECTION Comments1: INSULATION					12/20/2019
BF		008-FEM ROUGH FRM, ELE, MECH Comments1: ABBY **PLEASE CALL FIRST 630-273-2528**	20180076	1303 CAROLYN CT	6		12/10/2019
PBF		009-PLR PLUMBING - ROUGH Comments1: ABBY **CALL FIRST 630-273-2528**					12/10/2019
BF		PM 010-INS INSULATION Comments1: Jennifer Garcia Abby Properties, LLC Comments2: 630-273-2528					12/11/2019
BF		008-REL ROUGH ELECTRICAL Comments1: ABBY PROPERTIES/JENNIFER 630-273-2528	20180077	1309 CAROLYN CT	6		12/26/2019
BF		009-REI REINSPECTION Comments1: RE- MECHANICAL ABBY 630-273-2528				12/30/2019	
BF		010-INS INSULATION Comments1: MECH REI					12/30/2019
BF		011-RFR ROUGH FRAMING					12/26/2019
BF		008-FEM ROUGH FRM, ELE, MECH Comments1: ABBY 630-273-2528	20180078	1305 CAROLYN CT	6		12/17/2019
PR		009-PLR PLUMBING - ROUGH Comments1: ABBY **CALL FIRST 630-273-2528**					12/18/2019
BF		010-INS INSULATION Comments1: ABBY 630-273-2528					12/19/2019

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	008-REL ROUGH ELECTRICAL	20180079	1307 CAROLYN CT	6		12/26/2019
		Comments1: ABBY PROPERTIES/JENNIFER	630-273-2528				
BF	_____	009-REI REINSPECTION					12/30/2019
		Comments1: RE- MECHANICAL	ABBY 630-273-2528				
BF	_____	010-INS INSULATION					12/30/2019
BF	_____	011-RFR ROUGH FRAMING					12/26/2019
BF	_____	008-FEM ROUGH FRM, ELE, MECH	20180080	1301 CAROLYN CT	6		12/10/2019
		Comments1: ABBY **PLEASE CALL FIRST	630-273-2528**				
PBF	_____	009-PLR PLUMBING - ROUGH					12/10/2019
		Comments1: ABBY **PLEASE CALL FIRST	630-273-2528**				
BF	_____	PM 010-INS INSULATION					12/11/2019
		Comments1: Jennifer Garcia					
		Abby Properties, LLC					
		Comments2: 630-273-2528					
BF	_____	007-RFR ROUGH FRAMING	20180083	1325 CAROLYN CT	5		12/03/2019
BF	_____	008-REL ROUGH ELECTRICAL					12/03/2019
BF	_____	009-RMC ROUGH MECHANICAL					12/03/2019
PR	_____	010-PLR PLUMBING - ROUGH					12/03/2019
BF	_____	AM 011-INS INSULATION					12/05/2019
		Comments1: ABBY PROPRS	630-273-2528				
BF	_____	007-RFR ROUGH FRAMING	20180084	1327 CAROLYN CT	5		12/03/2019
BF	_____	008-REL ROUGH ELECTRICAL					12/03/2019
BF	_____	009-RMC ROUGH MECHANICAL					12/03/2019
PR	_____	010-PLF PLUMBING - FINAL OSR READ					12/03/2019
BF	_____	011-INS INSULATION					12/05/2019
		Comments1: ABBY PROPRS	630-273-2528				
BF	_____	007-RFR ROUGH FRAMING	20180085	1329 CAROLYN CT	5		12/03/2019
BF	_____	008-REL ROUGH ELECTRICAL					12/03/2019
BF	_____	009-RMC ROUGH MECHANICAL					12/03/2019

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	010-PLR PLUMBING - ROUGH					12/03/2019
BF	_____ AM	011-INS INSULATION					12/05/2019
		Comments1: ABBY PROPRS 630-273-2528					
PR	_____	020-FIN FINAL INSPECTION	20180776	2009 SHETLAND CT	36		12/06/2019
PR	_____	021-PLF PLUMBING - FINAL OSR READ					12/06/2019
PR	_____	008-PLR PLUMBING - ROUGH	20180960	2431 ANNA MARIA LN	705		12/06/2019
BC	_____	009-RFR ROUGH FRAMING					12/09/2019
BC	_____	010-REL ROUGH ELECTRICAL					12/09/2019
BC	_____	011-RMC ROUGH MECHANICAL					12/09/2019
BC	_____	012-INS INSULATION					12/11/2019
PR	_____	008-CMR COMP ROUGH, FRM, ELE, MCH	20180961	2441 ANNA MARIA LN	706		12/20/2019
PR	_____ AM	009-INS INSULATION					12/26/2019
PR	_____	008-CMR COMP ROUGH, FRM, ELE, MCH	20180962	2451 ANNA MARIA LN	707		12/18/2019
BC	_____	009-INS INSULATION					12/20/2019
BC	_____	007-CRL CRAWL SPACE	20180963	2461 ANNA MARIA LN	708		12/04/2019
BC	_____	008-BSM BASEMENT FLOOR					12/04/2019
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20180997	2843 SILVER SPRINGS CT	251		12/09/2019
		Comments1: RYAN 331-223-6615					
BC	_____ AM	006-BSM BASEMENT FLOOR					02/11/2019
		Comments1: MIDWEST 815-839-8175					
BC	_____ AM	009-GAR GARAGE FLOOR					12/31/2019
BC	_____ AM	010-STP STOOP					12/31/2019
PR	_____ PM	001-CMR COMP ROUGH, FRM, ELE, MCH	20190120	208 E SOMONAUK ST		12/05/2019	
PR	_____	015-FIN FINAL INSPECTION	20190279	1992 MEADOWLARK LN	143		12/05/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					12/05/2019
E EI	_____	017-REI REINSPECTION					12/04/2019

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	009-CMR COMP ROUGH, FRM, ELE, MCH	20190292	1455 CRIMSON LN	222-1		12/03/2019
BC	_____	010-INS INSULATION					12/05/2019
BC	_____	011-PWK PRIVATE WALKS					12/09/2019
PR	_____	009-CMR COMP ROUGH, FRM, ELE, MCH	20190293	1453 CRIMSON LN	222-2		12/03/2019
BC	_____	010-INS INSULATION					12/05/2019
PR	_____	009-CMR COMP ROUGH, FRM, ELE, MCH	20190294	1451 CRIMSON LN	222-3	12/05/2019	
BC	_____	010-INS INSULATION					12/09/2019
PR	_____	009-CMR COMP ROUGH, FRM, ELE, MCH	20190295	1449 CRIMSON LN	222-4		12/05/2019
BC	_____	010-INS INSULATION					12/09/2019
PR	_____	009-RFR ROUGH FRAMING	20190296	1447 CRIMSON LN	222-5		12/05/2019
PR	_____	010-REL ROUGH ELECTRICAL					12/05/2019
PR	_____	011-RMC ROUGH MECHANICAL					12/05/2019
PR	_____	012-PLR PLUMBING - ROUGH					12/05/2019
BC	_____	013-INS INSULATION					12/05/2019
BF	_____	PM 006-RFR ROUGH FRAMING	20190371	2858 CRYDER WAY	445		12/04/2019
		Comments1: BUILDER WILL NOT BE THERE UNTIL NOON OR					
		Comments2: AFTER, KEVIN 630-508-0164, SEE INSP REPO					
		Comments3: RT TOO MANY ITEMS TO LIST HERE					
BF	_____	PM 007-REL ROUGH ELECTRICAL					12/04/2019
		Comments1: BUILDER WILL NOT BE THERE UNTIL NOON OR					
		Comments2: AFTER, KEVIN 630-508-0164, SEE INSP REPO					
		Comments3: RT TOO MANY ITEMS TO LIST HERE					
BF	_____	PM 008-RMC ROUGH MECHANICAL					12/04/2019
		Comments1: BUILDER WILL NOT BE THERE UNTIL NOON OR					
		Comments2: AFTER, KEVIN 630-508-0164, SEE INSP REP					
		Comments3: ORT TOO MANY ITEMS TO LIST HERE					
PBF	_____	PM 009-PLR PLUMBING - ROUGH					12/04/2019
		Comments1: BUILDER WILL NOT BE THERE UNTIL NOON OR					
		Comments2: AFTER, KEVIN 630-508-0164					
BF	_____	010-FEM ROUGH FRM, ELE, MECH					12/12/2019
		Comments1: REINSPECTIONS KEVIN 630-508-0164					

DATE: 01/02/2020
TIME: 10:50:10
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		011-PLR PLUMBING - ROUGH Comments1: REINSPECTION KEVIN 630-508-0164					12/12/2019
PR		008-FIN FINAL INSPECTION	20190419	508 CENTER PKWY	6B		12/05/2019
PR		009-PLF PLUMBING - FINAL OSR READ					12/05/2019
AS		010-MIS MISCELLANEOUS Comments1: HEALTH DEPT APPROVAL					12/05/2019
PR		005-FIN FINAL INSPECTION	20190436	129 COMMERCIAL DR	1		12/19/2019
PR		006-PLF PLUMBING - FINAL OSR READ					12/19/2019
BC	pm	014-INS INSULATION	20190529	494 SHADOW WOOD DR	102		12/02/2019
PR		015-FIN FINAL INSPECTION	20190544	822 ALEXANDRA LN	31		12/17/2019
PR		016-PLF PLUMBING - FINAL OSR READ					12/17/2019
E EI		017-EFL ENGINEERING - FINAL INSPE				12/19/2019	
PR		013-FIN FINAL INSPECTION	20190687	830 ALEXANDRA LN	35		12/23/2019
PR		014-PLF PLUMBING - FINAL OSR READ					12/23/2019
E EI		015-EFL ENGINEERING - FINAL INSPE					12/19/2019
BC		001-FIN FINAL INSPECTION Comments1: SOLAR	20190880	2601 LILAC WAY	309		12/02/2019
GH		002-FIN FINAL INSPECTION	20191085	2027 SWITCHGRASS LN	140		12/09/2019
BC		001-FIN FINAL INSPECTION Comments1: NO ICE & WATER INSPECTION ON FILE	20191096	1722 JOHN ST	174		12/02/2019
BC	10:00	001-FIN FINAL INSPECTION Comments1: VIVINT-BRIAN 773-600-7310	20191116	472 HONEYSUCKLE LN	159		12/09/2019
PR		013-FIN FINAL INSPECTION	20191289	372 WESTWIND DR	13		12/03/2019
PR		014-PLF PLUMBING - FINAL OSR READ					12/03/2019
E EI		015-EFL ENGINEERING - FINAL INSPE Comments1: AM					12/04/2019
BC	AM	006-BSM BASEMENT FLOOR	20191323	2082 SQUIRE CIR	181		12/02/2019

DATE: 01/02/2020
TIME: 10:50:10
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	007-CMR COMP ROUGH, FRM, ELE, MCH					12/23/2019
PR	_____	008-INS INSULATION					12/27/2019
BF	_____	009-PPS PRE-POUR, SLAB ON GRADE Comments1: GAR STOOP					12/18/2019
BC	_____	AM 010-STP STOOP					12/30/2019
PR	_____	012-FIN FINAL INSPECTION	20191324	4355 E MILLBROOK CIR	210		12/03/2019
PR	_____	013-PLF PLUMBING - FINAL OSR READ					12/03/2019
E EI	_____	014-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP					12/03/2019
PR	_____	PM 008-CMR COMP ROUGH, FRM, ELE, MCH	20191335	459 NORWAY CIR	81		12/19/2019
BC	_____	AM 009-INS INSULATION					12/23/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ	20191400	3252 LAUREN DR	119		12/06/2019
BC	_____	015-FIN FINAL INSPECTION					12/10/2019
PR	_____	003-PLU PLUMBING - UNDERSLAB	20191448	4100 N BRIDGE ST			12/16/2019
PR	_____	PM 004-PLU PLUMBING - UNDERSLAB Comments1: CANCELLED				12/18/2019	
PR	_____	005-PLU PLUMBING - UNDERSLAB Comments1: KEITH 630-688-1815					12/19/2019
BC	_____	001-FTG FOOTING	20191451	4100 N BRIDGE ST			12/04/2019
BC	09:30	002-FOU FOUNDATION Comments1: LENNY'S JOEL 708-227-6120					12/06/2019
BC	08:00	003-FOU FOUNDATION Comments1: CAR WASH TUNNEL					12/11/2019
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: KEITH 630-688-1815					12/27/2019
PR	_____	013-FIN FINAL INSPECTION	20191452	4408 E MILLBROOK CIR	265		12/17/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					12/17/2019
E EI	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					12/18/2019

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PR	_____	012-FIN FINAL INSPECTION	20191469	303 FONTANA DR	57		12/19/2019
PR	_____	013-PLF PLUMBING - FINAL OSR READ					12/19/2019
EEI	_____	014-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					12/19/2019
BC	_____	002-FIN FINAL INSPECTION Comments1: NO STILES IN GUARD AT LANDING	20191474	2825 SHERIDAN CT	207		12/05/2019
BC	_____	003-REI REINSPECTION Comments1: MICHAEL 708-825-7187					02/11/2019
BC	_____	001-FIN FINAL INSPECTION Comments1: ROOF & SIDING, NO ICE & WATER INSPECTION Comments2: ON FILE	20191646	2347 SUMAC DR	20		12/02/2019
BC	_____	001-FIN FINAL INSPECTION	20191657	103 E BLACKBERRY LN			12/31/2019
PBF	_____	008-PLR PLUMBING - ROUGH Comments1: 331-223-6615	20191681	4268 E MILLBROOK CIR	281		12/13/2019
BC	_____	009-FEM ROUGH FRM, ELE, MECH					12/13/2019
BC	_____	010-INS INSULATION Comments1: JIM 331-223-6615					12/17/2019
BC	_____	AM 011-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE & STOOPS, MIDWEST 815-839-8175					12/12/2019
BC	_____	003-FIN FINAL INSPECTION	20191685	2392 IROQUOIS LN	31		12/17/2019
BC	_____	002-INS INSULATION Comments1: USE FOAM TO SEAL AROUND KITCHEN WINDOW, Comments2: FIRE SEAL ALL PENETRATION FROM BASEMENT Comments3: TO TOP PLATES	20191698	208 SOMONAUK ST			12/13/2019
BC	13:00	003-INS INSULATION Comments1: REINSPECTION					12/16/2019
BC	_____	007-BSM BASEMENT FLOOR	20191730	2471 ANNA MARIA LN	709		12/17/2019
BC	_____	001-FIN FINAL INSPECTION Comments1: SOLAR	20191735	2879 CRANSTON CIR			12/10/2019
PR	_____	009-RFR ROUGH FRAMING	20191738	2111 TREMONT AVE	458		12/04/2019
PR	_____	010-REL ROUGH ELECTRICAL					12/04/2019

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PR	_____	011-RMC ROUGH MECHANICAL					12/04/2019
PR	_____	012-PLR PLUMBING - ROUGH					12/04/2019
BC	_____	013-INS INSULATION					12/06/2019
BC	_____	014-WK SERVICE WALK					12/26/2019
BC	_____	015-EPW ENGINEERING- PUBLIC WALK					12/30/2019
PR	_____	010-RFR ROUGH FRAMING	20191739	2125 TREMONT AVE	457		12/02/2019
PR	_____	011-REL ROUGH ELECTRICAL					12/02/2019
PR	_____	012-RMC ROUGH MECHANICAL					12/02/2019
PR	_____	013-PLR PLUMBING - ROUGH					12/02/2019
PR	_____	014-INS INSULATION Comments1: STACK					12/04/2019
BC	_____	PM 015-WK SERVICE WALK					12/26/2019
BC	_____	016-EPW ENGINEERING- PUBLIC WALK					12/30/2019
BC	_____	009-FEM ROUGH FRM, ELE, MECH	20191740	2105 TREMONT AVE	459		12/06/2019
PR	_____	010-PLR PLUMBING - ROUGH					12/06/2019
BF	_____	011-INS INSULATION Comments1: LENNAR 224-358-6669					12/10/2019
BC	_____	012-WK SERVICE WALK					12/26/2019
BC	_____	013-EPW ENGINEERING- PUBLIC WALK					12/30/2019
PR	_____	007-CMR COMP ROUGH, FRM, ELE, MCH	20191742	2006 SQUIRE CIR	201		12/23/2019
BF	_____	008-INS INSULATION Comments1: JIM 331-223-6615					12/18/2019
BC	_____	009-PPS PRE-POUR, SLAB ON GRADE Comments1: GAR, STOOPS					12/13/2019
BC	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE & STOOPS	20191743	2842 KETCHUM CT	212		12/04/2019
PR	_____	009-CMR COMP ROUGH, FRM, ELE, MCH					12/06/2019

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BC	_____	010-INS INSULATION					12/10/2019
BC	13:00	001-FIN FINAL INSPECTION Comments1: SOLAR	20191744	2752 GOLDENROD DR	250		12/19/2019
BC	_____	010-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND 331-431-3168 PATIO STOOPS GARAGE Comments2: FLOOR	20191749	1858 WREN RD	2884		12/03/2019
BC	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND 331-431-3168 PATIO STOOPS GARAGE Comments2: FLOOR	20191751	1856 WREN RD	2883		12/03/2019
BC	_____	007-PPS PRE-POUR, SLAB ON GRADE	20191752	1854 WREN RD	2882		12/03/2019
BC	_____	009-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND 331-431-3168 PATIO STOOPS GARAGE Comments2: FLOOR	20191753	1852 WREN RD	2881		12/03/2019
GH	_____	002-FIN FINAL INSPECTION	20191775	1876 WILD INDIGO LN	78		12/05/2019
PBF	_____	PM 005-PLU PLUMBING - UNDERSLAB Comments1: RYAN 331-223-6615	20191826	2820 OWEN CT	174		12/09/2019
BF	_____	PM 006-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175					12/10/2019
PR	_____	007-CMR COMP ROUGH, FRM, ELE, MCH					12/26/2019
BC	_____	008-INS INSULATION					12/30/2019
BF	_____	009-PPS PRE-POUR, SLAB ON GRADE Comments1: GAR STOOP					12/18/2019
PR	_____	011-INS INSULATION				12/30/2019	
PR	_____	006-CMR COMP ROUGH, FRM, ELE, MCH	20191827	2805 GAINS CT	196		12/20/2019
PR	_____	007-INS INSULATION					12/26/2019
BC	_____	AM 004-BSM BASEMENT FLOOR Comments1: UPLAND JEFF 630-330-6705	20191859	2031 WREN RD	26		12/13/2019
BC	_____	005-STP STOOP					12/23/2019
PR	_____	007-CMR COMP ROUGH, FRM, ELE, MCH Comments1: ANCHOR BOLTS IN GARAGE NEED NUTS	20191860	1971 WREN RD	20		12/16/2019

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BC	_____	008-INS INSULATION					12/19/2019
BC	_____	009-STP STOOP					12/23/2019
BC	_____	006-BSM BASEMENT FLOOR	20191864	1111 BLACKBERRY SHORE LN	45		12/03/2019
		Comments1: NORWOOD 630-904-2288					
PR	_____	007-CMR COMP ROUGH, FRM, ELE, MCH					12/20/2019
PR	_____	008-INS INSULATION					12/27/2019
PBF	_____	006-PLF PLUMBING - FINAL OSR READ	20191914	2971 GRANDE TR	389		12/12/2019
		Comments1: BASEMENT FINISH, ANGUS 815-669-0377					
BC	_____	007-FIN FINAL INSPECTION					12/12/2019
BC	_____	001-FTG FOOTING	20191937	2165 HEARTHSTONE AVE	428		12/30/2019
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT	20191938	2181 HEARTHSTONE AVE	427	12/09/2019	
		Comments1: VERUNA 630-387-2100					
PR	_____	005-PLU PLUMBING - UNDERSLAB	20191939	2058 INGEMUNSON LN	143		12/19/2019
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20191940	2781 GAINS CT	190		12/09/2019
		Comments1: RYAN 331-223-6615					
BC	_____	006-BSM BASEMENT FLOOR					12/11/2019
		Comments1: MIDWEST 815-839-8175					
BF	_____	007-PPS PRE-POUR, SLAB ON GRADE					12/18/2019
		Comments1: GAR STOOP					
PR	_____	008-CMR COMP ROUGH, FRM, ELE, MCH					12/27/2019
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191970	2531 LYMAN LOOP			12/23/2019
BC	_____	AM 001-FTG FOOTING	20191972	1124 REDWOOD DR	50		12/09/2019
		Comments1: RSS-KEN 630-546-0735					
PR	_____	002-ESW ENGINEERING - SEWER / WAT					12/06/2019
BC	_____	AM 003-FOU FOUNDATION					12/12/2019
		Comments1: RSS-KEN 630-546-0735					
BC	_____	PM 004-BKF BACKFILL					12/16/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT	20191981	1867 WREN RD	289	12/05/2019	
		Comments1: VERUNA					

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BC	_____	001-FIN FINAL INSPECTION	20191987	1522 ORCHID ST	201		12/20/2019
		Comments1: SUMMIT SOLAR 815-546-2306 INSPECTOR NOTE					
		Comments2: S: CLIP INVERTER WIRES UNDER PANELS TO A					
		Comments3: VOID TOUCHING ROOF					
BC	_____	002-REI REINSPECTION					12/31/2019
GH	_____	003-FIN FINAL INSPECTION	20191993	2506 LYMAN LOOP			12/09/2019
BC	_____	002-FIN FINAL INSPECTION	20192009	1222 TAUS CIR	122		12/17/2019
		Comments1: DECK, R507 SEE INSPECTION TICKET, REINSP					
		Comments2: ECTION REQUIRED					
BC	_____	003-REI REINSPECTION					12/19/2019
BC	_____	001-FTG FOOTING	20192031	2831 KETCHUM CT	216		12/06/2019
BF	_____ AM	002-FOU FOUNDATION					12/10/2019
		Comments1: MIDWEST 815-839-8175					
BC	_____ AM	003-BKF BACKFILL					12/13/2019
		Comments1: MIDWEST 815-839-8175					
PBF	_____	004-WAT WATER					12/13/2019
		Comments1: AL'S 630-492-7635					
PR	_____	005-PLU PLUMBING - UNDERSLAB					12/23/2019
BC	_____	006-BSM BASEMENT FLOOR					12/26/2019
PR	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20192032	502 W KENDALL DR			12/27/2019
		Comments1: JACK 630-549-5400					
BC	_____ PM	001-PHF POST HOLE - FENCE	20192036	931 CANYON TR	128		12/02/2019
PR	09:00	001-FEM ROUGH FRM, ELE, MECH	20192040	2575 EMERALD LN	131		12/30/2019
BC	_____	001-FIN FINAL INSPECTION	20192044	1808 COUNTRY HILLS DR	17		12/12/2019
BC	_____	003-FIN FINAL INSPECTION	20192048	1502 WALSH DR	191		12/09/2019
BC	_____	001-FIN FINAL INSPECTION	20192052	349 POPLAR DR	89		12/11/2019
		Comments1: NO ICE AND WATER SHIELD INSPECTION RECOR					
		Comments2: DED.					
BC	_____ AM	001-FIN FINAL INSPECTION	20192053	492 HONEYSUCKLE LN	165		12/05/2019
		Comments1: WINDOW					

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BC	_____ AM	002-PHD POST HOLE - DECK	20192057	663 BIRCHWOOD DR	146		12/04/2019
		Comments1: 2 ADDITIONAL POST HOLES					
BC	10:00	003-RFR ROUGH FRAMING					12/06/2019
		Comments1: NICK 630-400-1732					
BC	_____	004-FIN FINAL INSPECTION					12/19/2019
BC	_____	001-FIN FINAL INSPECTION	20192067	2012 RAINTREE RD	82		12/03/2019
GH	_____	001-FIN FINAL INSPECTION	20192071	408 W RIDGE ST			12/27/2019
BC	08:30	001-FIN FINAL INSPECTION	20192078	4561 GARDINER AVE	1100		12/12/2019
		Comments1: SOLAR, GEORGE 951-746-7966					
BC	_____	001-FTG FOOTING	20192082	2073 SQUIRE CIR	214		12/11/2019
		Comments1: MIDWEST 815-839-8175					
BC	11:00	002-FOU FOUNDATION					12/13/2019
		Comments1: MIDWEST					
BF	_____	003-BKF BACKFILL					12/18/2019
PR	_____	004-WAT WATER					12/18/2019
BC	_____ PM	001-FTG FOOTING	20192083	524 SHADOW WOOD DR	99		12/05/2019
BF	_____	002-FOU FOUNDATION					12/11/2019
		Comments1: MIDWEST 815-839-8175					
BC	_____ AM	003-BKF BACKFILL					12/16/2019
PR	_____ PM	004-ESW ENGINEERING - SEWER / WAT					12/17/2019
PR	_____	005-PLU PLUMBING - UNDERSLAB					12/26/2019
BF	_____	001-FTG FOOTING	20192084	3151 LAUREN DR	88		12/18/2019
		Comments1: MIDWEST 815-839-8175 PLEASE DO THIS ONE					
		Comments2: AFTER THE CONCRETE IN GRANDE RESERVE					
PR	_____	002-FOU FOUNDATION					12/27/2019
		Comments1: MIDWEST 815-839-8175					
BC	_____	001-FTG FOOTING	20192085	3267 BOOMBAH BLVD	142		12/19/2019
BC	_____ PM	002-FOU FOUNDATION					12/26/2019
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20192092	1111 GOLDFINCH AVE	298		12/03/2019
		Comments1: TRENCH CHINO 630-453-9281					

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BC	_____	AM 002-FOU FOUNDATION Comments1: CAP CHINO 630-453-9281					12/16/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: NOT READY FOR INSPECTION				12/23/2019	
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: TRENCH CHINO 630-453-9281	20192093	1113 GOLDFINCH AVE	298-2		12/03/2019
BC	_____	AM 002-FOU FOUNDATION Comments1: CAP CHINO 630-453-9281					12/16/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: NOT READY FOR INSPECTION				12/23/2019	
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: TRENCH CHINO 630-453-9281	20192094	1115 GOLDFINCH AVE	298-3		12/03/2019
BC	_____	AM 002-FOU FOUNDATION Comments1: CAP CHINO 630-453-9281					12/16/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: SEWER INSPECTION ONLY					12/23/2019
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: TRENCH CHINO 630-453-9281	20192095	1117 GOLDFINCH AVE	298-4		12/03/2019
BC	_____	AM 002-FOU FOUNDATION Comments1: CAP CHINO 630-453-9281					12/16/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: SEWER INSPECTION ONLY					12/23/2019
BC	_____	002-FOU FOUNDATION	20192096	1887 WREN RD	2901		12/04/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT					12/17/2019
BC	_____	002-FOU FOUNDATION	20192097	1885 WREN RD	2902		12/04/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT					12/17/2019
BC	_____	002-FOU FOUNDATION	20192098	1883 WREN RD	2903		12/04/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT					12/17/2019
BC	_____	002-FOU FOUNDATION	20192099	1881 WREN RD	2904		12/04/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT					12/17/2019

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PBF	_____	003-SEW SEWER INSPECTION Comments1: VERUNA 630-387-2001	20192100	1121 GOLDFINCH AVE	2971		12/13/2019
PR	_____	004-WAT WATER					12/16/2019
PBF	_____	PM 003-SEW SEWER INSPECTION Comments1: ALL OF THESE ARE FOR PM	20192101	1123 GOLDFINCH AVE	2972		12/13/2019
PR	_____	004-WAT WATER					12/16/2019
PBF	_____	003-SEW SEWER INSPECTION	20192102	1125 GOLDFINCH AVE	2973		12/13/2019
PR	_____	004-WAT WATER					12/16/2019
BC	_____	002-FOU FOUNDATION Comments1: UPLAND 630-453-9281	20192103	1127 GOLDFINCH AVE	2974		12/09/2019
PBF	_____	003-ESW ENGINEERING - SEWER / WAT					12/13/2019
PR	_____	004-WAT WATER					12/16/2019
BC	_____	AM 002-FOU FOUNDATION	20192106	3182 MATLOCK DR	664		12/02/2019
PBF	_____	AM 003-WAT WATER Comments1: HOLIDAY 847-526-3788					12/11/2019
PBF	_____	AM 004-ESS ENGINEERING - STORM Comments1: HOLIDAY 847-526-3788					12/11/2019
BF	_____	005-BKF BACKFILL Comments1: DOUG 847-456-4607					12/10/2019
BC	_____	003-BKF BACKFILL Comments1: TRENCH CHINO 630-453-9281	20192107	3020 JUSTICE DR	631		12/03/2019
PBF	_____	AM 004-WAT WATER Comments1: HOLIDAY 847-526-3788					12/11/2019
PBF	_____	AM 005-ESS ENGINEERING - STORM Comments1: HOLIDAY 847-526-3788					12/11/2019
PR	_____	AM 006-PLU PLUMBING - UNDERSLAB					12/27/2019
BC	_____	PM 007-BSM BASEMENT FLOOR					12/30/2019
BC	_____	002-FOU FOUNDATION	20192108	1627 SHETLAND LN	39		12/04/2019
BF	11:00	003-BKF BACKFILL Comments1: UPLAND 630-330-6292					12/09/2019

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PR	_____	004-PLU PLUMBING - UNDERSLAB					12/18/2019
BC	_____	AM 002-FOU FOUNDATION	20192109	1644 SHETLAND LN	46		12/02/2019
BF	11:00	003-BKF BACKFILL Comments1: UPLAND 630-330-6292					12/09/2019
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: MIKE 815-210-3338				12/10/2019	
PR	_____	005-PLU PLUMBING - UNDERSLAB					12/18/2019
BC	_____	003-BKF BACKFILL Comments1: UPLAND 630-330-6705	20192110	2021 WREN RD	25		12/03/2019
PR	_____	004-PLU PLUMBING - UNDERSLAB					12/04/2019
PBF	_____	005-ESW ENGINEERING - SEWER / WAT Comments1: MIKE 815-210-3338				12/10/2019	
BC	_____	006-BSM BASEMENT FLOOR Comments1: AND CRWL					12/20/2019
BC	_____	001-FIN FINAL INSPECTION Comments1: SIDING, WINDOWS	20192124	302 W DOLPH ST			12/11/2019
PBF	_____	001-PLR PLUMBING - ROUGH Comments1: PLEASE CALL FIRST MATT 630-273-1151 KITC Comments2: HEN REMODEL	20192125	538 BUCKTHORN CT	81		12/10/2019
BC	_____	002-REL ROUGH ELECTRICAL					12/10/2019
BC	_____	003-RFR ROUGH FRAMING					12/10/2019
BC	09:00	004-INS INSULATION Comments1: ONE WALL ONLY					02/11/2019
BC	14:30	001-PPS PRE-POUR, SLAB ON GRADE Comments1: DUPLICATE	20192138	1100 W VETERANS PKWY		12/26/2019	
PR	_____	PM 002-UGE UNDERGROUND ELECTRIC					12/23/2019
PR	_____	003-PLU PLUMBING - UNDERSLAB					12/23/2019
BC	_____	PM 004-PPS PRE-POUR, SLAB ON GRADE Comments1: GRAHAM 630-379-6693					12/26/2019
PR	_____	001-FIN FINAL INSPECTION	20192145	1991 S BRIDGE ST			12/20/2019

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BC	10:30	001-FTG FOOTING Comments1: NORWOOD 630-904-2288	20192150	911 BLACKBERRY SHORE LN	25		12/04/2019
BC	08:00	002-FOU FOUNDATION Comments1: NORWOOD, CONCRETE & 10					12/10/2019
BC	_____	003-BKF BACKFILL Comments1: NORWOOD 630-904-2288					12/17/2019
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					12/23/2019
BC	_____	002-ROF ROOF UNDERLAYMENT ICE & W	20192152	108 NADEN CT	73		12/03/2019
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20192160	1733 JOHN ST	186		12/03/2019
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20192162	1136 HOMESTEAD DR	42		12/05/2019
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20192164	724 ARROWHEAD DR	12		12/05/2019
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JOS JAMES 224-523-5554	20192171	311 W KENDALL DR	8		12/05/2019
BC	_____	001-FTG FOOTING	20192175	1654 SHETLAND LN	47		12/17/2019
BC	_____	002-FOU FOUNDATION Comments1: UPLAND JESU 630-453-9281					12/20/2019
PR	_____	003-ESW ENGINEERING - SEWER / WAT					12/27/2019
BC	13:00	001-FIN FINAL INSPECTION Comments1: WATER HEATER	20192181	522 RED TAIL LN	22		12/17/2019
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: WISE GUYS 630-827-2019	20192183	1987 WESTON AVE	49		12/12/2019
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AMERICAN QUALITY ROOF	20192184	2221 IROQUOIS LN	18		12/13/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20192204	307 FAIRHAVEN DR	14		12/20/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20192217	508 W KENDALL DR			12/23/2019

DATE: 01/02/2020
 TIME: 10:50:10
 ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
 CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:		BDO COMMERCIAL BUILD-OUT			5		
		BSM BASEMENT REMODEL			2		
		COM COMMERCIAL BUILDING			9		
		CRM COMMERCIAL REMODEL			4		
		DCK DECK			8		
		ELE ELECTRICAL UPGRADE			1		
		FNC FENCE			2		
		HVC HVAC UNIT/S			1		
		REM REMODEL			8		
		ROF ROOFING			14		
		RS ROOFING & SIDING			3		
		SFA SINGLE-FAMILY ATTACHED			84		
		SFD SINGLE-FAMILY DETACHED			157		
		SID SIDING			2		
		SOL SOLAR PANELS			7		
		WHR WATER HEATER REPLACEMENT			1		
		WIN WINDOW REPLACEMENT			3		
INSPECTION SUMMARY:		BKF BACKFILL			10		
		BSM BASEMENT FLOOR			11		
		CMR COMP ROUGH, FRM, ELE, MCH PLR			16	16 x 4 = 64 inspections	
		CRL CRAWL SPACE			1		
		EFL ENGINEERING - FINAL INSPECTION			6		
		EPW ENGINEERING- PUBLIC WALK			3		
		ESS ENGINEERING - STORM			2		
		ESW ENGINEERING - SEWER / WATER			17		
		FEM ROUGH FRM, ELE, MECH			8	8 x 3 = 24 inspections	
		FIN FINAL INSPECTION			38		
		FOU FOUNDATION			22		
		FTG FOOTING			10		
		GAR GARAGE FLOOR			1		
		INS INSULATION			34		
		MIS MISCELLANEOUS			1		
		PHD POST HOLE - DECK			1		
		PHF POST HOLE - FENCE			1		
		PLF PLUMBING - FINAL OSR READY			13		
		PLR PLUMBING - ROUGH			15		
		PLU PLUMBING - UNDERSLAB			15		
		PPS PRE-POUR, SLAB ON GRADE			16		
		PWK PRIVATE WALKS			1		
		REI REINSPECTION			8		
		REL ROUGH ELECTRICAL			11		
		RFR ROUGH FRAMING			12		
		RMC ROUGH MECHANICAL			8		
		ROF ROOF UNDERLAYMENT ICE & WATER			11		
		SEW SEWER INSPECTION			3		
		STP STOOP			4		

DATE: 01/02/2020
TIME: 10:50:10
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 12/01/2019 TO 12/31/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		UGE UNDERGROUND ELECTRIC			1		
		WAT WATER			8		
		WK SERVICE WALK			3		
INSPECTOR SUMMARY:		AS AMY SERBY, ENVIRONMENTAL KEN C			1		
		BC BOB CREADEUR			133		
		BF B&F INSPECTOR CODE SERVICE			47		
		EEI ENGINEERING ENTERPRISES			7		
		GH GINA HASTINGS			4		
		PBF BF PLUMBING INSPECTOR			22		
		PR PETER RATOS			97		
STATUS SUMMARY:	A	PR			1		
	C	BC			28		
	C	EEI			3		
	C	GH			4		
	C	PBF			1		
	C	PR			8		
	I	BC			104		
	I	BF			45		
	I	EEI			1		
	I	PBF			21		
	I	PR			79		
	T	AS			1		
	T	BC			1		
	T	BF			2		
	T	EEI			3		
	T	PR			9		

REPORT SUMMARY: 311
391 total



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #3

Tracking Number

EDC 2020-09

Agenda Item Summary Memo

Title: Property Maintenance Report for December 2019

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at <http://www.yorkville.il.us/320/City-Council>



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: December 31, 2019
Subject: December Property Maintenance

Property Maintenance Report December 2019

Adjudication:

11 Property Maintenance Cases heard in December

12/09/2019

N 4059	1802 Candleberry Ln	Building Permits	Continued
N 4060	Lot 6 Yorkville Bus Center	Fencing Standards	Dismissed
N 4061	883 Canyon Tr	Motor Vehicle	Dismissed
N 4062	204 B Hillcrest Ave	Motor Vehicle	Dismissed

12/23/2019

N 4063	401 Honeysuckle Ln	Plumbing Codes	Dismissed
N 4064	1411-1447 Cannonball Tr	Exterior Property	Liabe \$150
N 4065	1411-1447 Cannonball Tr	Screenings	Liabe \$150
N 4066	2754 Alan Dale Ln	Fencing Standards	Liabe \$150
N 4067	983 S Carly Cir	Weeds	Liabe \$750
N 4068	1023 S Carly Cir	Junk, Trash	Liabe \$750
N 4069	1032 S Carly Cir	Junk, Trash	Liabe \$750



Case Report

12/1/2019 - 12/31/2019

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING
20190753	12/27/2019	Kendall Marketplace/107	Stop Sign in Need of Repair	IN VIOLATION				
20190752	12/27/2019	2754 Alan Dale Ln	Fence in Disrepair	IN VIOLATION	12/27/2019			
20190751	12/27/2019	1411-1447 Cannonball Tr	Accessory Structures	IN VIOLATION	12/27/2019			
20190750	12/27/2019	1032 S Carly Cir	Junk, Trash & Refuse	IN VIOLATION	12/27/2019			
20190749	12/27/2019	1023 S Carly Cir	Junk, Trash & Refuse	IN VIOLATION	12/27/2019			
20190748	12/27/2019	983 S Carly Cir	Grass & Weeds	IN VIOLATION	12/27/2019			
20190747	12/18/2019	605 S Bridge St	Trailer Parking	IN VIOLATION	12/19/2019			
20190746	12/18/2019	1421 N Bridge St	Wind Feathers Installed without Permit	IN VIOLATION	12/19/2019			
20190745	12/17/2019	102 W Fox St	Parking	IN VIOLATION	12/18/2019			
20190744	12/16/2019	1882 Walsh Dr	Trailer Parking	IN VIOLATION	12/17/2019			
20190743	12/16/2019	1883 Walsh Dr	Vehicle	IN VIOLATION	12/17/2019			
20190742	12/12/2019	1006 State St	Vehicle	CLOSED	12/13/2019	COMPLIANT		
20190741	12/12/2019	828 Greenfield Turn	Fence in Disrepair	IN VIOLATION	12/13/2019			
20190740	12/12/2019	2012 Deerpoint	Vehicle	IN VIOLATION	12/13/2019			
20190739	12/11/2019	985 Erica Ln	Sign without Permit	IN VIOLATION	12/12/2019			
20190738	12/11/2019	2184 Northland	Vehicle	IN VIOLATION	12/12/2019			
20190737	12/10/2019	1833 Walsh Dr	Vehicle	CLOSED	12/11/2019	COMPLIANT		
20190736	12/10/2019	1837 Aster Dr	Vehicle	IN VIOLATION	12/11/2019			
20190735	12/10/2019	433 E Barberry Cir	Boat/Trailer Parking	IN VIOLATION	12/11/2019			
20190734	12/10/2019	1124 Redwood Dr	Gravel on Street	CLOSED		COMPLIANT		
20190733	12/9/2019	242 Greenbriar Rd	Fence in Disrepair	IN VIOLATION	12/9/2019			
20190732	12/9/2019	841 Greenfield	Branches	IN VIOLATION				
20190731	12/9/2019	MEADOWLARK &	DEBRIS	IN VIOLATION				
20190730	12/6/2019	1032 S Carly Cir	Debris in Empty Lot	DUPLICATE				
20190729	12/4/2019	104 E Kendall Dr	Trailer Parking	CLOSED	12/5/2019	COMPLIANT		

20190728	12/4/2019	2765 Cranston Cir	Unlicensed Vehicle on Street	CLOSED				
20190727	12/4/2019	119 Palmer Ct	Unlicensed Vehicle on Street	CLOSED				
20190726	12/3/2019	204 B Hillcrest	Vehicle	CLOSED	12/4/2019	COMPLIANT		
20190725	12/2/2019	700 Morgan St	Vehicle	IN VIOLATION	12/3/2019			
20190724	12/2/2019	1006 State St	Vehicle Parking	CLOSED	12/3/2019	COMPLIANT		
20190723	12/2/2019	1226 Willow Way	Vehicle	IN VIOLATION	12/3/2019		12/13/2019	1/13/2020

Total Records: 31

12/31/2019



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #4

Tracking Number

EDC 2020-10

Agenda Item Summary Memo

Title: Economic Development Report for January 2020

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560
Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for February 2020 EDC Meeting of the United City of Yorkville

January 2020 Activity

Downtown Redevelopment:

- Working with Polo Jimenz and family. **“Casa Santiago”** has permanently closed and renovations are being completed to transition to their new Farm to Table concept. The new restaurant name is **“Butcher Block 360”**. The new restaurant will have a grand opening in February, but is actually conducting a soft opening at this time. If parties are interested in hours of operations at this point, they should check Polo Jimenz’s Facebook page.
- Working with the owners of **“Bella Donna”** as they begin a new concept in their existing space. “Bella Donna” will cease operations at the end of February. The business will be closed for 1 to 2 weeks for some cosmetic adjustments and new signage, and will reopen as **“Mandrake”**. The new “Mandrake” concept will be open for lunch and dinner. Their focus will be seasonal small plates, and fine dining with wine pairings.
- Working with Shawn LaBrasseur from “Build For Tomorrow” on the **“Kendall County Family Bureau Building”**, as his group prepares to begin discussion with City on the redevelopment of the building.

Development south of Fox River:

- Working with a number of businesses that are looking at **“Fountain Village”** for leased space.
- Working with owners of **“Mike More Miles”**, who are now operating the former Merlin’s location on South Bridge Street. This operation is providing all the same services as Merlin’s, and has the same friendly staff. They are also fulfilling all guarantee work by this former and all Merlin’s locations.
- Working with RAMM development group who has put the former **“Par-Fection”** property under contract. The project has now officially been named **“Royal Oasis Senior Living of Yorkville”**. RAMM has hired HR Green to develop the plan. The group has met with City Staff, and is aiming for an early February application submittal date.

Development north of the Fox River:

- **Kendall Crossing**...Construction continues for **“Hacienda Real”** building (opening early in 2020), and **“The Opal Banquet and Event Center”** (opening later in 2020).
- Working with TJ Nguyen who is preparing to open **“Pho Shack Noodles & Grill”** at 1218 N. Bridge Street. This 1,256 square foot space at Yorkville Marketplace, is located between Little Caesars and Fast Burrito. TJ’s goal is to open in April of 2020. The restaurant will focus on pho soup, vegan choices, Cajun foods, and rice dishes.
- **“Yorkville Pinz”** (the former Yorkville Bowl) is reopening! The team from the Roadhouse Route 47, is taking over this Yorkville favorite. Look for the reopening to take place in February 2020.
- **Kendall Marketplace**...Continue to work perspective inline tenants, tenants for a future multi-tenant out lot building, and a national restaurant for new construction on an out lot and with Alex’s broker, Jason Pesola. Officially announced the new construction of an approximate 1,800 square foot **“Verizon”** store, and a 1,200 square foot **“Smoothie King”**. Both buildings will be stand-alone single tenant buildings. Smoothie King will include a drive through.
- **“Gas & Wash”** has officially started construction at Water Park Way & Route 47
- **“Popeyes”** will build and open a free-standing restaurant with drive thru service in front of Menard’s. The location is immediately north of the existing **“Rosati’s Pizza”** building. Plans are to start construction this spring and will take approximately 4 months.

Industrial Development:

- Continue to work with **“Morton Buildings”** as they begin building their construction center in Yorkville Business Center.

Recreation:

- **“Go for it Sports”**...continue working with the center. **“Go For It Sports”** continue to create exciting new programs for all ages including **“Super Bowl Sports Nights”**, and **“A Cornhole Tournament”**.

Other Activity:

- Personally, met with 40 existing Yorkville businesses in January.
- Attended the quarterly SBA meeting in Chicago, to learn about programs available to assist our local business community.

Respectfully submitted,

Lynn Dubajic
651 Prairie Pointe Drive, Suite 102
Yorkville, IL 60560
lynn@dkllc.com
630-209-7151 cell



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2020-11

Agenda Item Summary Memo

Title: Menards – Final Plat of Resubdivision

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: Proposed Plat of Resubdivision of Lots 1&2 in the Menards Commercial Commons

Council Action Previously Taken:

Date of Action: 10-8-19 Action Taken: Approval of Final Plat of Subdivision

Item Number: PZC 2019-21

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memorandum.



Memorandum

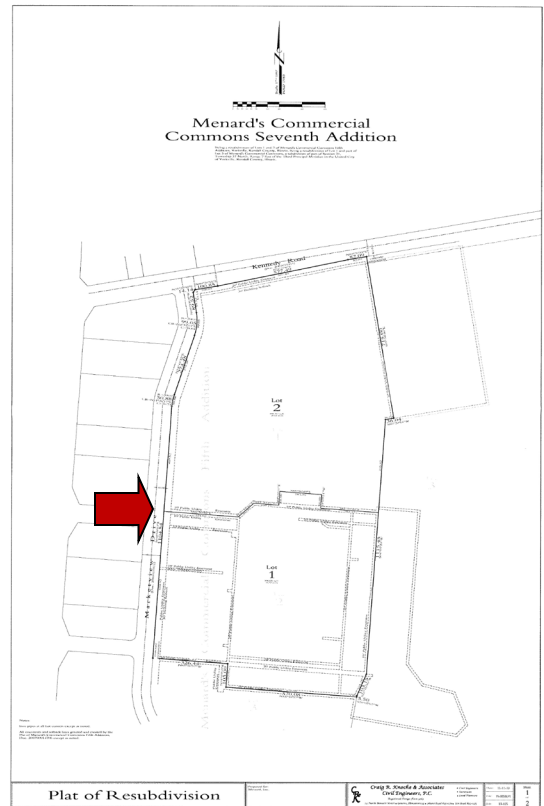
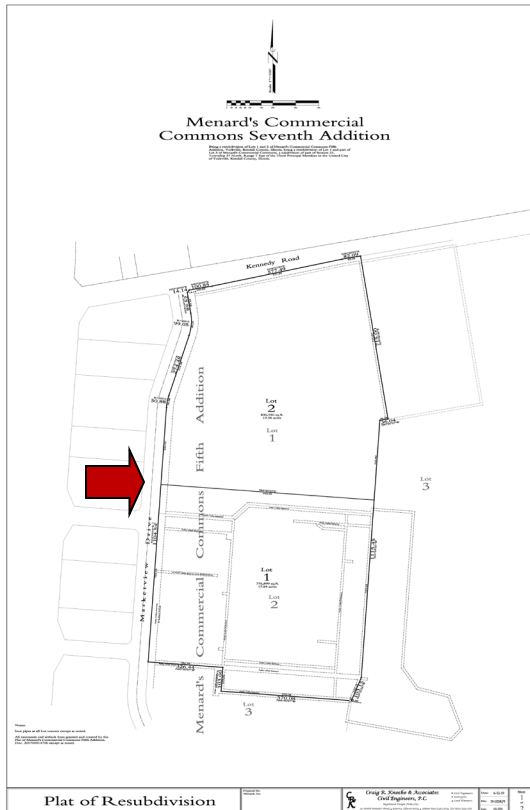
To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: December 3, 2019
Subject: **PZC 2020-02 Menards – Lots 1&2 of Menard’s Commercial Commons Final Plat of Resubdivision Approval**

Proposed Request:

The petitioner, Tyler Edwards, on behalf of Menard., Inc. is seeking to again resubdivide Lots 1 & 2 of the recently approved final plat for the Menard’s Commercial Commons. This is an approximately 37-acre parcel located in the northeast quadrant of Marketview Drive and E. Countryside Parkway. Lot 1 is improved with the Menards big-box home improvement retail store and Lot 2 is utilized for agricultural purposes, as permitted by the annexation agreement. Both lots are zoned B-3 General Business District and owned by Menard, Inc.

Proposed Final Plat of Resubdivision:

The recently approved final plat adjusted the parcel line northward separating the existing Lots 1 and 2 to allow an addition to the yard gate for an automatic express entrance lane being implemented at all of Menard’s store locations. However, the petitioner is seeking to realign the parcel line again to position Lot 2 for immediate sale. While the previously approved addition of the gate will move forward, the plat is being revised to reduce the lot line to the minimum distance needed for the project and leave enough land for a future development. Below are the recently approved Final Plat (left) and the proposed Final Plat (right):



The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated November 26, 2019 were provided to the applicant (see attached). The minor revisions requested by the City Engineer will be addressed by the applicant prior to the Planning and Zoning Commission meeting and reviewed for compliance prior to final plat recordation.

Staff Comments:

Based upon the review of the proposed Final Plat of Resubdivision of Lots 1 & 2 of the Menard's Commercial Commons, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations. Therefore, we intend to recommend approval of the proposed Final Plat to the Planning and Zoning Commission at the March 11, 2020 meeting with final determination by the City Council at a subsequent meeting.

Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application
2. ***Proposed*** Final Plat of Resubdivision of Menard's Commercial Commons Seventh Addition prepared by Craig R. Knoche & Associates dated 11-11-19.
3. ***Recently Approved*** Final Plat of Resubdivision of Menard's Commercial Commons Seventh Addition prepared by Craig R. Knoche & Associates dated 06-12-19.
4. EEI Letter to the City dated November 26, 2019 re: Menards Plat of Resubdivision.



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre \$1,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$5,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$10,000.00 <input type="checkbox"/> Over 100 acres \$20,000.00		Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$
TOTAL AMOUNT DUE:			500



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: Tyler Edwards		COMPANY: Menard, Inc.
MAILING ADDRESS: 5101 Menard Drive		
CITY, STATE, ZIP: Eau Claire WI 54703		TELEPHONE: 715-876-2143
EMAIL: tedwards@menard-inc.com		FAX:
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Menard, Inc.		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 1800 Marketview Drive		
TYPE OF REQUEST:		
<input type="checkbox"/> PRELIMINARY PLAN <input checked="" type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE: 36.9		CURRENT ZONING CLASSIFICATION: B2
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

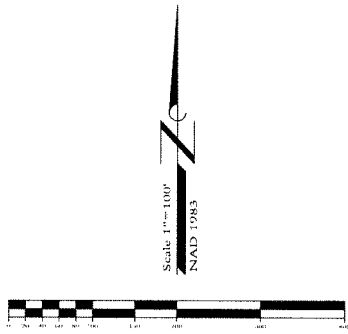
ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
AGREEMENT	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p> <p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p>	
_____ PETITIONER SIGNATURE	_____ DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
 _____ OWNER SIGNATURE Real Estate Rep Menoid, Inc.	<u>11/15/19</u> _____ DATE



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

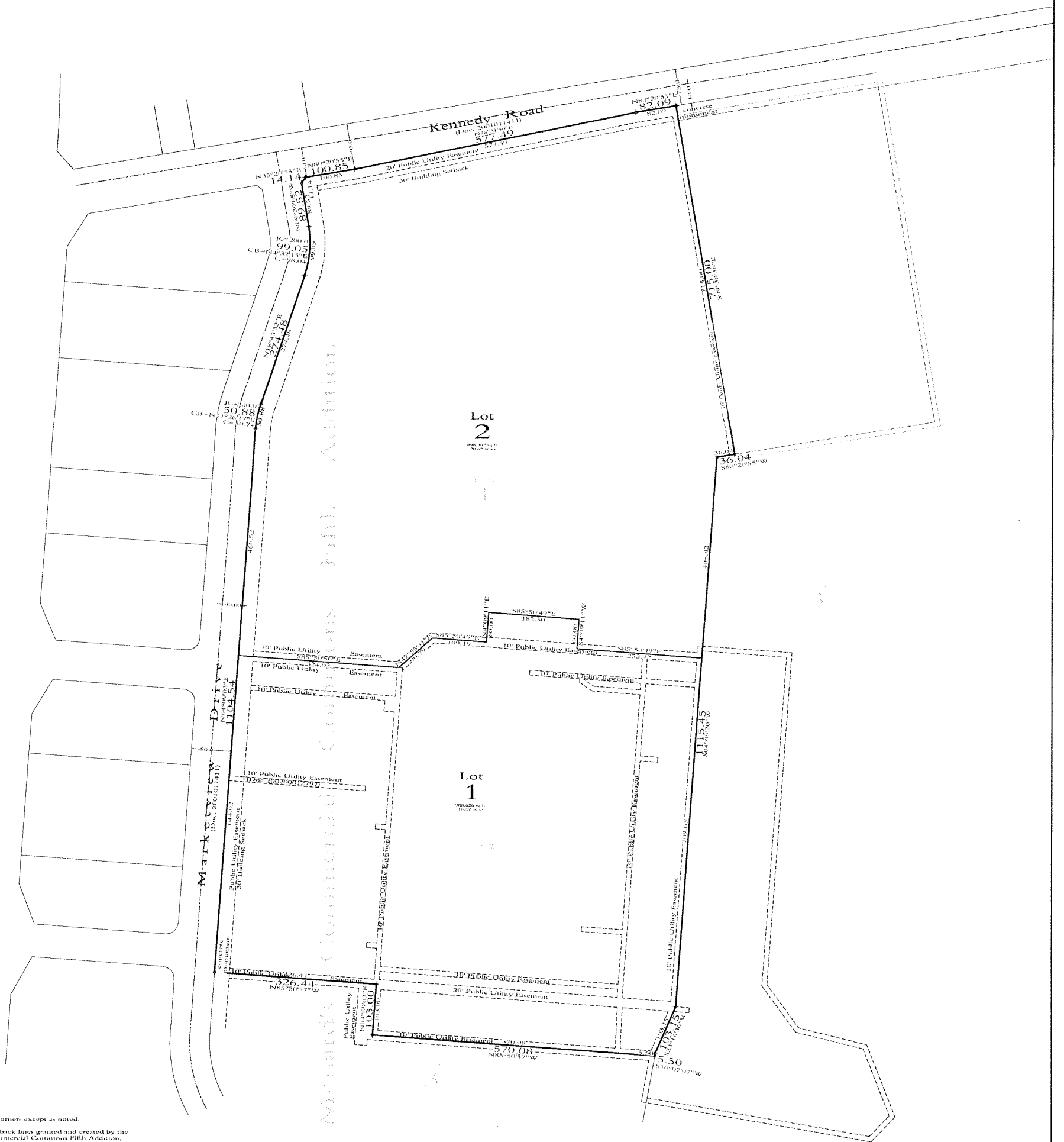
PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested): <input type="checkbox"/> CONCEPT PLAN REVIEW <input type="checkbox"/> AMENDMENT (TEXT) <input type="checkbox"/> ANNEXATION <input type="checkbox"/> REZONING <input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MILE AND 1/2 REVIEW <input type="checkbox"/> ZONING VARIANCE <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> FINAL PLANS <input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input checked="" type="checkbox"/> FINAL PLAT		
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME: <u>Tyler Edwards Real Estate Rep</u>		COMPANY: <u>McNard, Inc.</u>
MAILING ADDRESS: <u>5101 Mcnard Dr</u>		
CITY, STATE, ZIP: <u>East Claire WI 54703</u>		TELEPHONE: <u>715-876-2143</u>
EMAIL: <u>tedwards@mcnard-inc.com</u>		FAX:
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
<u>Tyler Edwards</u> PRINT NAME		<u>Real Estate Rep McNard, Inc.</u> TITLE
 SIGNATURE		<u>11/15/16</u> DATE
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.



Menard's Commercial Commons Seventh Addition

Being a resubdivision of Lots 1 and 2 of Menard's Commercial Commons Fifth Addition, Yorkville, Kendall County, Illinois, being a resubdivision of Lot 1 and part of Lot 3 of Menard's Commercial Commons, a subdivision of part of Section 21, Township 37 North, Range 7 East of the Third Principal Meridian in the United City of Yorkville, Kendall County, Illinois.



Notes:
 Iron pipes at all lot corners except as noted.
 All easements and setback lines granted and created by the Plat of Menard's Commercial Commons Fifth Addition, Doc. 200700014706 except as noted.

Plat of Resubdivision

Prepared for:
 Menard, Inc.



Craig R. Knoche & Associates
Civil Engineers, P.C.
 Registered Design Firm 5761

- Civil Engineers
- Surveyors
- Land Planners

Date: 11-11-19
 File: 19-025R.P1
 Job: 19-025

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 2

24 North Bennett Street • Geneva, Illinois 60134 • Phone (630) 845-1274 • Fax (630) 845-1275

Menard's Commercial Commons Seventh Addition

State of Wisconsin }
County of Eau Claire } S.S.

This is to certify that Menard, Inc. is the owner of the lands shown and described on the annexed plat and by its duly elected officers has as such owner caused the same to be surveyed, resubdivided and platted as shown thereon for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown.

It is further certified that the lands platted herein fall within the boundaries of Yorkville Community Unit School District 115.

Given this _____ day of _____, A.D. 2019.

by: _____
(title)

attest: _____
(title)

Menard, Inc.
5101 Menard Drive
Eau Claire, WI 54703
715.876.2143

State of Wisconsin }
County of Eau Claire } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ and _____ of Menard, Inc., who are personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat of resubdivision and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of Menard, Inc.

Given under my hand and notarial seal this _____ day of _____, A.D. 2019.

notary public

State of Illinois }
County of Kendall } S.S.

Approved by the City Administrator of the United City of Yorkville, Illinois this _____ day of _____, A.D., 2019.

City Administrator

State of Illinois }
County of Kendall } S.S.

I, _____, City Engineer for the United City of Yorkville, do hereby certify that the required improvements have been installed or the required guarantee collateral has been posted for the completion of all required improvements.

Given at Yorkville, Illinois this _____ day of _____, A.D. 2019.

City Engineer

State of Illinois }
County of Kendall } S.S.

Approved and accepted by Planning and Zoning Commission of the United City of Yorkville, Illinois, this _____ day of _____, 2019.

Chairman

State of Illinois }
County of Kendall } S.S.

Approved and accepted by the Mayor and the City Council of the United City of Yorkville, Illinois, this _____ day of _____, 2019.

Mayor

City Clerk

State of Illinois }
County of Kendall } S.S.

Approved and accepted by the Mayor and City Council of the United City of Yorkville, Illinois by Ordinance _____ at a meeting held this _____ day of _____, 2019.

City Clerk

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted those lands described as follows:

Lots 1 and 2 of Menard's Commercial Commons Fifth Addition, Yorkville, Kendall County, Illinois, being a resubdivision of Lot 1 and part of Lot 3 of Menard's Commercial Commons, a subdivision of part of Section 21, Township 37 North, Range 7 East of the Third Principal Meridian in the United City of Yorkville, Kendall County, Illinois.

Area: 1,607,049 sq.ft., 36.89 acres

I further certify that the lands described above fall in "Zone X, Area of Minimal Flood Hazard" as defined by the Federal Emergency Management Agency based on reference to Flood Insurance Rate Maps 17083003711 and 17083004511, both with effective dates of January 8, 2014.

I further certify that all subdivision monuments will be set, and I have described them on this final plat as required by the plat act (765 ILCS 205/7). The exterior subdivision monuments have been set and interior monuments will be set within 12 months of the recording of this plat (section 1270-36 of the Illinois Professional Land Surveyor act of 1989).

I further certify that the lands described above lie within the corporate limits of the United City of Yorkville, which has adopted a Comprehensive Plan and Map and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as now or hereafter amended.

I further certify that the platted lands do not border on or include any public waters of the state in which the state has property rights or interests.

I further certify that this professional service conforms to the current Illinois standards for a Boundary Survey.

All dimensions are given in feet and decimal parts thereof and are correct at 63° Fahrenheit.

Given under my Hand and Seal this _____ day of _____, A.D. 2019.

Illinois Professional Land Surveyor 2967
exp. 11-30-20



State of Illinois }
County of Kendall } S.S.

I, _____, County Clerk in Kendall County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat. Given under my hand and seal of the County at Yorkville, Illinois this _____ day of _____, A.D., 2019.

County Clerk

State of Illinois }
County of Kendall } S.S.

This Instrument No. _____ was filed for record in the Recorder's Office of Kendall County, Illinois, on the _____ day of _____, 2019 at _____ O'Clock _____ M. and was recorded in Plat Envelope No. _____.

Given under my hand and seal of the County at Yorkville, Illinois this _____ day of _____, A.D., 2019.

County Recorder

Plat of Resubdivision

Prepared for:
Menard, Inc.



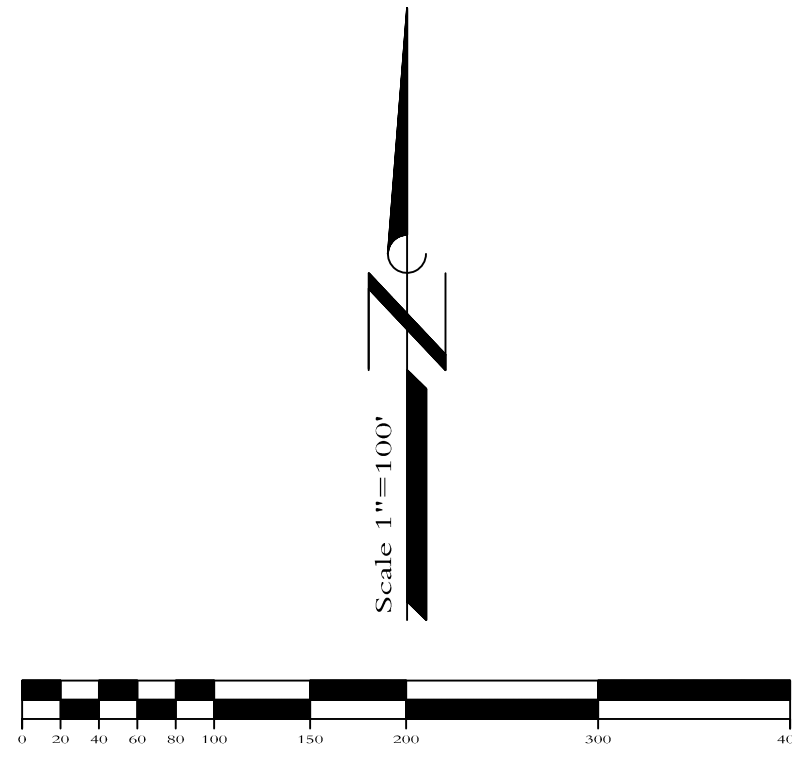
Craig R. Knoche & Associates
Civil Engineers, P.C.

• Civil Engineers
• Surveyors
• Land Planners

Registered Design Firm 0761
24 North Bennett Street • Geneva, Illinois 60134 • phone (630) 825-1200 fax (630) 825-1225

Date: 11-11-19
File: 19-025R.P2
Job: 19-025

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Menard's Commercial Commons Seventh Addition

Being a resubdivision of Lots 1 and 2 of Menard's Commercial Commons Fifth Addition, Yorkville, Kendall County, Illinois, being a resubdivision of Lot 1 and part of Lot 3 of Menard's Commercial Commons, a subdivision of part of Section 21, Township 37 North, Range 7 East of the Third Principal Meridian in the United City of Yorkville, Kendall County, Illinois.



Notes:
 Iron pipes at all Lot corners except as noted.
 All easements and setback lines granted and created by the Plat of Menard's Commercial Commons Fifth Addition, Doc. 200700014706 except as noted.

Plat of Resubdivision

Prepared for:
 Menard, Inc.



Craig R. Knoche & Associates
Civil Engineers, P.C.
 Registered Design Firm 3763

- Civil Engineers
- Surveyors
- Land Planners

Date: 6-12-19
 File: 19-025RP1
 Job: 19-025

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24 North Bennett Street • Geneva, Illinois 60134 • phone (630) 845-1270 • fax (630) 845-1275



January 17, 2019

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

**Re: *Menards Plat of Resubdivision
United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

We are in receipt of the Plat of Resubdivision dated December 1, 2019 and prepared by Craig Knoche & Assoc. for the above referenced project:

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

We have reviewed the revised Plat of Resubdivision and find them to be in general conformance with the City ordinances and standards.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

A handwritten signature in black ink, appearing to read 'Bradley P. Sanderson', is written over a horizontal line.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Jason Engberg, Senior Planner (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Mr. Pete Ratos, Building Department (via e-mail)
Ms. Dee Weinert, Admin Assistant (via e-mail)
Ms. Lisa Pickering, City Clerk (via e-mail)
Mr. Tyler Edwards, Menard, Inc. (via e-mail)
TNP, NLS EEI (Via e-mail)

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE No. 2020-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE FINAL PLAT OF THE *MENARD’S COMMERCIAL COMMONS SEVENTH ADDITION RESUBDIVISION*

WHEREAS, the United City of Yorkville (the “*City*”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Menard, Inc. (the “Petitioner”) has filed an application and petition for approval of the Final Plat of the Menard’s Commercial Commons Seventh Addition Resubdivision of Lots 1 and 2 of property generally located in the northeast quadrant of Marketview Drive and E. Countryside Parkway, an approximately 37-acre area part of a larger multi-parcel commercial development; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on March 11, 2020 to consider the Final Plat of the Menard’s Commercial Commons Seventh Addition Resubdivision; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council (“the Corporate Authorities”) for approval of the resubdivision and the Final Plat of the Menard’s Commercial Commons Seventh Addition Resubdivision.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve the Final Plat of the Menard’s Commercial Commons Seventh Addition Resubdivision for the property legally described and attached hereto and made a part hereof by reference as *Exhibit A*.

Section 3: That the Corporate Authorities hereby approve the Final Plat of Menard's Commercial Commons Seventh Addition Resubdivision as prepared by Craig R. Knoche & Associates, Geneva, Illinois, dated November 11, 2019 attached hereto and made a part hereof as *Exhibit B* and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat.

Section 4: That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to file a copy of this ordinance and the Final Plat of Menard's Commercial Commons Seventh Addition Resubdivision with the Kendall County Recorder of Deeds.

Section 5: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2020.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2020.

MAYOR

EXHIBIT A
Legal Description

Being a resubdivision of Lots 1 and 2 of Menard's Commercial Commons Fifth Addition, Yorkville, Kendall County, Illinois, being a resubdivision of Lot 1 and part of Lot 3 of Menard's Commercial Commons, a subdivision of part of Section 21, Township 37 North, Range 7 East of the Third Principal Meridian in the United City of Yorkville, Kendall County, Illinois.

EXHIBIT B
Final Plat



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #6

Tracking Number

EDC 2020-12

Agenda Item Summary Memo

Title: PZC 2020-03 Kendall Marketplace Lot 52 (Final Plat and PUD Amendment)

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: Details proposed final plat of resubdivision request for Kendall Marketplace Lot 52

And a request to change language in the existing development agreement (2006-125)

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

See attached memo.

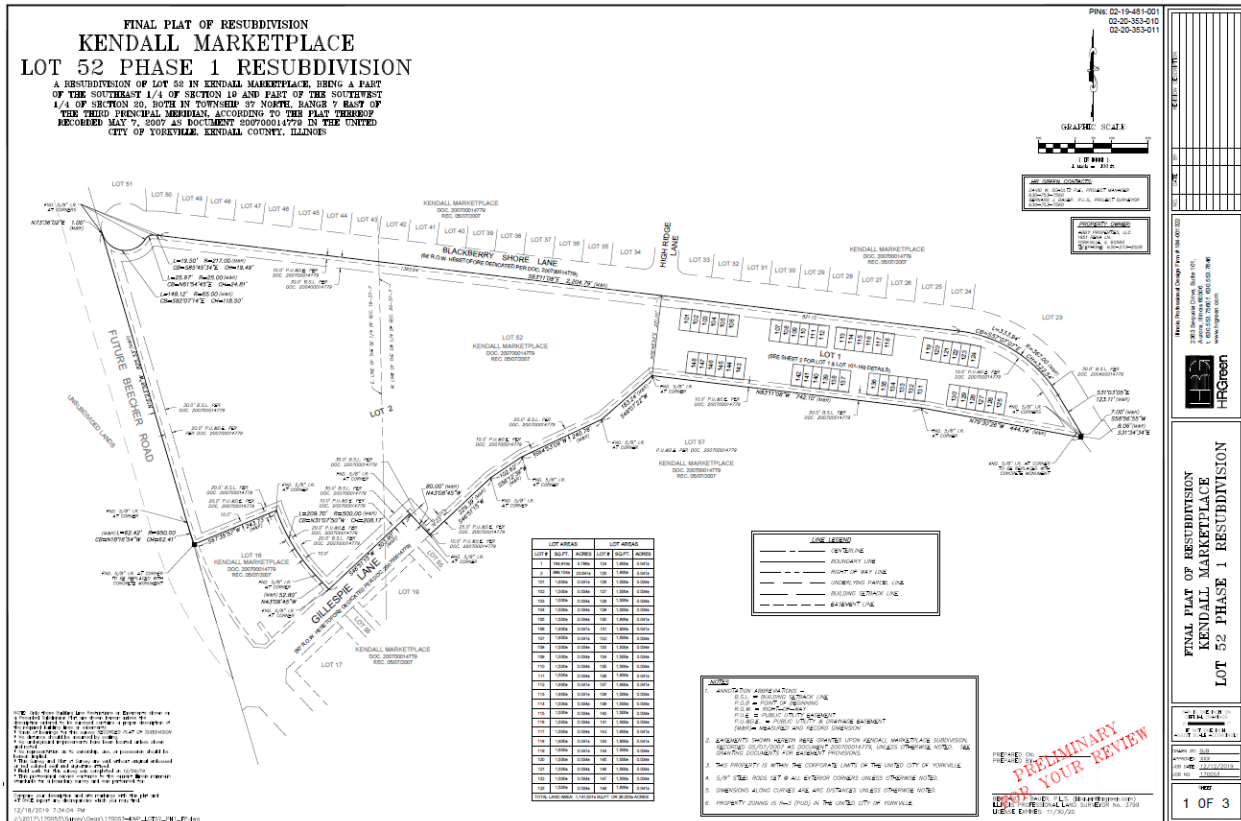


Memorandum

To: Economic Development Committee
 From: Jason Engberg, Senior Planner
 CC: Krysti Barksdale-Noble, Community Development Director
 Bart Olson, City Administrator
 Date: January 29, 2020
 Subject: **PZC 2020-03 Kendall Marketplace Lot 52 – Phase 1 (PUD Amendment, Final Plat)**

PROPOSED REQUEST:

The petitioner, Luz M. Padilla, Abby Properties, LLC is seeking to amend Article III, Part 2 of Ordinance 2006-125 to modify the design standards for single-family attached homes. The petitioner is seeking to change the language to align with the approved single-family detached requirements approved in 2018. Additionally, the petitioner is seeking Final Plat approval for an approximately 26.2-acre site consisting of 48 lots for single-family attached dwelling units and 2 lots for open space and future phases of development.



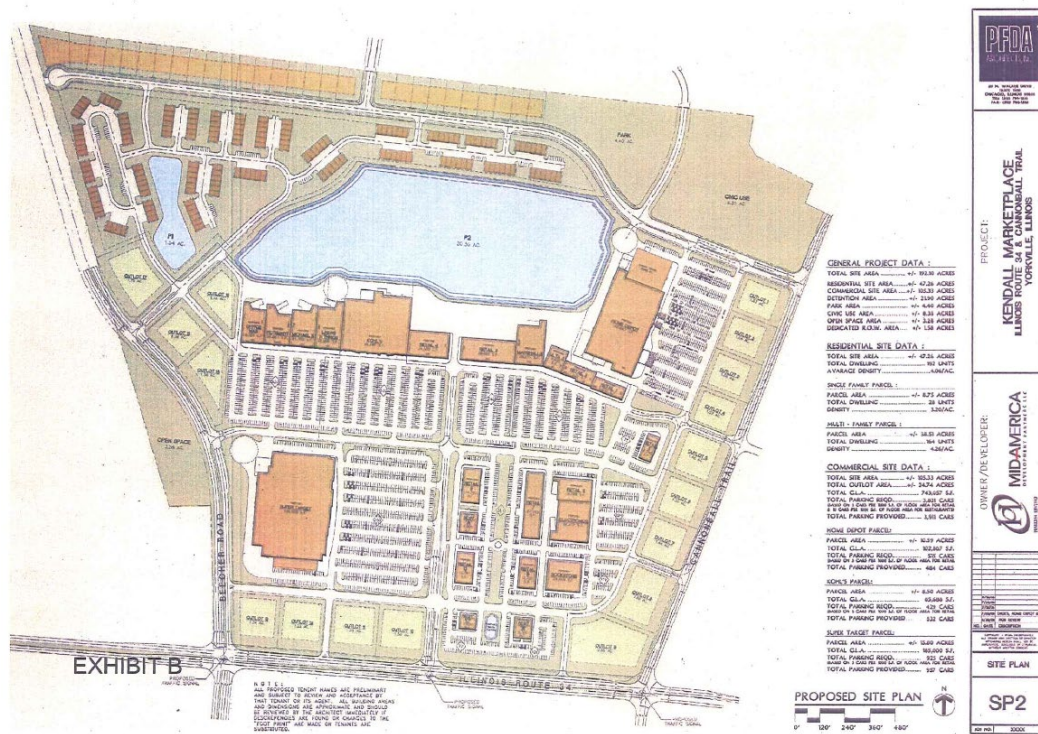
PROPERTY SUMMARY:

The subject property is currently zoned as R-3 Multi-Family Attached Residence District as part of the Kendall Marketplace Planned Unit Development. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	Detached Homes Kylyn's Ridge Subdivision
East	B-3 General Business District R-1 Single-Family Suburban Residence District R-3 Multi-Family Attached Residence District	Home Depot Baseball Field Farmland
South	B-3 General Business District	Retention Pond
West	A-1 Agricultural (Kendall County)	Farmland

EXISTING DEVELOPMENT AGREEMENT:

Per Article II of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, “[t]he development of the property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit “B” as illustrated below:



Conceptual Plan – The proposed Final Plat of Resubdivision keeps with the intent of the original concept plan for the townhome portion of the development. While the plan illustrates additional townhomes on Lot 2, this will be resubdivided at a later date as shown in the phasing plan submitted by HR Green. The phasing plan illustrates lots which are also consistent with the approved plan.

AGREEMENT AMENDMENT:

The petitioner is requesting to remove the following language in the existing Development Agreement, Article III, Part 2:

Single Family Attached Residential Unit Design Standards:

- a. Masonry products* shall be incorporated on the front facade* of 100% of the total townhome buildings.
- b. A minimum of 50% of the front facade* of each building shall incorporate masonry products*.
- c. A minimum of 50% of each building elevation shall incorporate premium siding material*.
- d. Each unit shall include two (2) enclosed parking spaces.

The petitioner would like to replace the original language with the following standards:

Single Family Attached Residential Unit Design Standards:

- a. *All homes shall have some type of covered entry point.*
- b. *All homes shall have a 2-car garage with raised panel garage doors.*
- c. *All front elevation windows shall have grilles in the windows.*
- d. *All homes shall have architectural shingles.*
- e. *100% of the homes shall have at least 20% brick or stone (cultured) on the first floor elevation on the walls that run parallel to the street.*

Below is an example of a potential elevation:



Below is an example of the elevations for the single-family homes (Ord. 2018-30):



Additionally, the petitioner will be requesting a reduction in certain fees in a separate economic incentive development agreement. This request does not require a public hearing and will not be reviewed by the Planning and Zoning Commission. A separate form will be submitted by the petitioner requesting a reduction and this will be reviewed by the Economic Development Committee and City Council in a separate process.

STAFF COMMENTS:

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development. Additionally, the potential phasing exhibit also shows future phases will align with the plan as well. In terms of the request to modify the development agreement, many of the modifications are in line with the already approved changes for the single family detached units adjacent to the site (Ord. 2018-30). Both the materials proposed and percentages of masonry products on the buildings are similar. The petitioner is providing more masonry product as all their units will incorporate the material and the detached homes are only required to have masonry on 75% of the total units. The garages, windows, and shingles are exactly the same as the approved detached home requirements.

The proposed requests are scheduled for Planning and Zoning Commission review on March 11, 2020. A recommendation will be forwarded to the City Council for consideration at the April 14, 2020 regularly scheduled meeting. Staff is seeking input and comments from the Economic Development Committee.

ATTACHMENTS:

1. Petitioner Applications
2. Lot 52 Phase 1 Final Plat
3. Kendall Marketplace Phasing Exhibit
4. Unit Elevations and Building Plans
5. Ordinance 2006-15
6. Ordinance 2018-30



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR AGREEMENT AMENDMENT

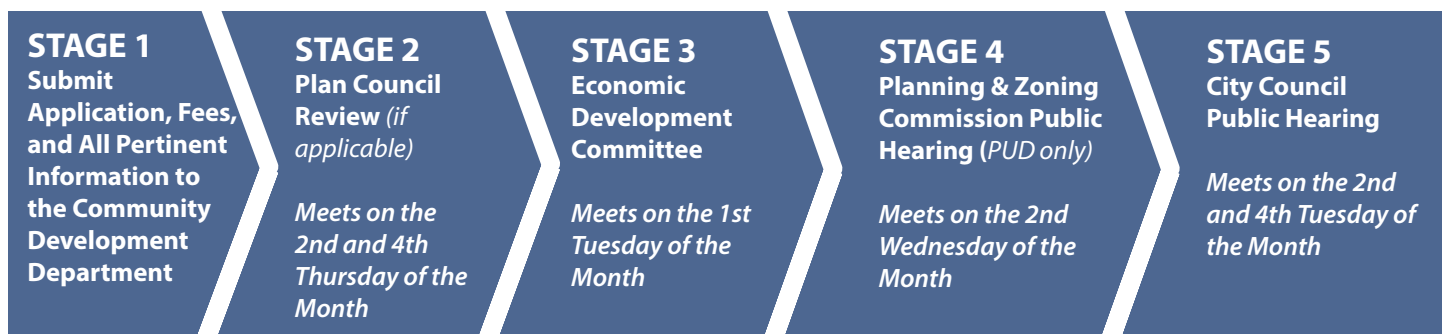
INTENT AND PURPOSE:

Annexation Agreements specify the desired zoning and other requested approvals (i.e., bulk regulations, variances, building codes, development impacts and contributions, etc.) that will affect the property and successor owners. Planned Unit Development (PUD) Agreements are unique and a complex form of zoning which differs from the conventional approval process allowing for flexibility in the design and land use of larger scale developments. Such approvals require agreements that are contractual in nature, therefore an amendment must be sought when a change, minor or substantial, in the original terms of the annexation or Planned Unit Development (PUD) Agreement occurs.

This packet explains the process to successfully submit and complete an Application to Amend an Annexation or Planned Unit Development Agreement. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. The only item that needs to be submitted to the City from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Amendment process, please refer to "Title 10, Chapter 4, Section 10 Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty five (45) days prior to the targeted Planning & Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Petitioner will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICATION FOR AGREEMENT AMENDMENT

STAGE 2: PLAN COUNCIL REVIEW

Petitioner may present the proposed amended plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, petitioner will move forward to the Planning & Zoning Commission hearing.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Petitioner must present the proposed amendment agreement and/or plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month in the Yorkville City Hall Conference Room. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING (PUD ONLY)

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Plan Commission meeting.

STAGE 5: CITY COUNCIL PUBLIC HEARING

Petitioner will attend the City Council meeting where the recommendation of the proposed amendment will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the amendment.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The petitioner has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The petitioner has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The petitioner has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the petitioner has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the petitioner's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the petitioner. (Ord. 2011-34, 7-26-2011)



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICATION FOR AGREEMENT AMENDMENT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input checked="" type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$ 500.00
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input checked="" type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$ 500.00
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ <small># of Acres Acres over 5 Amount for Extra Acres Total Amount</small>		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ <small># of Acres Acres over 5 Amount for Extra Acres Total Amount</small>		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ <small># of Acres Acres over 5 Amount for Extra Acres Total Amount</small>		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$
TOTAL AMOUNT DUE:			\$1,000.00



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICATION FOR AGREEMENT AMENDMENT

DATE: December 18, 2019	PZC NUMBER:	DEVELOPMENT NAME: Townes of Kendall Market Place	
PETITIONER INFORMATION			
NAME: Luz M. Padilla, Manager		COMPANY: Abby Properties, LLC	
MAILING ADDRESS: 12347 Woodview Drive			
CITY, STATE, ZIP: Plano, IL 60545		TELEPHONE: 630-273-2528	
EMAIL: abbypropertiesllc@gmail.com		FAX: 630-273-2146	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Abby Properties, LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: N/A			
PROPERTY STREET ADDRESS: 1000 Blackberry Shore (Lot 52) , Yorkville, IL 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Located north of Kendall Marketplace commercial property. South of single family homes and Yorkville Parks and Recreation Department property.			
CURRENT ZONING CLASSIFICATION: Attached homes			
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Single family homes			
EAST: Single family homes			
SOUTH: Commercial			
WEST: Single family homes			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-19-481-001	02-20-353-010	02-20-353-001	



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APPLICATION FOR AGREEMENT AMENDMENT

PROPERTY INFORMATION

NAME OF AGREEMENT:

DATE OF RECORDING:

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Petitioner must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Petitioner must attach amendments from the existing agreement and title it as "Exhibit D".



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APPLICATION FOR AGREEMENT AMENDMENT

ATTORNEY INFORMATION

NAME: Mark Metzger	COMPANY: Law Office of Mark C. Metzger
MAILING ADDRESS: 1807 W. Diehl Rd. #105	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-615-6380
EMAIL: Mark@MarkMetzger.net	FAX: 630-225-5056

ENGINEER INFORMATION

NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-553-7560
EMAIL: dschultz@hrgreen.com	FAX: 630-553-7646

LAND PLANNER/SURVEYOR INFORMATION

NAME: Bernard Bauer	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-553-7560
EMAIL: bbauer@hrgreen.com	FAX: 630-553-7646

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Ashley Rhea Shields
 dotloop verified
 12/20/19 10:48 AM CST
 UZOG-GVVH-HNGW-FOHZ

 PETITIONER SIGNATURE

 DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

Luz M. Padilla for Abby Properties LLC
 dotloop verified
 12/20/19 10:46 AM CST
 PXUJ-CN42-EHBW-JLPJ


 OWNER SIGNATURE

 DATE



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Luz M. Padilla, Manager	FUND ACCOUNT NUMBER: Abby Properties, LLC	PROPERTY ADDRESS: 12347 Woodview Dr.
APPLICATION/APPROVAL TYPE (<i>check appropriate box(es) of approval requested</i>): <input type="checkbox"/> CONCEPT PLAN REVIEW <input checked="" type="checkbox"/> AMENDMENT (TEXT) <input type="checkbox"/> ANNEXATION <input type="checkbox"/> REZONING <input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MILE AND 1/2 REVIEW <input type="checkbox"/> ZONING VARIANCE <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> FINAL PLANS <input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input type="checkbox"/> FINAL PLAT		
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME: Luz M. Padilla, Manager		COMPANY: Abby Properties, LLC
MAILING ADDRESS: 12347 Woodview Dr.		
CITY, STATE, ZIP: Plano, IL 60545		TELEPHONE: 6302732012
EMAIL: abbyproperties.llc@gmail.com		FAX: 6302732146
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
Luz M Padilla  dotloop verified 12/20/19 10:46 AM CST ITC5-B6Q4-ONJL-CY8X		Manager _____ TITLE 12202019 _____ DATE
SIGNATURE		DATE
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____		<input type="checkbox"/> COMPLETED <input type="checkbox"/> INACTIVE
PRINT NAME: _____		<input type="checkbox"/> WITHDRAWN <input type="checkbox"/> COLLECTIONS
SIGNATURE: _____		<input type="checkbox"/> OTHER
DEPARTMENT ROUTING FOR AUTHORIZATION:		<input type="checkbox"/> COM. DEV. <input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.



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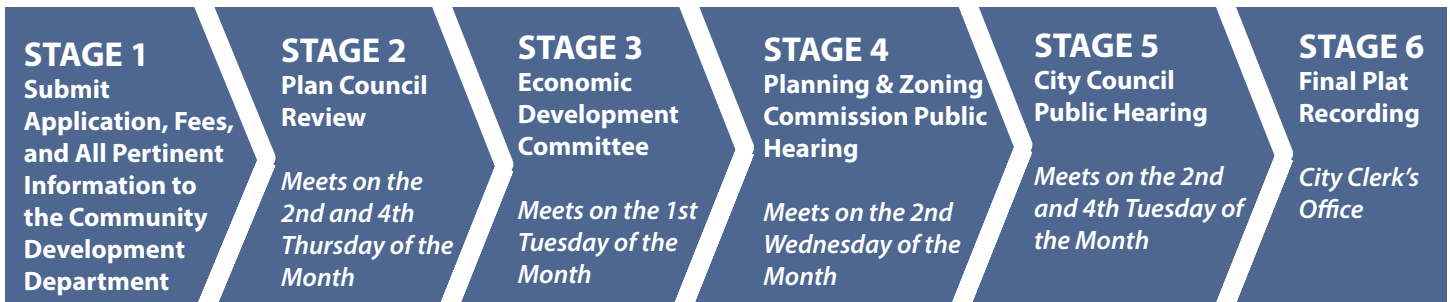
APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INTENT AND PURPOSE:

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards and enhances the land's value. Preliminary Plans and Final Plats allow the City Staff and local government to review how land will be developed and if it is ideal for that location within the city. This application is used to submit new preliminary plans and final plats but may also be used to ammend either of those documents.

This packet explains the process to successfully submit and complete an Application for a Preliminary Plan and Final Plat. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the applicant. The only item that needs to be submitted from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Two (2) 11" x 17" copies each of the proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing an electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.
- Subdivision Plats: Three (3) full size copies and one (1) 11" by 17" copy depicting the originally platted lots, the proposed new lots, the proposed modifications and adjustments.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty five (45) days prior to the targeted Planning and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project.

Applicant is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by the City.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

STAGE 2: PLAN COUNCIL REVIEW

Applicant must present the proposed plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, applicant will move forward to the Planning and Zoning Commission meeting.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING

Applicant will attend a meeting conducted by the Planning & Zoning Commission. The Planning & Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. The Planning & Zoning Commission will conduct a meeting on the request, discuss the request, and make a recommendation to City Council.

STAGE 5: CITY COUNCIL PUBLIC HEARING

Applicant must present the proposed subdivision replat to the City Council. The City Council meets the 2nd and 4th Tuesdays of every month at 7:00 p.m. in the Yorkville City Hall Council Chambers. The proposal will be discussed at the City Council hearing where formal voting takes place. City Council will make the final approval of the replatting.

STAGE 6: FINAL PLAT RECORDING

Once the final subdivision plat is approved by the City Council and all required documents, bonds, and letters of credit are submitted to the city, the final plat must be recorded with Kendall County. Submit the final plat mylar to the Deputy Clerk for signatures. When all city signatures are in place, the developer or his surveyor may take the mylar to the Kendall County Clerk for their signature. The next step is to have six (6) paper prints made and return to the Kendall County Recorder's office for recording. Kendall County requires the mylar and four (4) paper copies. The City of Yorkville requires that you submit two (2) recorded paper copies to the Deputy Clerk.



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input checked="" type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$ <u>500.00</u>
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$ <u>5,000.00</u>
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		Total: \$
	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	
TOTAL AMOUNT DUE:			<u>5,500.00</u>



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: Luz M. Padilla		COMPANY: Abby Properties, LLC
MAILING ADDRESS: 1951 Rona Lane 12347 Woodview		
CITY, STATE, ZIP: Yorkville, IL 60560 Plano, IL 60545		TELEPHONE: 630-273-2528
EMAIL: abbyproperties.llc@gmail.com		FAX: 630-273-2146
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Abby Properties, LLC		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: N/A		
PROPERTY STREET ADDRESS: 1000 Blackberry Shore (Lot 52) , Yorkville, IL 60560		
TYPE OF REQUEST:		
<input type="checkbox"/> PRELIMINARY PLAN <input checked="" type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE:	CURRENT ZONING CLASSIFICATION:	
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION	
NAME: Mark Metzger	COMPANY: Law Office of Mark C. Metzger
MAILING ADDRESS: 1807 W. Diehl Rd. #105	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-615-6380
EMAIL: Mark@MarkMetzger.net	FAX: 630-225-5056
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-553-7560
EMAIL: dschultz@hrgreen.com	FAX: 630-553-7646
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernard Bauer	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive Suite 101	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630-553-7560
EMAIL: bbauer@hrgreen.com	FAX: 630-553-7646
AGREEMENT	
<p>I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.</p> <p>I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.</p>	
<div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div>	<small>dotloop verified 12/20/19 10:43 AM CST MR29-BHPS-QRLV-CG3I</small>
PETITIONER SIGNATURE	DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
<div style="border: 1px solid black; padding: 2px; display: inline-block;"> </div>	<small>dotloop verified 12/20/19 10:44 AM CST TRAI-VRRZ-V8MG-RG2H</small>
OWNER SIGNATURE	DATE



United City of Yorkville
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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
-----------------	----------------------	-------------------

APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):

<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION	<input type="checkbox"/> REZONING
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE	<input type="checkbox"/> PRELIMINARY PLAN
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT	

PETITIONER DEPOSIT ACCOUNT FUND:
It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME:	COMPANY:
-------	----------

MAILING ADDRESS:

CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-273-2528
---------------------------------------	-------------------------

EMAIL: abbyproperties.llc@gmail.com	FAX: 630-273-2146
-------------------------------------	-------------------

FINANCIALLY RESPONSIBLE PARTY:
I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Luz M. Padilla <small>PRINT NAME</small> <i>Luz M. Padilla for Abby Properties LLC</i> <small>dotloop verified 12/20/19 10:44 AM CST UEJM-OLAW-MS4Q-D3C8</small>	President TITLE 12/20/2019 DATE
---	--

ACCOUNT CLOSURE AUTHORIZATION

DATE REQUESTED: _____

PRINT NAME: _____

SIGNATURE: _____

DEPARTMENT ROUTING FOR AUTHORIZATION:

<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE	<input type="checkbox"/> ADMIN.
------------------------------------	-----------------------------------	--------------------------------------	----------------------------------	---------------------------------

Exhibit A

Legal Description

PARCEL 1:

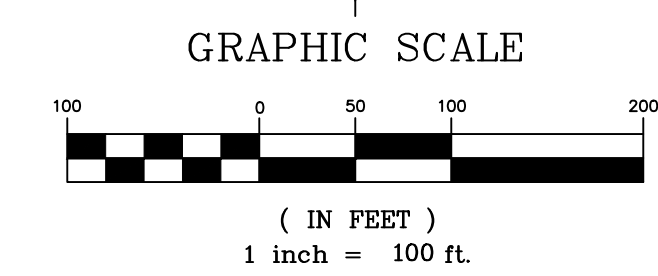
LOTS 52 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20, AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER 200700014779 IN UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE OPERATION AND EASEMENT AGREEMENT DATED AS OF MAY 15, 2007, RECORDED MAY 24, 2007 AS DOCUMENT NUMBER 200700016695, KENDALL COUNTY, ILLINOIS.

Tax PINS: 02-20-353-010; 02-20-353-011 AND 02-19-481-001

Address: 1000 Blackberry Shore Road, Yorkville, Illinois 60560

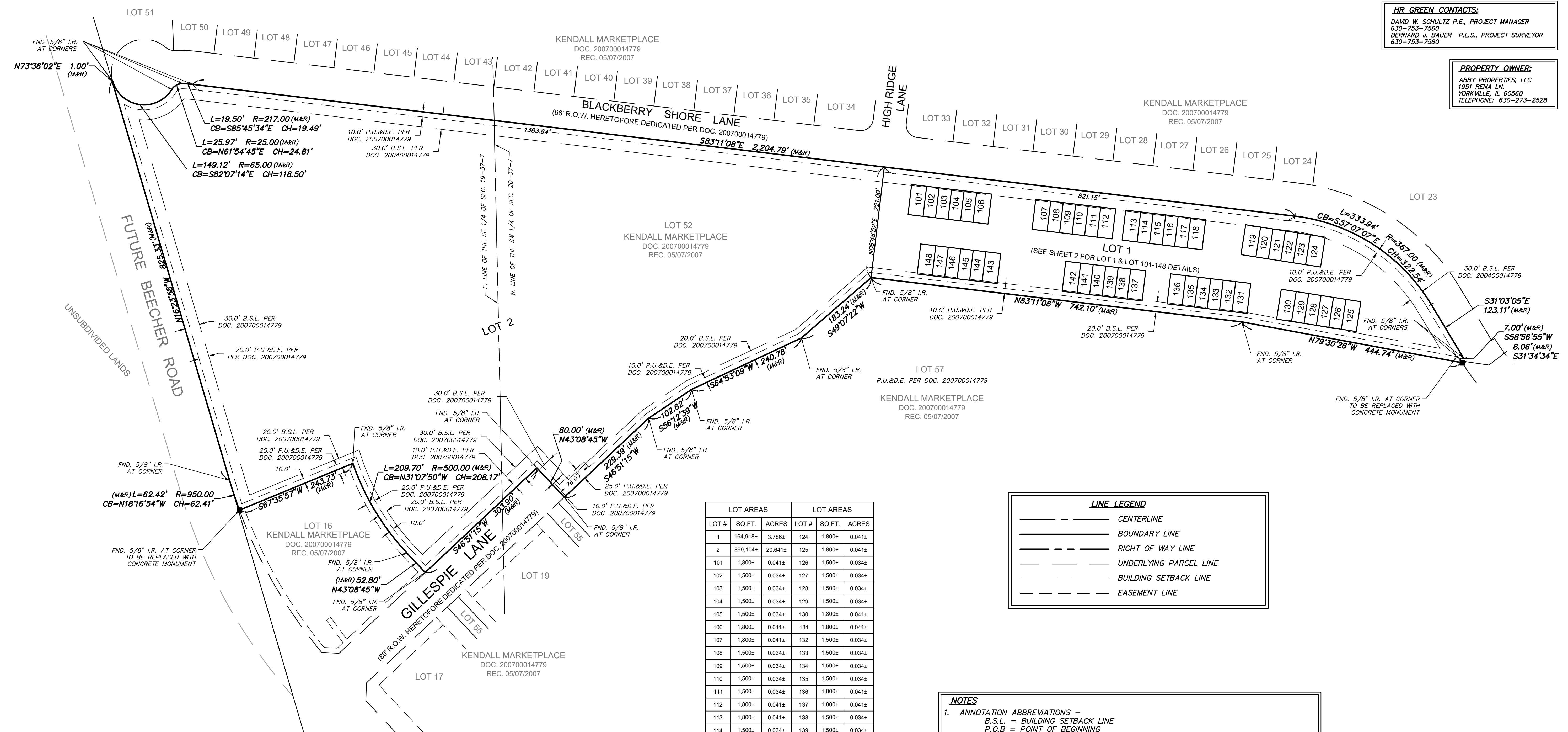


HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
ABBY PROPERTIES, LLC
1951 REVA LN
YORKVILLE, IL 60560
TELEPHONE: 630-273-2528

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION

A RESUBDIVISION OF LOT 52 IN KENDALL MARKETPLACE, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2007 AS DOCUMENT 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



LOT AREAS			LOT AREAS		
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
1	164,918±	3.786±	124	1,800±	0.041±
2	899,104±	20.641±	125	1,800±	0.041±
101	1,800±	0.041±	126	1,500±	0.034±
102	1,500±	0.034±	127	1,500±	0.034±
103	1,500±	0.034±	128	1,500±	0.034±
104	1,500±	0.034±	129	1,500±	0.034±
105	1,500±	0.034±	130	1,800±	0.041±
106	1,800±	0.041±	131	1,800±	0.041±
107	1,800±	0.041±	132	1,500±	0.034±
108	1,500±	0.034±	133	1,500±	0.034±
109	1,500±	0.034±	134	1,500±	0.034±
110	1,500±	0.034±	135	1,500±	0.034±
111	1,500±	0.034±	136	1,800±	0.041±
112	1,800±	0.041±	137	1,800±	0.041±
113	1,800±	0.041±	138	1,500±	0.034±
114	1,500±	0.034±	139	1,500±	0.034±
115	1,500±	0.034±	140	1,500±	0.034±
116	1,500±	0.034±	141	1,500±	0.034±
117	1,500±	0.034±	142	1,800±	0.041±
118	1,800±	0.041±	143	1,800±	0.041±
119	1,800±	0.041±	144	1,500±	0.034±
120	1,500±	0.034±	145	1,500±	0.034±
121	1,500±	0.034±	146	1,500±	0.034±
122	1,500±	0.034±	147	1,500±	0.034±
123	1,500±	0.034±	148	1,800±	0.041±
TOTAL LAND AREA:		1,141.50±	TOTAL LAND AREA:		OR 26.205± ACRES

LINE LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- UNDERLYING PARCEL LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

- NOTES**
- ANNOTATION ABBREVIATIONS -
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(M&R) = MEASURED AND RECORD DIMENSION
 - EASEMENTS SHOWN HEREON WERE GRANTED UPON KENDALL MARKETPLACE SUBDIVISION, RECORDED 05/07/2007 AS DOCUMENT 200700014779, UNLESS OTHERWISE NOTED. SEE GRANTING DOCUMENTS FOR EASEMENT PROVISIONS.
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
 - 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY ZONING IS R-3 (PUD) IN THE UNITED CITY OF YORKVILLE.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
Basis of bearings for this survey, RECORDED PLAT OF SUBDIVISION
No distance should be assumed by scaling.
No underground improvements have been located unless shown and noted.
No representation as to ownership, use, or possession should be hereon implied.
This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
Field work for this survey was completed on 12/09/19.
This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
12/18/2019 7:34:04 PM
J:\2017\170053\Survey\Drawings\170053-KMP_LOT52_PH1_FP.dwg

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION

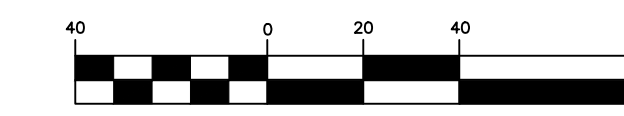
BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY
DRAWN BY: BJB
APPROVED: XXX
JOB DATE: 12/12/2019
JOB NO: 170053

PREPARED BY: BJB
PREPARED BY: BJB
PRELIMINARY FOR YOUR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/20



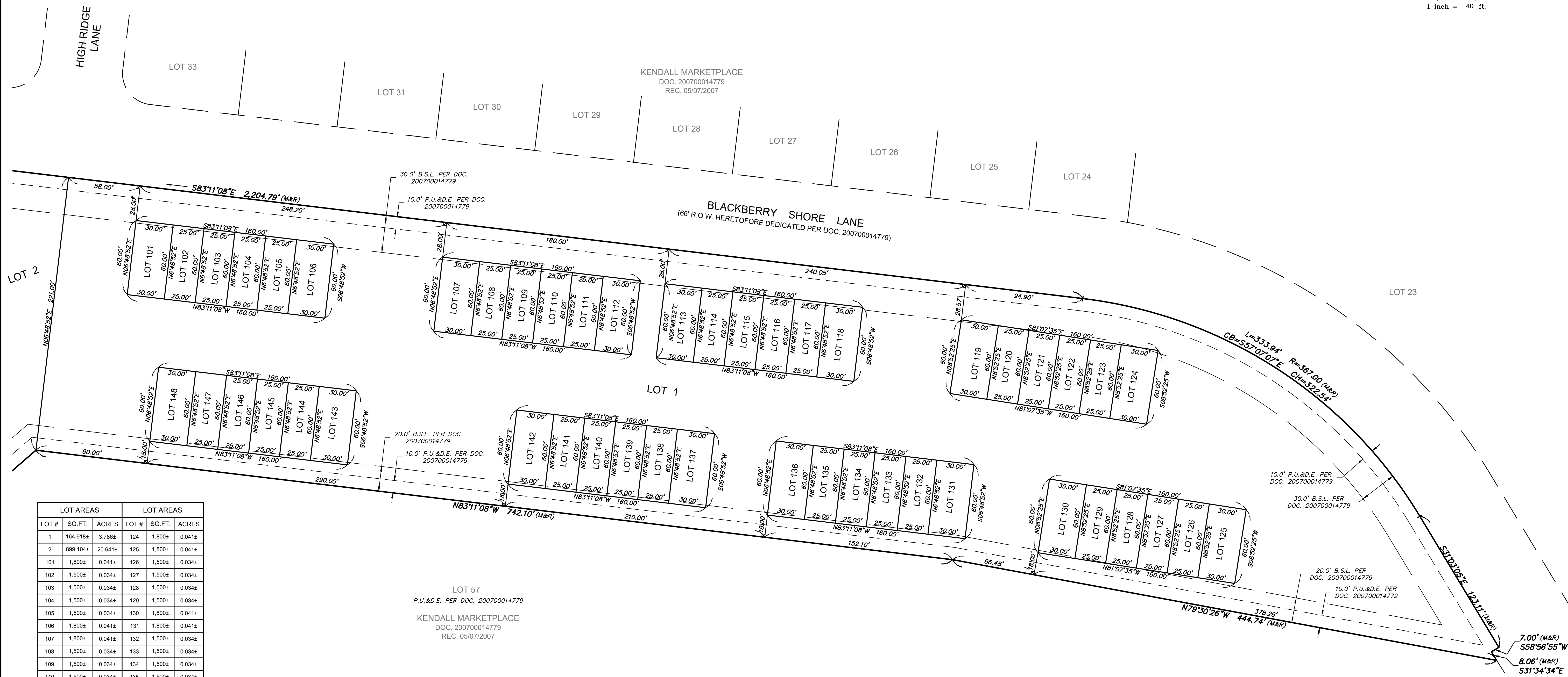
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION

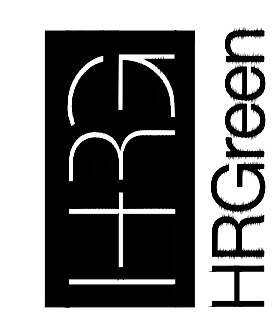
A RESUBDIVISION OF LOT 52 IN KENDALL MARKETPLACE, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2007 AS DOCUMENT 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



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123	1,500± 0.034±	148	1,800± 0.041±
TOTAL LAND AREA: 1,141,501± SQ.FT. OR 26.205± ACRES			

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: XXX
JOB DATE: 12/12/19
JOB NO: 170053

**PRELIMINARY
FOR YOUR REVIEW**

BERNARD F. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/20

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION

A RESUBDIVISION OF LOT 52 IN KENDALL MARKETPLACE, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2007 AS DOCUMENT 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

OWNERSHIP CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT _____ AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, THIS _____ DAY OF _____, 20____.

CORPORATION NAME _____

COMPLETE ADDRESS _____

BY: _____ PRESIDENT SECRETARY _____

PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOW TO ME TO BE THE PRESIDENT AND SECRETARY OF _____ AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, _____ COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CHAIRMAN

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY ADMINISTRATOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 20____.

CITY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

MAYOR

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

I, _____ CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS. DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____.

CITY ENGINEER

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE: KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

KENDALL COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) S.S.

WE, _____ REGISTERED PROFESSIONAL ENGINEER AND _____ OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

OWNER (OR DULY AUTHORIZED ATTORNEY) REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 52 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20 AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0037H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

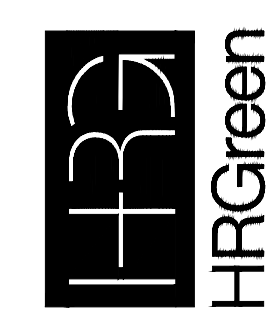
THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 20____.

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/20

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 194-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



FINAL PLAT OF RESUBDIVISION
LOT 52 KENDALL MARKETPLACE
RESUBDIVISION

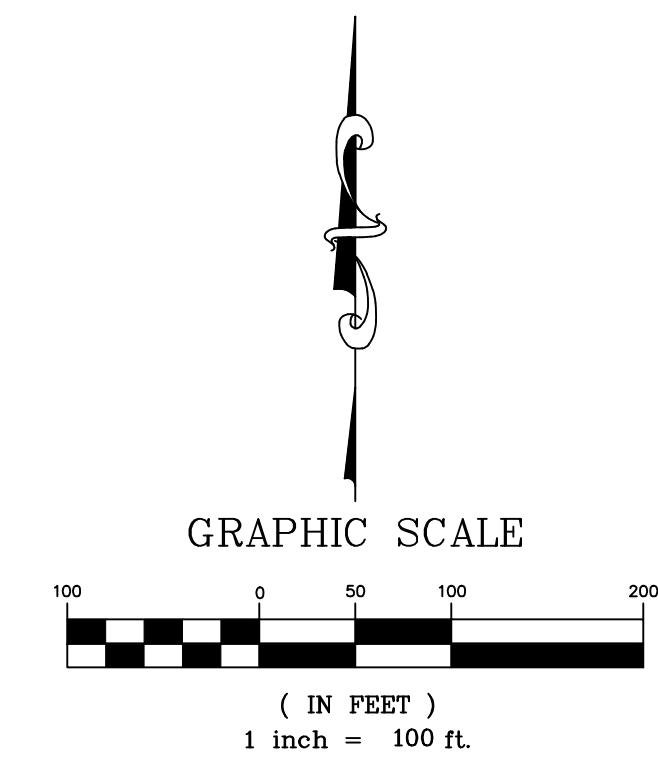
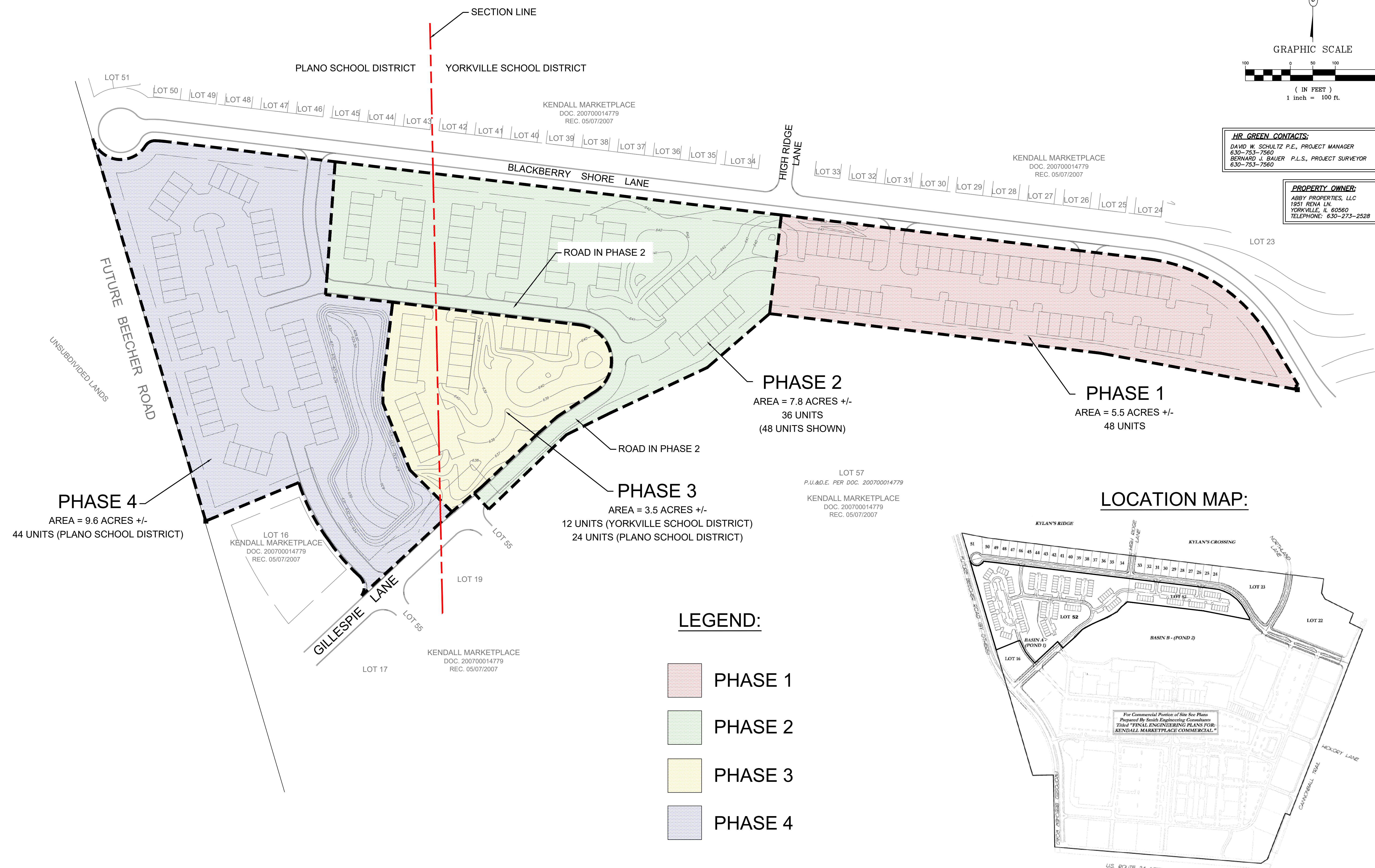
BAR IS ONE INCH ON
OFFICIAL DRAWINGS
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MRF
JOB DATE: 12/12/19
JOB NO: 170053

SHEET
3 OF 3

PRELIMINARY
FOR YOUR REVIEW

KENDALL MARKETPLACE POTENTIAL PHASING EXHIBIT



HR GREEN CONTACTS:
 DAVID W. SCHULTZ P.E., PROJECT MANAGER
 630-753-7560
 BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
 630-753-7560

PROPERTY OWNER:
 ABBY PROPERTIES, LLC
 1951 RENA LN.
 YORKVILLE, IL 60560
 TELEPHONE: 630-273-2528



- LEGEND:**
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 194-001322
 2363 Sequoia Drive, Suite 101,
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7646
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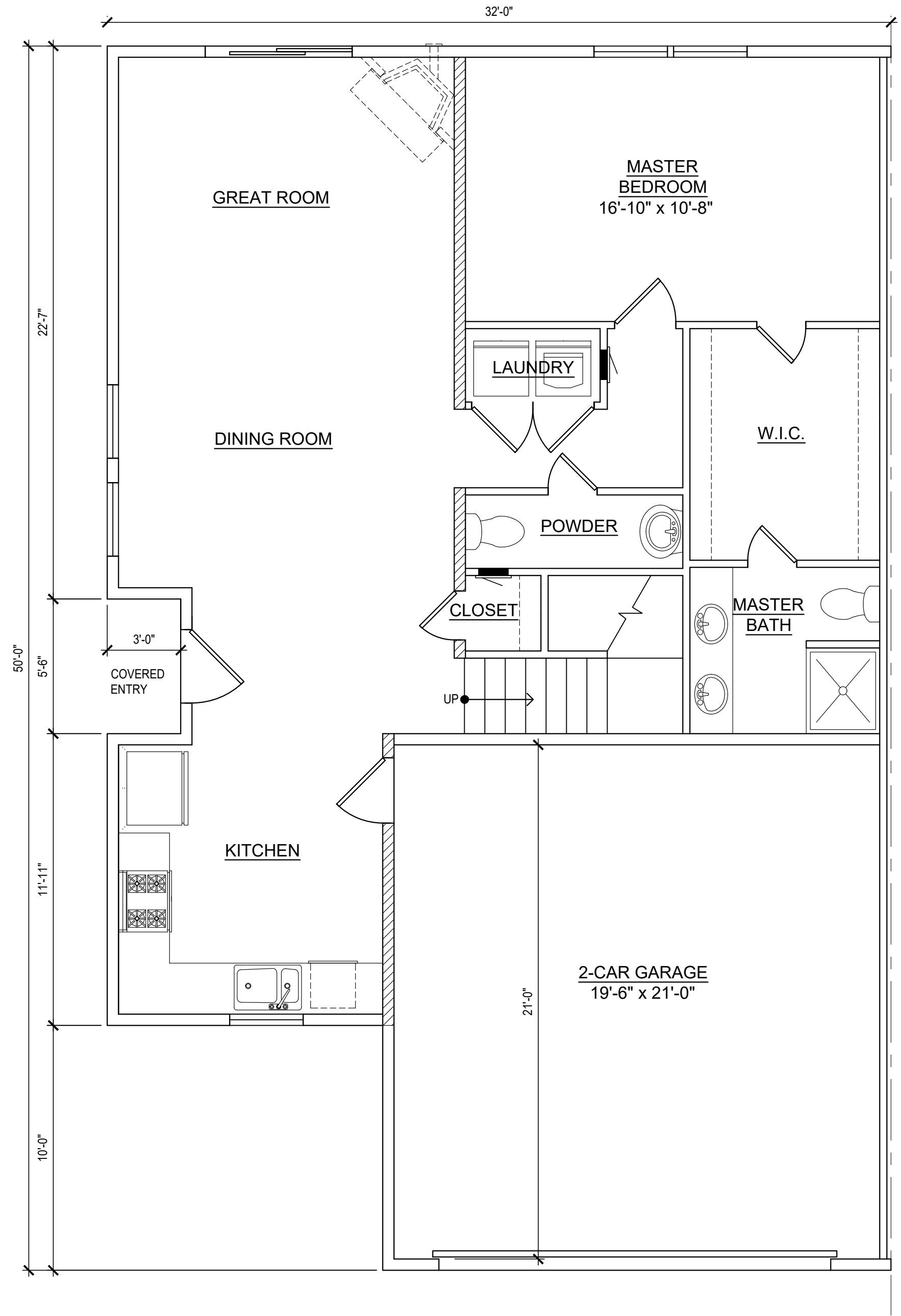


KENDALL MARKETPLACE POTENTIAL PHASING EXHIBIT

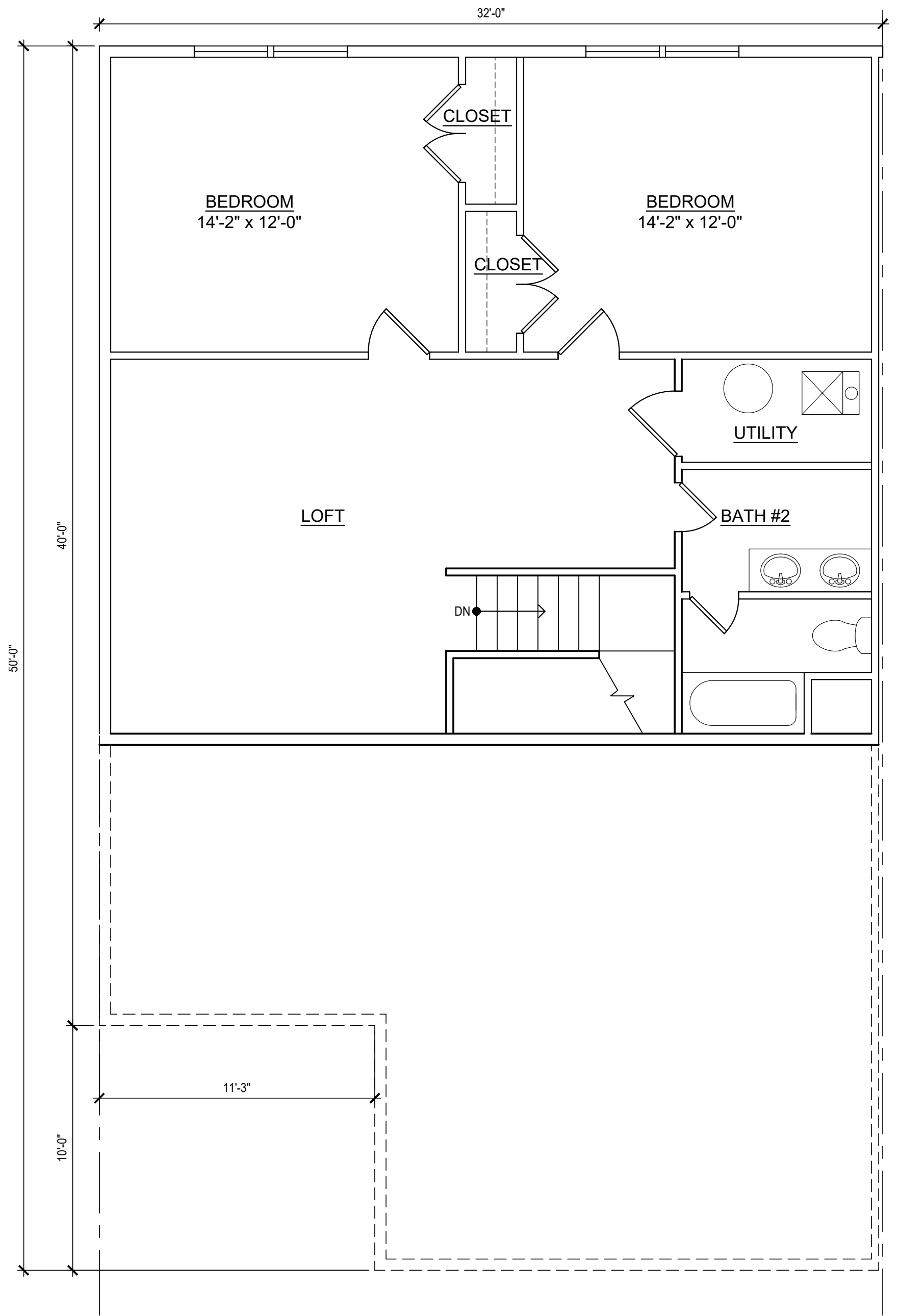
BAR IS ONE INCH ON
 OFFICIAL DRAWINGS
 IF NOT ONE INCH,
 ADJUST SCALE ACCORDINGLY

DRAWN BY: NRS
 APPROVED: DWS
 JOB DATE: 12/20/2019
 JOB NO: 170053

UNIT 'A'	
FIRST FLOOR	1,026 SF
SECOND FLOOR	909 SF
TOTAL LIVING	1,935 SF
GARAGE	417 SF

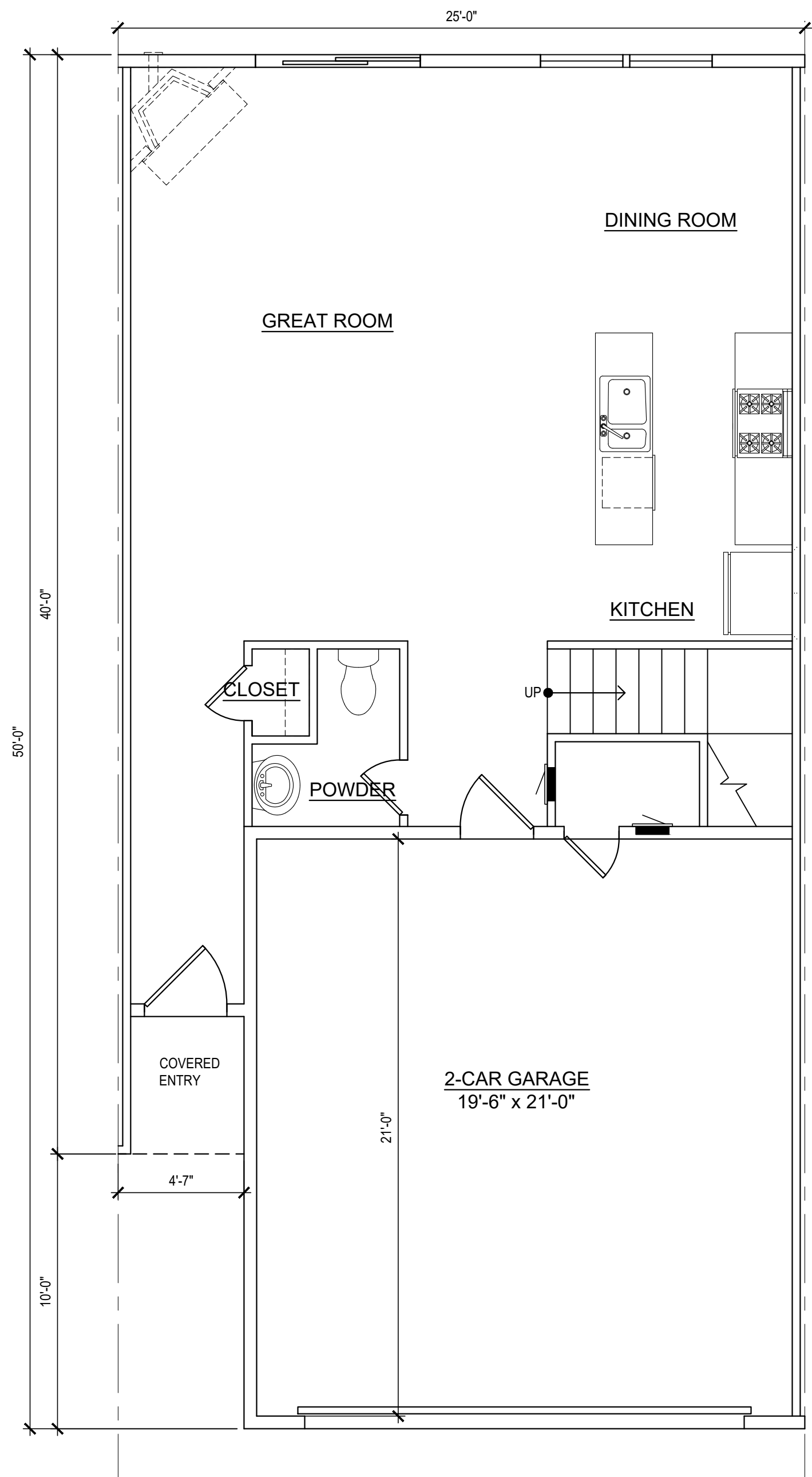


LOWER LEVEL - UNIT 'A'

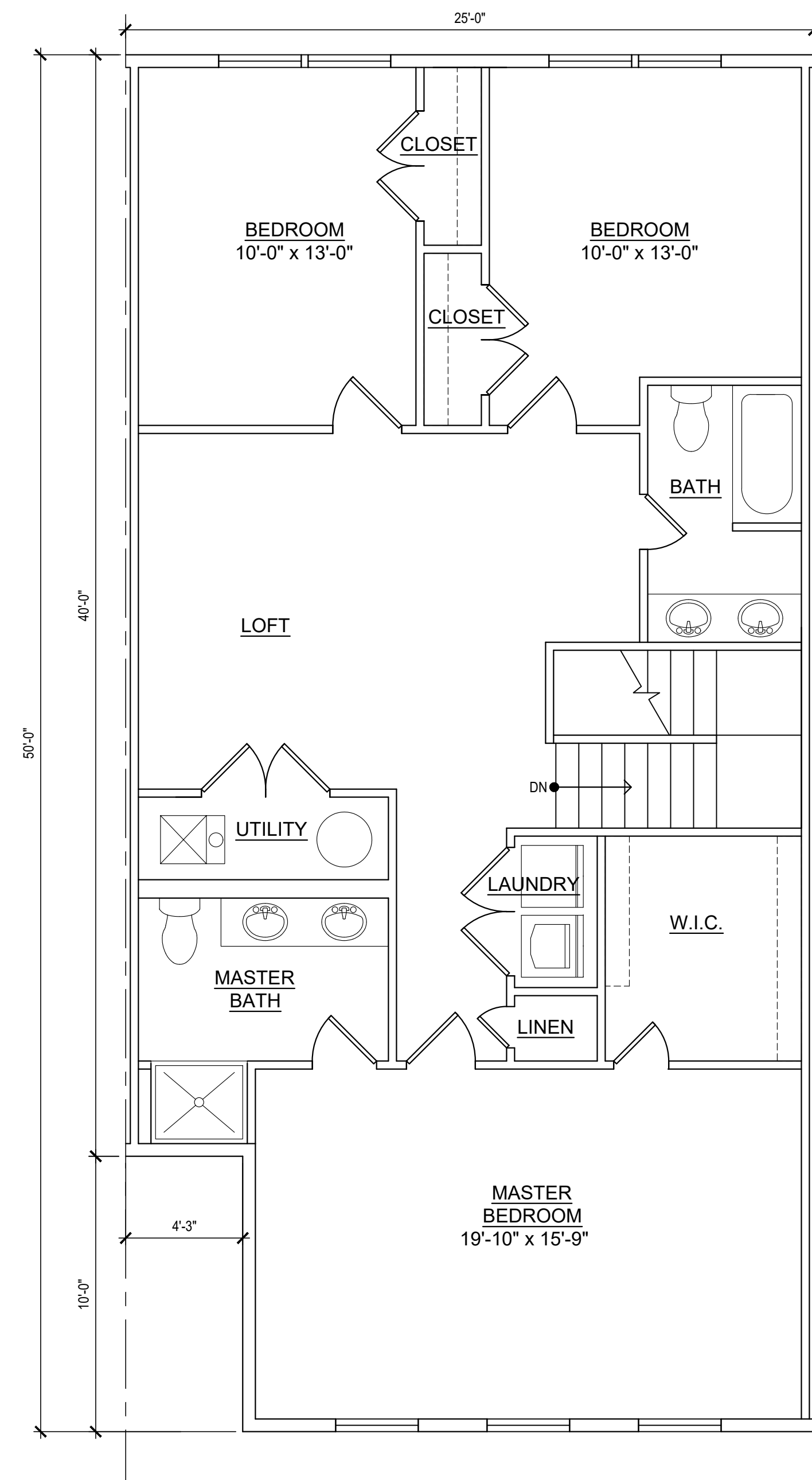


SECOND LEVEL - UNIT 'A'

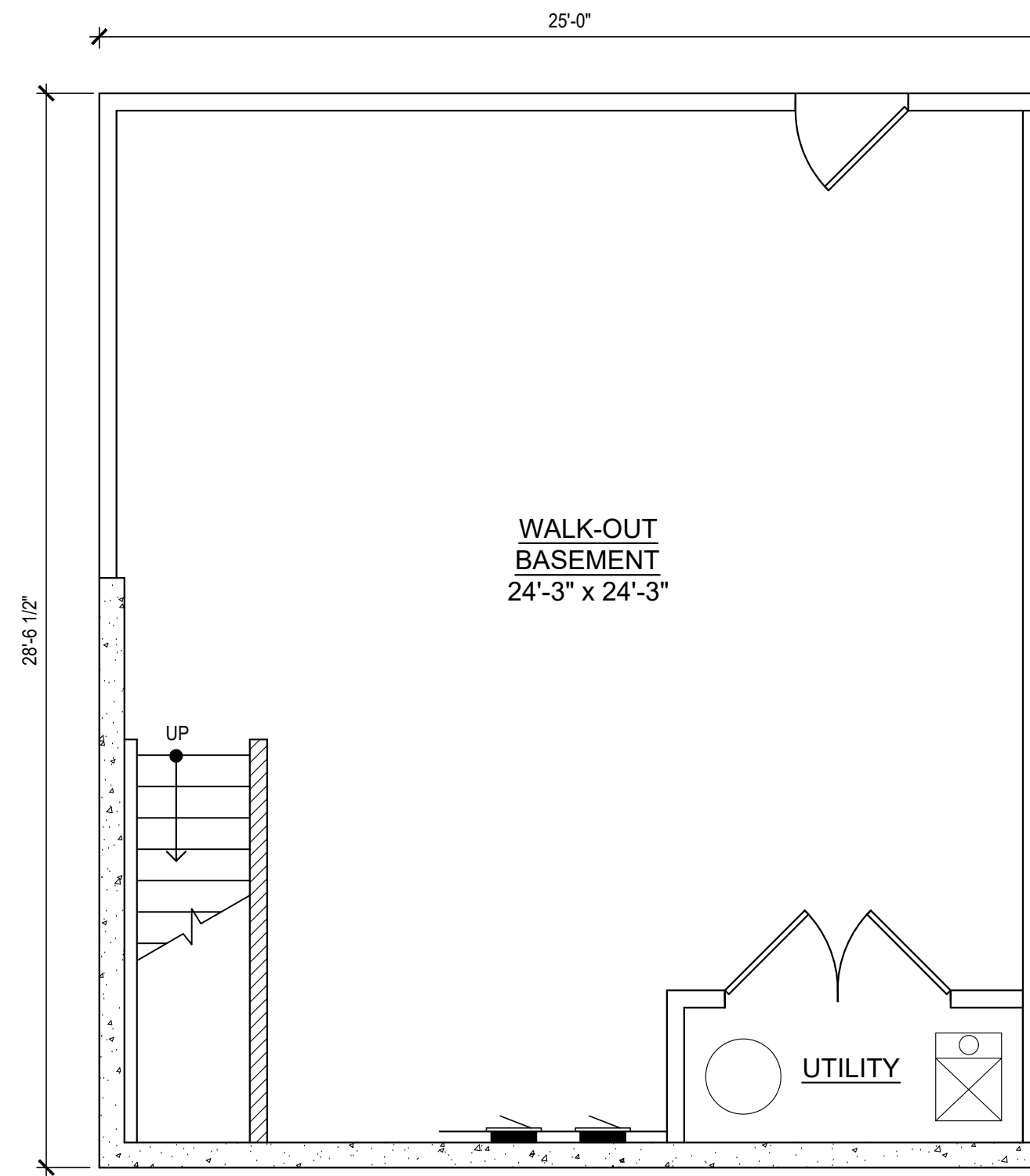
UNIT 'B'	
FIRST FLOOR	760 SF
SECOND FLOOR	1,192 SF
TOTAL LIVING	1,952 SF
GARAGE	417 SF



LOWER LEVEL - UNIT 'B'

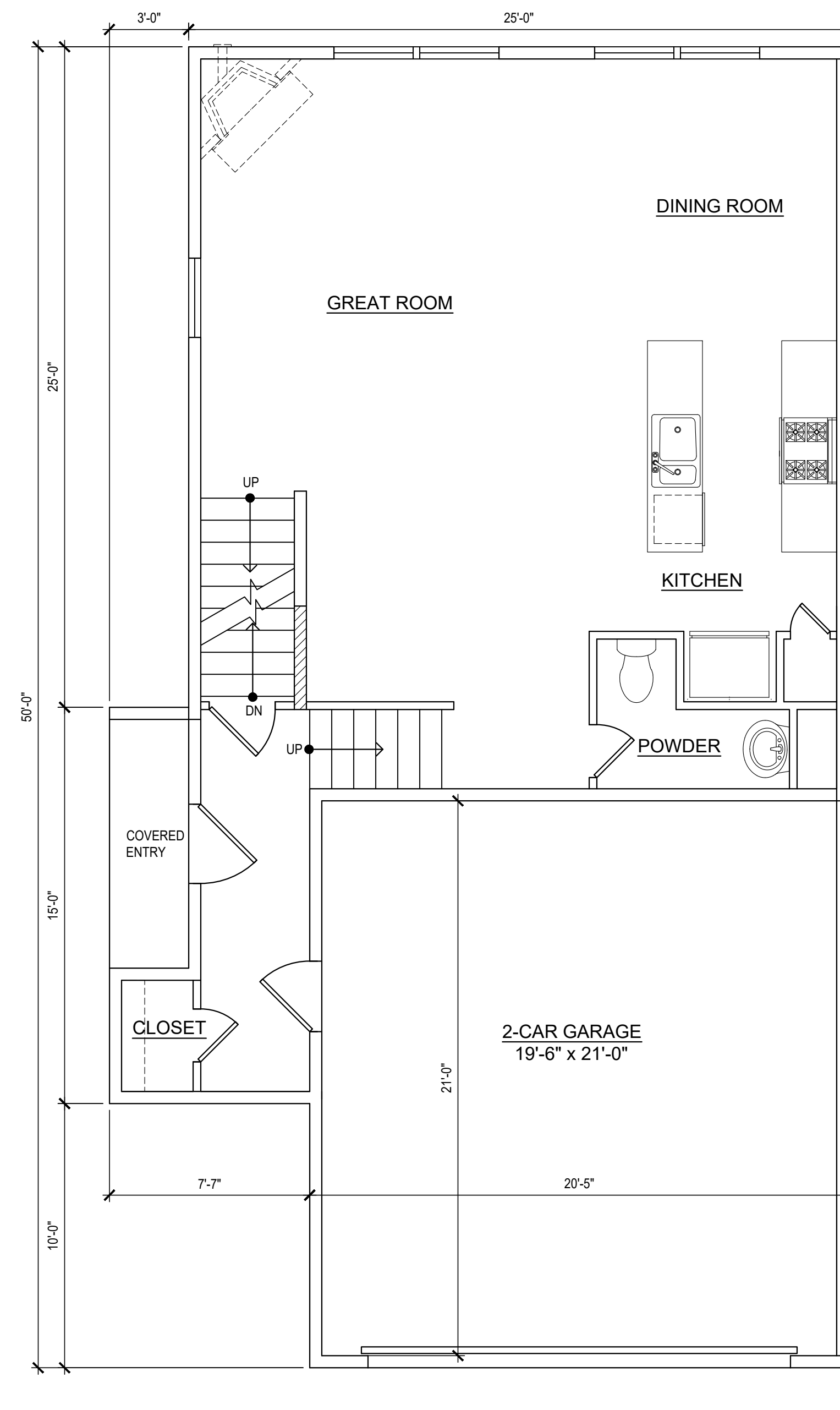


SECOND LEVEL - UNIT 'B'

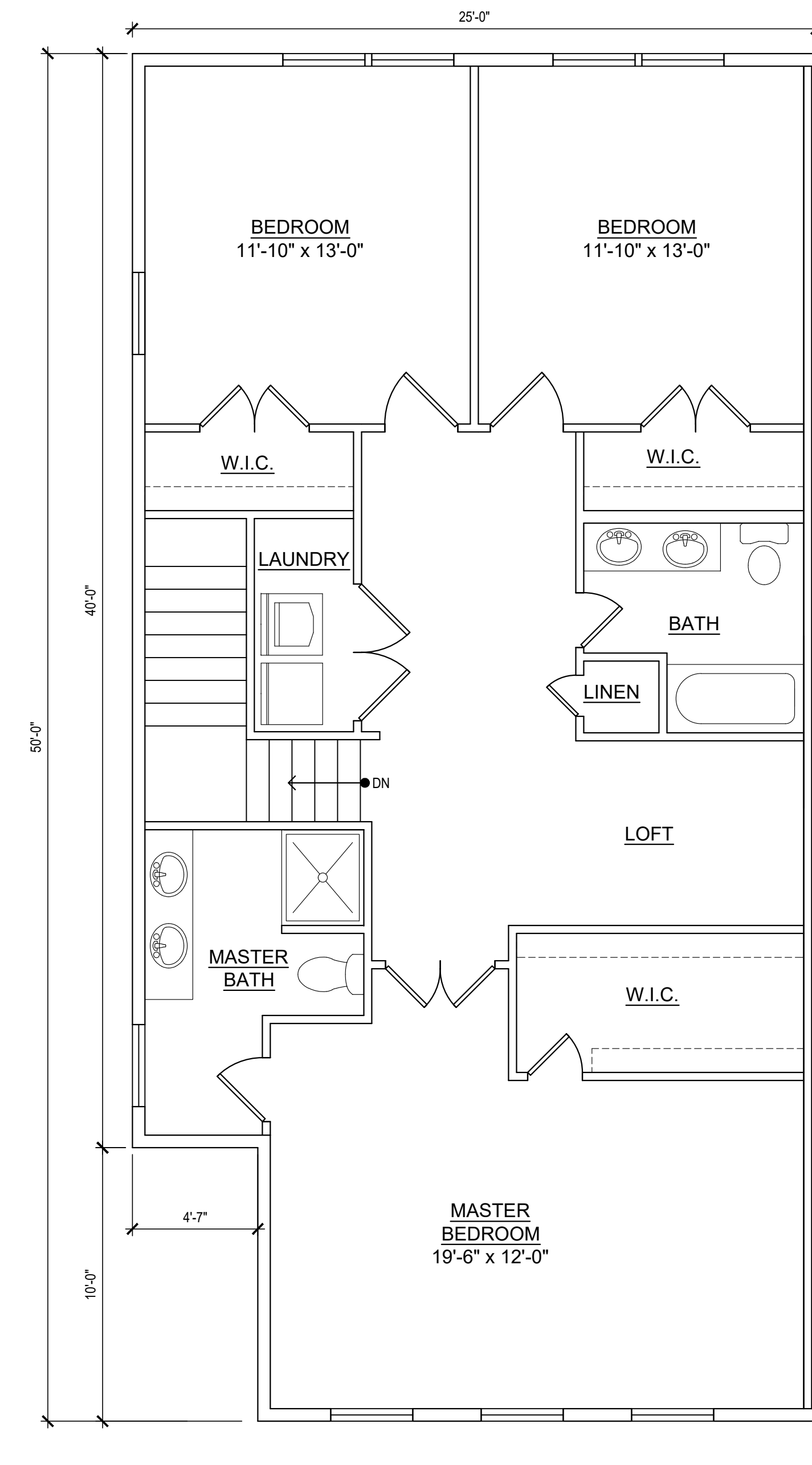


BASEMENT LEVEL - UNIT 'C'

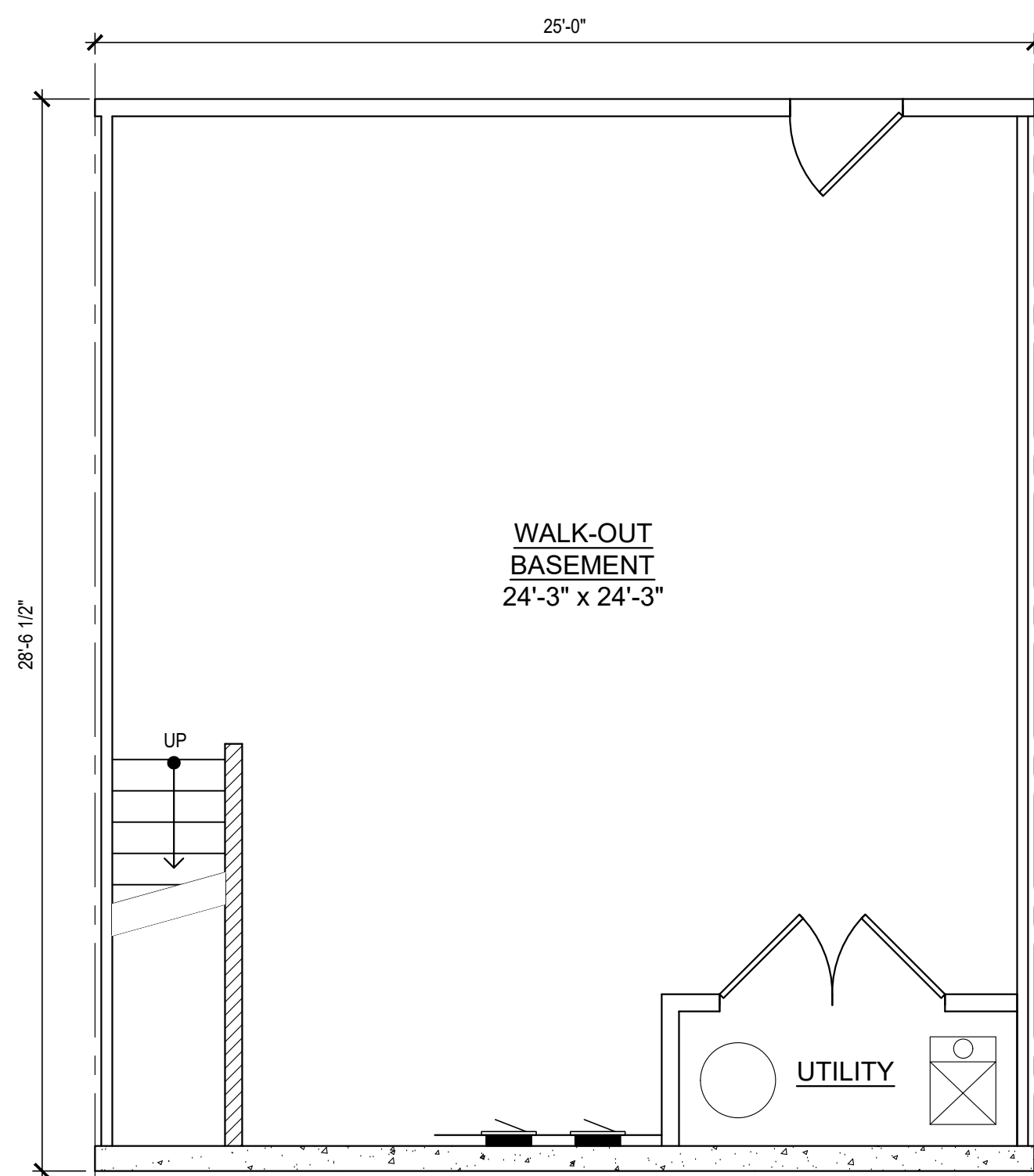
UNIT 'C'	
BASEMENT	708 SF
FIRST FLOOR	767 SF
SECOND FLOOR	1,195 SF
TOTAL LIVING	2,670 SF
GARAGE	417 SF



LOWER LEVEL - UNIT 'C'

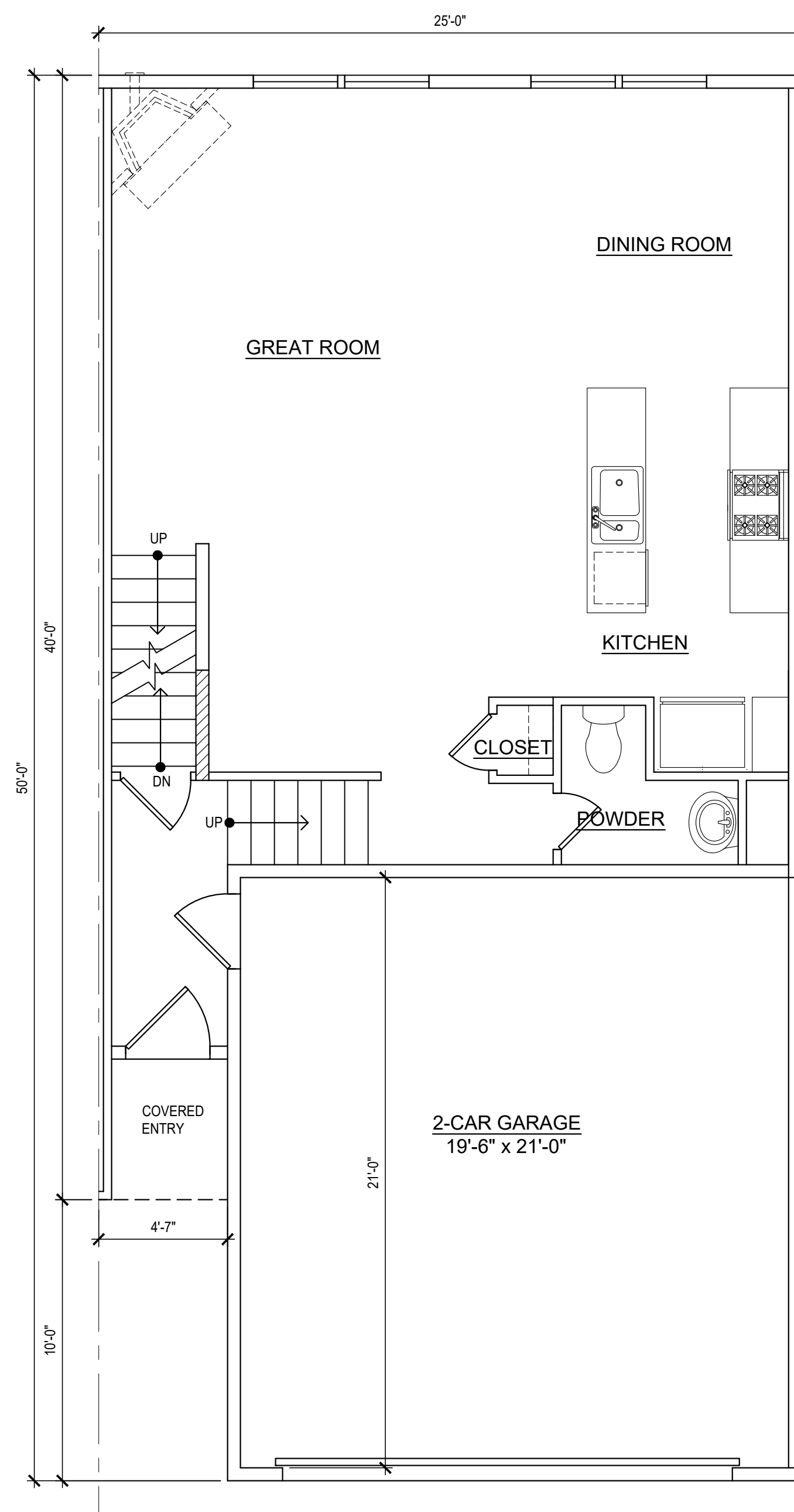


SECOND LEVEL - UNIT 'C'

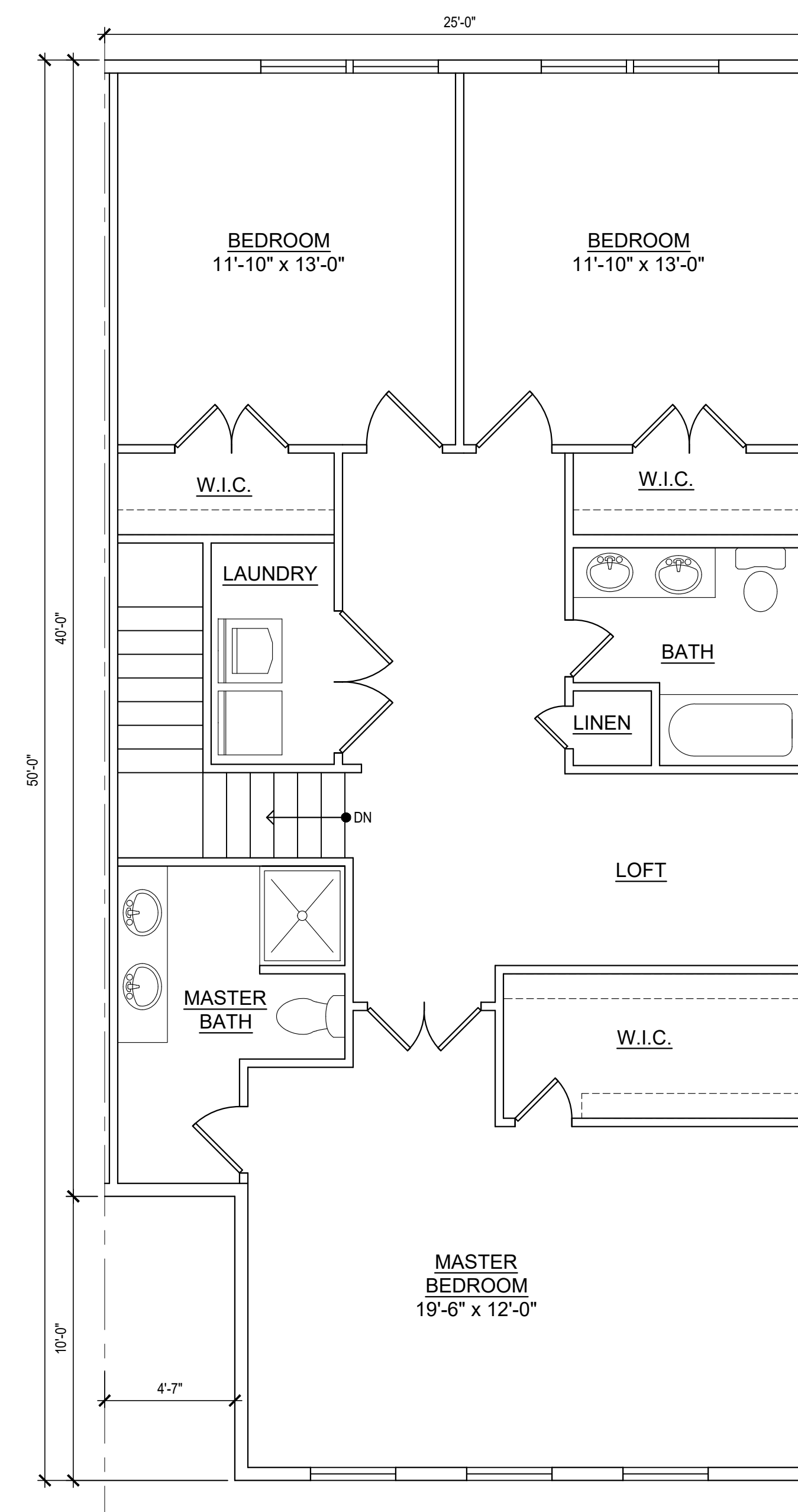


BASEMENT LEVEL - UNIT 'D'

UNIT 'D'	
BASEMENT	708 SF
FIRST FLOOR	760 SF
SECOND FLOOR	1,190 SF
TOTAL LIVING	2,658 SF
GARAGE	417 SF



LOWER LEVEL - UNIT 'D'



SECOND LEVEL - UNIT 'D'

UNIT 'A'

UNIT 'B'

UNIT 'B'

UNIT 'B'

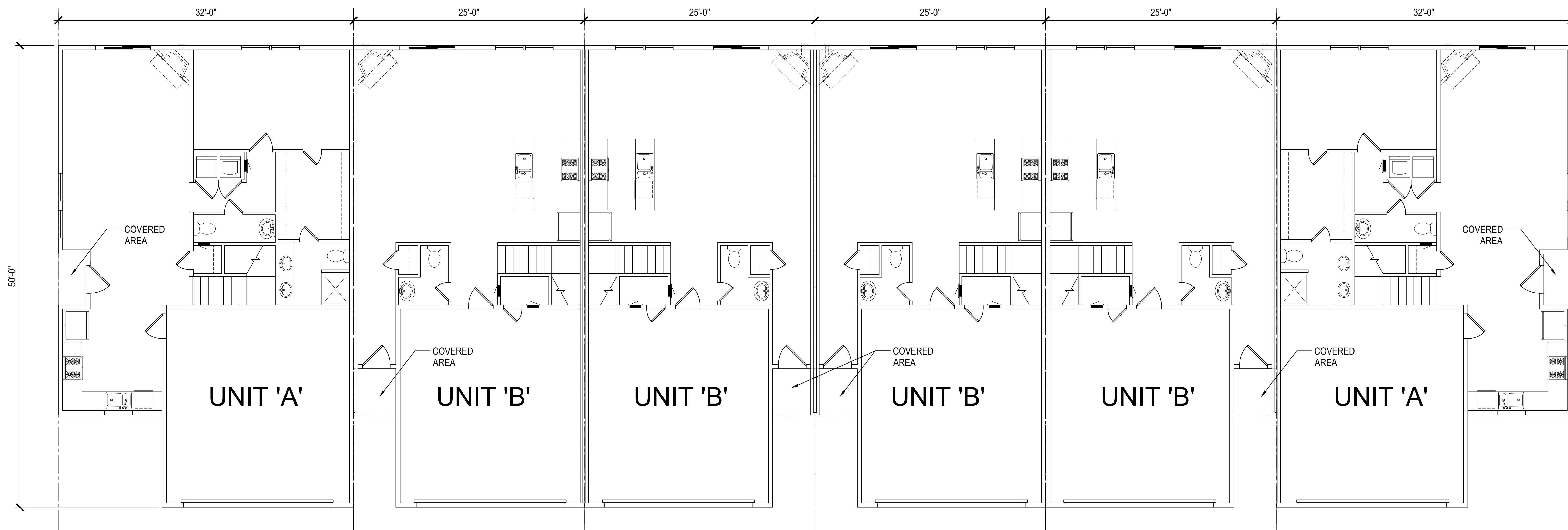
UNIT 'B'

UNIT 'A'



FRONT ELEVATIONS - UNIT 'A' & 'B'

CULTURED STONE TO BE 20% (MIN.) OF FIRST FLOOR ELEVATION MATERIAL.



FLOOR PLAN - LOWER LEVEL - UNIT 'A' & 'B'

JANUARY 28, 2020

UNIT 'A'

UNIT 'B'

UNIT 'B'

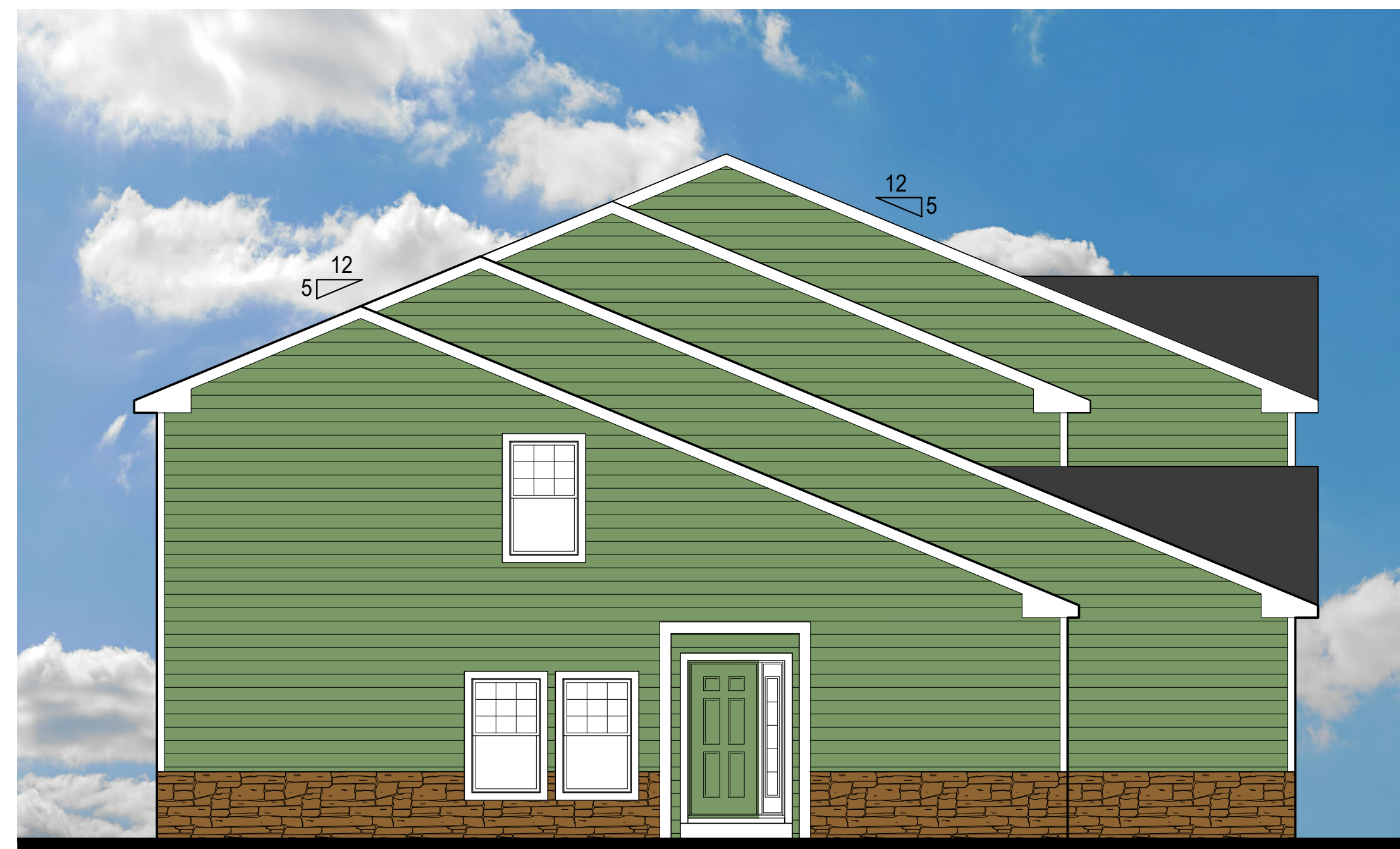
UNIT 'B'

UNIT 'B'

UNIT 'A'



REAR ELEVATIONS - UNIT 'A' & 'B'



SIDE ELEVATIONS - UNIT 'A'

ROOF SHINGLES (ARCHITECTURAL)

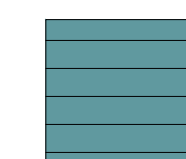


DARK GREY

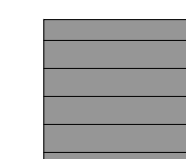
SIDING (PREMIUM / NON-VINYL)



SCOTTISH THISTLE



EVEREST

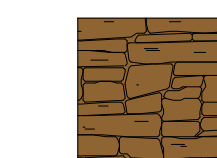


VICTORIAN GREY



PEBBLESTONE CLAY

CULTURED STONE VENEER



RANDOM TILES / BROWN SHADE

CULTURED STONE TO BE 20% (MIN.) OF FIRST FLOOR ELEVATION MATERIAL.

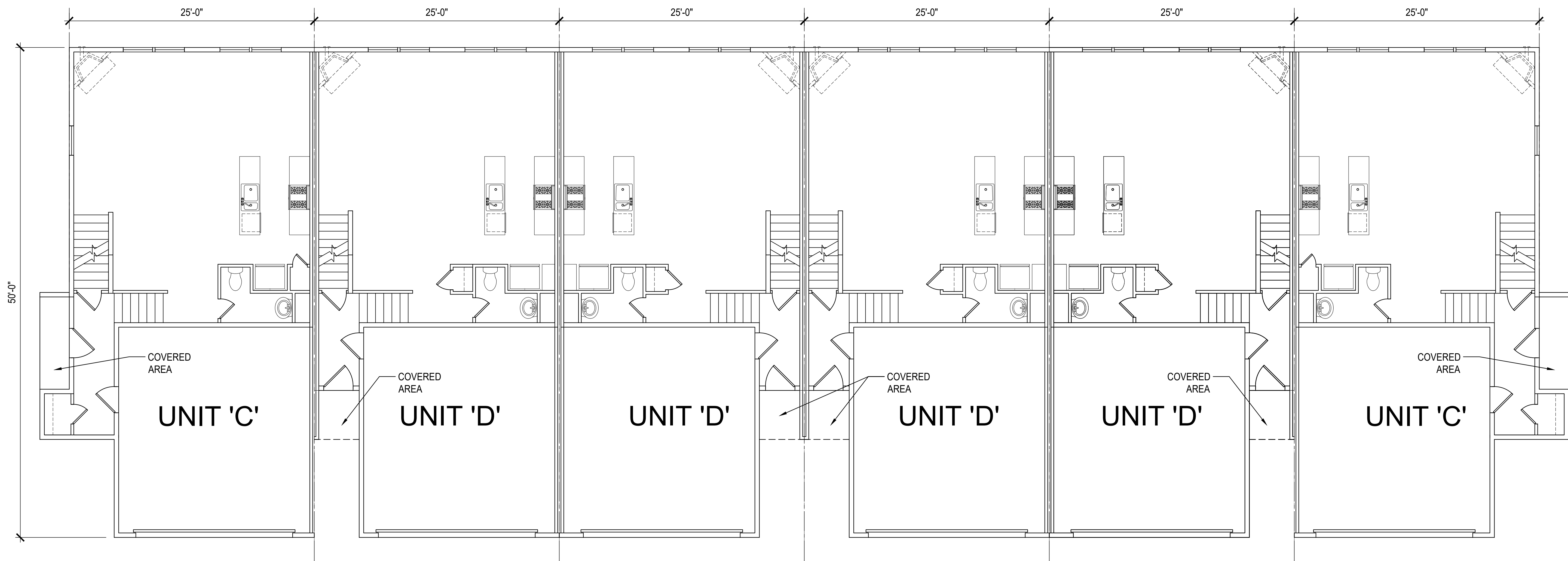
MATERIAL LEGEND

JANUARY 28, 2020



FRONT ELEVATIONS - UNIT 'C' & 'D'

CULTURED STONE TO BE 20% (MIN.) OF FIRST FLOOR ELEVATION MATERIAL.



FLOOR PLAN - LOWER LEVEL - UNIT 'C' & 'D'

JANUARY 28, 2020

UNIT 'C'

UNIT 'D'

UNIT 'D'

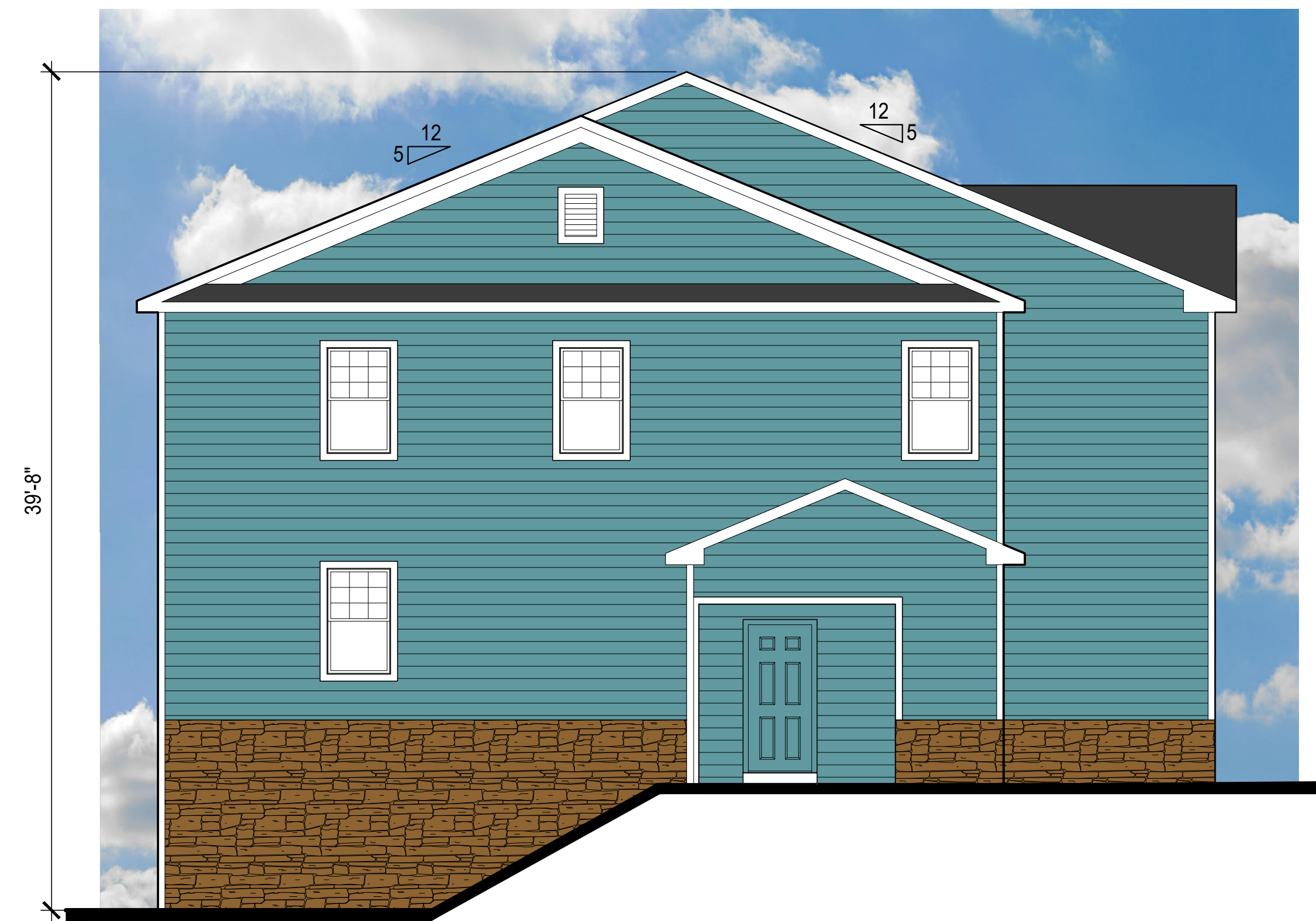
UNIT 'D'

UNIT 'D'

UNIT 'C'



REAR ELEVATIONS - UNIT 'C' & 'D'



SIDE ELEVATIONS - UNIT 'C'

ROOF SHINGLES (ARCHITECTURAL)



DARK GREY

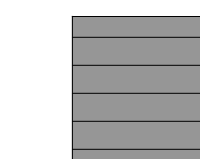
SIDING (PREMIUM / NON-VINYL)



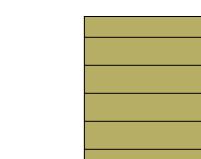
SCOTTISH THISTLE



EVEREST

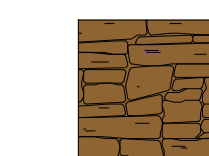


VICTORIAN GREY



PEBBLESTONE CLAY

CULTURED STONE VENEER



RANDOM TILES / BROWN SHADE

CULTURED STONE TO BE 20% (MIN.) OF FIRST FLOOR ELEVATION MATERIAL.

MATERIAL LEGEND

JANUARY 28, 2020

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200700002839
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
01-24-2007 At 11:47 am.
ORDINANCE 71.00
RHSP Surcharge 10.00

ORDINANCE NO. 2006- 125

**AN ORDINANCE AUTHORIZING THE EXECUTION
OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR
KENDALL MARKETPLACE**

WHEREAS, it is prudent and in the best interest of the UNITED CITY OF YORKVILLE, Kendall County, Illinois, to enter into a certain amended and restated Development Agreement for Kendall Marketplace (Attached hereto and made a part hereof as "Exhibit "A") pertaining to certain real estate described in the Agreement; and

WHEREAS, a draft of the restated and amended Development Agreement has been considered by the City Council; and

WHEREAS, the legal owners of record of the territory which is the subject of said Development Agreement are ready, willing and able to enter into said Development Agreement and to perform the obligations as required hereunder; and

WHEREAS, the procedures for the execution of said Development Agreement have been fully complied with; and

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS;

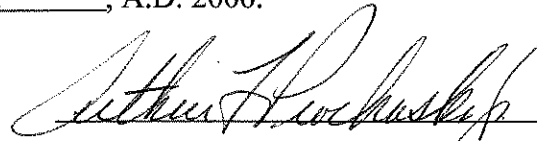
Section 1: The Mayor and the City Clerk are herewith authorized and directed to execute, on behalf of the City, the amended and restated Development Agreement, a copy of which is attached hereto and made a part hereof as Exhibit "A"

Section 2: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

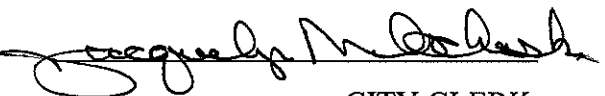
JAMES BOCK _____
VALERIE BURD _____
JASON LESLIE _____
ROSE SPEARS _____

JOSEPH BESCO _____
PAUL JAMES _____
MARTY MUNNS _____
DEAN WOLFER _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 24 Day of October, A.D. 2006.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 24 day of October, A.D. 2006.

ATTEST: 
CITY CLERK

Prepared by:

John Justin Wyeth
City Attorney
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

DEVELOPMENT AGREEMENT
'Kendall Marketplace'

This Development Agreement, hereinafter referred to as "Agreement", is made and entered into this 24 day of OCTOBER, 2006 by and between, Cannonball LLC, hereinafter referred to as "DEVELOPER" and the United City of Yorkville, Illinois, a Municipal Corporation, hereinafter referred to as "CITY". The DEVELOPER and the CITY may hereinafter be referred to as the Parties.

WITNESSETH

WHEREAS, the DEVELOPER is the contract purchaser of certain real property, hereinafter referred to as the "Property", located in the CITY and legally described as set forth in Exhibit "A" attached hereto and incorporated by references as if more fully set forth; and

WHEREAS, the Property is generally located at the northwest corner of US 34 and Cannonball Trail and consists of approximately 193 acres; and

WHEREAS, the DEVELOPER seeks a PUD zoning classification to allow for uses permitted within the B-3, R-2 and R-3 zoning classifications to exist on the property;

WHEREAS, the CITY has determined that the terms and conditions set forth herein will serve a public use and will promote the health, safety, prosperity, security, and general welfare of the inhabitants and taxpayers of the CITY; and

WHEREAS, the DEVELOPER, its vendors, grantees, assigns, successors, trustees and all others holding interest in the property now or in the future, agree and enter into this contract, which shall operate as a covenant running with the land and be binding upon any developer and its representatives, and future owners of the land;

NOW, THEREFORE, the CITY and DEVELOPER, in consideration of the mutual covenants and agreements contained herein, do mutually agree as follows:

ARTICLE I

GENERAL COMPLIANCE WITH ORDINANCES

DEVELOPER hereby agrees to comply with all CITY ordinances, and this Agreement shall alter said ordinances only as specifically set forth herein. Where the ordinances of the CITY conflict with the provisions herein, this Agreement shall control.

ARTICLE II

PROPERTY DEVELOPMENT

The Development of the Property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit "B".

The development of the subject real property described in the attached Exhibit "A" shall be subject to approval of all Ordinances of the CITY; Site Plan approval, engineering approval (by CITY staff or outside review engineering consultant as elected by the CITY) and Site Plan approval by the City Council in conformance with the United City of Yorkville Zoning Ordinance, Subdivision Control Ordinance, City Reimbursement of Consultants and Review Fees Ordinances, Municipal Building Fee, City Land-Cash Ordinance, and City Development Fee Ordinance, payable at the time of Site Plan approval, which have been voluntarily contracted to between the parties and agreed to by DEVELOPER. All said fees are described in the attached Exhibits 'D' and 'E'.

DEVELOPER agrees that the Final Site Plan shall substantially comply with all requirements as set out in the United City of Yorkville Zoning Ordinance and Subdivision Control Ordinance currently in effect when development approval is requested, unless provided for differently in this Agreement.

Utilities and Public Improvements. That On-Site infrastructure construction and engineering shall be governed by the standards contained in the Yorkville Subdivision Control Ordinance and other applicable Ordinances unless specifically addressed in this agreement, in which case this agreement shall control.

ARTICLE III

SPECIAL PROVISIONS

DESIGN STANDARDS: The below design standards are in addition to the required standards of the CITY regulated by the City's Appearance Code (Title 8, Chapter 15).

1. Single-Family Detached Residential Unit Design Standards:
 - a. Masonry products* shall be incorporated on the front façade* of 75% of the total units.
 - b. A minimum of 75% of the front façade* of each building shall incorporate masonry products*. A 10% reduction of the required masonry area will be given for each major architectural feature on the front façade.
 - c. A minimum of 50% of each building elevation shall incorporate premium siding material*

- d. Primary structures shall be constructed upon either a basement or foundation – ‘slab’ construction shall not be used.
2. Single-Family Attached Residential Unit Design Standards:
- a. Masonry products* shall be incorporated on the front façade* of 100% of the total townhome buildings.
 - b. A minimum of 50% of the front façade* of each building shall incorporate masonry products*.
 - c. A minimum of 50% of each building elevation shall incorporate premium siding material*.
 - d. Each unit shall include two (2) enclosed parking spaces.
3. Commercial Design Standards:
- a. All ‘Guidelines’ within the Appearance Code section ‘V Criteria For Appearance, 4. Non-Residential, b. Building Design, 1. Commercial, Office and Institutional Uses, b. Guidelines for unbuilt sites’ shall be required applications.
 - b. Signage:
 - i. All free standing monument signage must include a 100% masonry product* base no less than the width of the sign area.
 - c. The retail user known and labeled on the Concept and Preliminary PUD Plans as “Home Depot” shall be permitted fencing surrounding the outdoor sales area at the north side of the building to be up to twenty feet (20’) in height.

RESIDENTIAL FEES

- 1. In addition to all required application, permit and connection fees the following fees shall be collected for each residential unit at time of Building Permit:
 - a. \$2,000 City Road Fee
 - b. \$1,549 County Road Fee

CANNONBALL TRAIL OFF-SITE LANDSCAPING

The DEVELOPER agrees to provide the owners of the properties along the east side of Cannonball Trail directly adjacent to the Subject Property and depicted on Exhibit “C” with the following:

- 1. A landscape plan designed specifically for the Cannonball Trail frontage of their property that will minimize the visual impact of the development of the subject property;
- 2. All plant material necessary to implement the landscape plan and installation of said plant material;

The landscape contribution to the adjacent property owners is subject to the following conditions:

1. Mutual agreement between the DEVELOPER and the adjacent property owners of the appropriate landscape plan;
2. The adjacent property owners will grant the DEVELOPER a construction easement to install the landscaping;

SIGNAGE

The CITY agrees to permit special signage for the Subject Property as detailed in Exhibit "F" and including two (2) pylon signs 29'-4" in height and 191.5 square feet in sign area;

ARTICLE IV

EFFECTIVE DATE

The effective date of this Agreement shall be the date this Agreement is approved and executed and delivered by the DEVELOPER and CITY.

CITY:

UNITED CITY OF YORKVILLE,
an Illinois municipal corporation

By: *Arthur F. Rochaske Jr.*
Title: Mayor

Attest: *Lisa Pickering*
Title: City Clerk
Deputy
Dated: 11/19/07

DEVELOPER:

CANNONBALL, LLC
By: The Harlem Irving Companies,
Inc.
an Illinois corporation, Manager

By: *Donald W. Bailey*
DONALD W. BAILEY, VICE PRESIDENT

Attest: *G. J. Fix*
GREGORY J. FIX, GENERAL COUNSEL
Dated: 11/17/07

* denotes term defined by Appearance Code (Ordinance 2005-51)

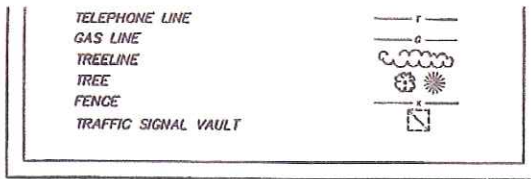


Exhibit "A"

1
14

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 19, PART OF THE SOUTH 1/2 OF SECTION 20 AND PART OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SOUTH EAST 1/4 SECTION 19; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTH EAST 1/4 310.20 FEET; THENCE WESTERLY PERPENDICULAR TO SAID EAST LINE 198.0 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE 198.0 FEET; THENCE SOUTH ALONG SAID EAST LINE 310.20 FEET TO SAID SOUTH EAST CORNER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH WEST 1/4 OF SECTION 29, 429.15 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID CENTER LINE, WHICH FORMS AN ANGLE OF 95 DEGREES, 41 MINUTES, 25 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2059.30 FEET TO THE CENTER LINE EXTENDED SOUTHERLY OF CUT-OFF ROAD; THENCE NORTHERLY ALONG SAID CUT-OFF ROAD CENTER LINE EXTENDED AND SAID CENTER LINE WHICH FORMS AN ANGLE OF 106 DEGREES, 47 MINUTES, 23 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 1816.44 FEET TO THE NORTH WEST CORNER OF OAK KNOLLS SUBDIVISION; THENCE NORTHERLY ALONG SAID CUT-OFF ROAD CENTER LINE WHICH FORMS AN ANGLE OF 180 DEGREES, 26 MINUTES, 14 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 746.59 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 86 DEGREES, 39 MINUTES, 00 SECONDS WITH THE CENTER LINE OF CUT-OFF ROAD GOING NORTHERLY FROM THE LAST DESCRIBED POINT, MEASURED COUNTER CLOCKWISE THEREFROM, 441.97 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 33 DEGREES, 20 MINUTES, 00 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 65.90 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 38 DEGREES, 44 MINUTES, 00 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 138.82 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 271 DEGREES, 25 MINUTES, 4 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 2658.89 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH EAST 1/4 OF SECTION 12 WHICH IS 147.18 FEET SOUTH OF THE NORTH EAST CORNER OF SAID SOUTH EAST 1/4; THENCE WESTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 580.80 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 176 DEGREES, 11 MINUTES, 47 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 258.97 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 WHICH IS 1826.22 FEET EASTERLY OF THE CENTER OF SAID SECTION 19; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 62 DEGREES, 59 MINUTES, 10 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2411.25 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF U.S. ROUTE NO. 34 AND THE CENTERLINE OF CANNONBALL TRAIL; THENCE NORTH 21 DEGREES, 49 MINUTES, 35 SECONDS EAST ALONG THE CENTERLINE OF CANNONBALL TRAIL, 555.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES, 10 MINUTES, 25 SECONDS WEST, 48.0 FEET; THENCE SOUTH 21 DEGREES, 49 MINUTES, 35 SECONDS WEST, PARALLEL TO SAID CENTERLINE OF CANNONBALL TRAIL, 470.0 FEET; THENCE SOUTH 57 DEGREES, 49 MINUTES, 35 SECONDS WEST, 74.81 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID NORTHERLY LINE, 96.05 FEET TO THE CENTERLINE OF CANNONBALL TRAIL; THENCE NORTH 21 DEGREES, 49 MINUTES, 35 SECONDS EAST, ALONG SAID CENTERLINE, 502.78 FEET TO THE POINT OF BEGINNING, AND EXCEPT THAT PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP AND RANGE AFORESAID, 429.15 FEET TO THE CENTERLINE OF U.S. ROUTE NO. 34; THENCE EASTERLY ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 95 DEGREES 41 MINUTES 25 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 2059.30 FEET TO THE CENTERLINE EXTENDED SOUTHERLY OF CANNONBALL TRAIL; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID CANNONBALL TRAIL, WHICH FORMS AN ANGLE OF 106 DEGREES 47 MINUTES 23 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 1816.44 FEET TO THE NORTHWEST CORNER OF OAK KNOLLS SUBDIVISION; THENCE CONTINUING NORTHERLY ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 180 DEGREES 26 MINUTES 14 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 746.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 94 DEGREES 29 MINUTES 17 SECONDS WITH SAID CENTERLINE, MEASURED CLOCKWISE THEREFROM, 140.00 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES 30 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM AND PARALLEL WITH SAID CENTERLINE, 100.00 FEET; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 94 DEGREES 29 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 140.00 FEET TO SAID CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 85 DEGREES 30 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE, 100.00 FEET TO THE POINT OF BEGINNING), IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

To Mid America, and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7a, 8, 10, and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated at Yorkville, Illinois, March 22, 2006.


 Craig L. Duy, IPLS No. 3359
 License Expiration: 11/30/2008



CANNONBALL TRAIL PROPER IES

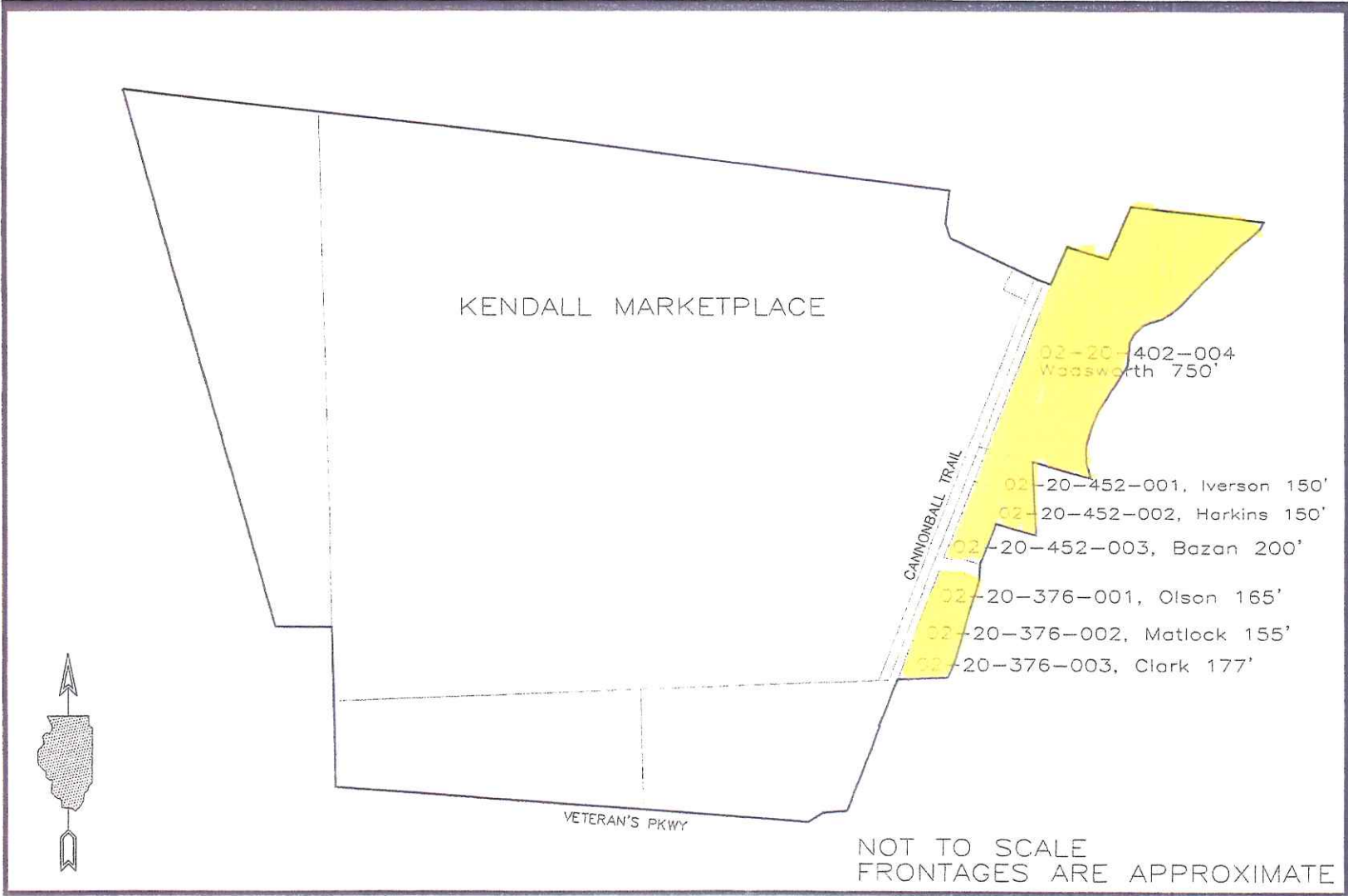


EXHIBIT D - RESIDENTIAL DEVELOPMENT FEES

	Name of Fee	Amount	Time of Payment
1	School District Transition Fee	\$3,000 per unit	Paid to School District Office prior to issuance for building permit
2	Yorkville Bristol Sanitary District Connection Fee	\$1,400 per unit	At time of building permit, paid at City Hall with separate check made out to YBSD
3	Yorkville Bristol Sanitary District Annexation Fee	\$3,523 per acre	Paid for entire development, at time of annexation to sanitary district
4	Yorkville Bristol Sanitary District Infrastructure Fee	\$3,523 per acre	Paid for entire development, at time of annexation to sanitary district
5	Building Permit Fee	\$650 + \$.020 per square foot	Building Permit
6	Water Connection Fee	\$3,700 per unit	Building Permit
7	Water Meter Cost (not applicable to fee lock)	\$390 per unit	Building Permit
8	City Sewer Connection Fee	\$2,000 per unit	Building Permit
9	Water and Sewer Inspection Fee	\$25 per unit	Building Permit
10	Public Walks and Driveway Inspection Fee	\$35 per unit	Building Permit
11a	Public Works (Development Impact Fee)	\$700 per unit	Building Permit
11b	Police (Development Impact Fee)	\$300 per unit	Building Permit
11c	Municipal Building (Development Impact Fee)	see "time of payment"	Municipal Building Impact Fee is set up as \$5,509 per unit if paid at time of permit, or \$3,288 per unit if paid at time of final plat for all units in the entirety of the annexed development.
11d	Library (Development Impact Fee)	\$500 per unit	Building Permit
11e	Parks and Rec (Development Impact Fee)	\$50 per unit	Building Permit
11f	Engineering (Development Impact Fee)	\$100 per unit	Building Permit
11g	Bristol Kendall Fire District (Development Impact Fee)	\$1,200 per unit	Building Permit
12	Parks Land Cash Fee	Calculated by ordinance, \$80,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
13	School Land Cash Fee	Calculated by ordinance, \$80,000 per acre	Building Permit or Final Plat, depending on annexation/development agreement and land/cash donations negotiated
14	Road Contribution Fund	\$2,000 per unit	Building Permit
15	County Road Fee	\$1,549 per unit, escalating each calendar year at a rate determined by ordinance	Building Permit
16	Weather Warning Siren	\$75 per acre	Final Plat
17	Administration Review Fee	1.75% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat
18	Engineering Review Fee	1.25% of Approved Engineer's Estimate of Cost of Land Improvements	Final Plat



United City of Yorkville

County Seat of Kendall County
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

EXHIBIT E

COMMERCIAL PERMIT FEES

Permit/Plan Review

Building Permit	\$750.00 plus \$0.20 per square foot
Plan Review	Based on building size (See Attached)

Contributions

Development Fee	\$3000.00* - See Attached Ordinance 2004-55 (Increase in Bristol-Kendall Fire Protection District Fee)
-----------------	---

Water/Sewer

Sewer Tap	See Attached Ordinance #96-11	
Water Tap	<u>Water Meter Size</u>	<u>Water Connection Fee</u>
	1"	\$ 3,700
	1 1/2"	\$ 4,000
	2"	\$ 5,000
	3"	\$ 8,000
	4"	\$15,000
	6" and larger	TBD

Water Meter	<u>Water Meter Size</u>	<u>Water Meter Price</u>
	1"	\$ 485.00
	1 1/2"	\$ 790.00
	2"	\$2800.00
	3"	\$3550.00
	4"	\$5420.00
	6"	\$8875.00

Engineering Inspections \$60.00

River Crossing Fee \$25.00 per drain unit. See attached Ordinance 97-11

**Engineering and Landscaping review fees will be billed separately.

*** Please call the Yorkville Bristol Sanitary District for sanitary permit fees (630) 553-7657

EXHIBIT E

MULTIPLE-FAMILY RESIDENTIAL USE GROUPS

A. New Construction Per Unit	\$350.00 plus \$0.15 per s.f.
B. Remodeling Per Unit	\$175.00 plus \$0.10 per s.f.
C. Detached Garage Per Unit without Electrical	\$50.00
D. Detached Garage Per Unit with Electrical	\$100.00
E. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee
F. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$50 per unit (non-refundable)

ALL OTHER USE GROUPS

[A. New Construction	\$750.00 plus \$0.20 per square foot]
B. Additions	\$500.00 plus \$0.20 per square foot
C. Remodeling	\$350.00 plus \$0.10 per square foot
D. Temporary to Start Construction	25% of full permit fee, not to be applied to the full permit fee
E. Temporary Certificate of Occupancy when Requested by the Builder when Circumstances <u>Do Not</u> Warrant	\$200.00 (non-refundable)

NOTE: Building permit fee does not include the plan review fee for the "multiple-family residential use group" and "other use group" categories. The plan review fee will be based on the schedule following the permit fees. Plan review fees to the inspection firm will be paid at the same time as the building permit fee.

EXHIBIT E

PLAN REVIEW FEES (May vary due to outside consultant's fee schedules.)

BUILDING CODE

<i>Building Size</i>	<i>Fee</i>
1 to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
over 200,000 cubic feet	\$650.00 + \$6.50 per 10,000 cubic feet over 200,000

REMODELING PLAN REVIEW 1/2 of Plan Review Fee Listed Above

ELECTRICAL, MECHANICAL, OR PLUMBING PLAN REVIEW ONLY
1/4 of Plan Review Fee Listed Above

FIRE DETECTION/ALARM SYSTEMS

\$115.00 per 10,000 square feet of floor area

FIRE SPRINKLER SYSTEMS

<i>Number of Sprinklers</i>	<i>Pipe Schedule</i>	<i>Hydraulic Calculated</i>
Up to 200	\$250.00	\$500.00
201-300	\$300.00	\$575.00
301-500	\$400.00	\$775.00
Over 500	\$450.00	\$850.00
<i>PLUS</i> , for each Sprinkler over 500:	\$0.60/each	\$0.95/each

ALTERNATE FIRE SUPPRESSION SYSTEMS

Standpipe	\$175.00 per Standpipe Riser (No charge with Sprinkler Review)
Specialized Extinguisher Agent (Dry or Other Chemical Agent)	\$125.00 per 50 pounds agent
Hood & Duct Cooking Extinguisher Agent	\$150.00 flat rate per system.

NOTE: If any plan has to be sent to an outside consultant other than the inspection firm, the outside consultant's fee(s) will be charged and that fee paid directly to the outside consultant.

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

ORDINANCE 2004 - 55

AN ORDINANCE AMENDING ORDINANCE NO.
2003-31 AN ORDINANCE SETTING FORTH THE STANDARDS
AND REGULATION FOR PAYMENT FOR DEVELOPMENT
AND EXTENSION OF UTILITY COSTS UPON ANNEXATION
AND/OR PLANNED UNIT DEVELOPMENT TO PROVIDE FOR AN
INCREASE IN THE BRISTOL KENDALL FIRE PROTECTION DISTRICT FEE

WHEREAS, the UNITED CITY OF YORKVILLE is currently experiencing a substantial increase in population, together with the need to expand existing municipal services to provide for orderly growth and adequate municipal services; and

WHEREAS, the BRISTOL KENDALL FIRE PROTECTION DISTRICT provides fire protection, emergency medical services and rescue services for the UNITED CITY OF YORKVILLE; and

WHEREAS, the UNITED CITY OF YORKVILLE has thoroughly reviewed the need for expanding municipal services and the need for capital purchases and reviewed the study conducted by the BRISTOL KENDALL FIRE PROTECTION DISTRICT, a copy of which is attached hereto and incorporated herein by reference, to support increases in the fees provided herein; and

WHEREAS, the UNITED CITY OF YORKVILLE has thoroughly reviewed the cost to be incurred to provide for the expansion of said City; and

EXHIBIT E

WHEREAS, the City has determined that the following fees bear a rational relationship to the costs anticipated to be incurred by the various governmental entities and departments of the City to be affected; and

WHEREAS, the UNITED CITY OF YORKVILLE has previously enacted Ordinance No: 2003-31 which set standards and regulations for payment of the extension and development of capital costs for utility and governmental purposes; and

WHEREAS, one component of that Ordinance was to collect the sum of Three Hundred and 00/00 dollars (\$300.00) for the acquisition of equipment and vehicles, maintenance of the BRISTOL KENDALL FIRE PROTECTION DISTRICT, and for other capital purchases of said BRISTOL KENDALL FIRE PROTECTION DISTRICT; and

WHEREAS, the UNITED CITY OF YORKVILLE has been requested by the BRISTOL KENDALL FIRE PROTECTION DISTRICT to increase the amount of said fees to the sum of One Thousand and 00/00 Dollars (\$1,000.00) per single-family residential dwelling unit and single-family attached dwellings including, but not limited to, duplexes and town homes; and

WHEREAS, the UNITED CITY OF YORKVILLE has been requested by the BRISTOL KENDALL FIRE PROTECTION DISTRICT to increase the amount of said fees to the sum of Five Hundred and 00/00 Dollars (\$500.00) per unit of any multifamily structure, including, but not limited to, apartment buildings; and

WHEREAS, the UNITED CITY OF YORKVILLE has been requested by the BRISTOL KENDALL FIRE PROTECTION DISTRICT to increase the amount of said fees for all other occupancy classifications as follows:

EXHIBIT E

- a. The sum of 10.0 cents per square foot, with a minimum fee of One Thousand and 00/00 Dollars (\$1,000.00) effective as of January 1, 2005 up and to April 30, 2006.
- b. The sum of 12.0 cents per square foot, with a minimum fee of One Thousand Two Hundred and 00/00 Dollars (\$1,200.00) effective from May 1, 2006 up and to April 30, 2007.
- c. The sum of 15.0 cents per square foot, with a minimum fee of One Thousand Five Hundred and 00/00 Dollars (\$1,500.00) effective from May 1, 2007

NOW THEREFORE, the UNITED CITY OF YORKVILLE, does upon Motion duly made, seconded and approved by a majority of those voting does hereby ORDAIN:

1. Ordinance 2003-31 is hereby amended to increase the Development Fee for the BRISTOL KENDALL FIRE PROTECTION DISTRICT payable per single-family residential dwelling unit and per single-family attached dwelling including, but not limited to, duplex and town home residential dwelling units from Three Hundred and 00/00 Dollars (\$300.00) to One Thousand and 00/00 Dollars (\$1,000.00) for each unit annexed, zoned, and platted on and subsequent to the effective date within the United City of Yorkville on a subsequent to the effective date of January 1, 2005 payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
2. Ordinance 2003-31 is hereby amended to increase the Development Fee for the BRISTOL KENDALL FIRE PROTECTION DISTRICT per unit of any

EXHIBIT E

multifamily structure, including, but not limited to, apartment buildings to Five Hundred and 00/00 Dollars (\$500.00) for each unit annexed, zoned, and platted for multifamily residential development within the United City of Yorkville on and subsequent to the effective date of January 1, 2005, payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date .

3. Ordinance 2003-31 is hereby amended to increase the Development Fee for the BRISTOL KENDALL FIRE PROTECTION DISTRICT for all other occupancy classifications, including but not limited to Office District, B-1 Limited Business District, B-2 General Business District, B-3 Service Business District, B-4 Business District, M-1 Limited Manufacturing District and M-2 General Manufacturing District, as follows:
 - a. The sum of 10.0 cents per square foot, with a minimum fee of One Thousand and 00/00 Dollars (\$1,000.00) for any real property annexed, zoned, and platted within the United City of Yorkville effective as of January 1, 2005 up and to April 30, 2006, payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
 - b. The sum of 12.0 cents per square foot, with a minimum fee of One Thousand Two Hundred and 00/00 Dollars (\$1,200.00) for any real property annexed,

EXHIBIT E

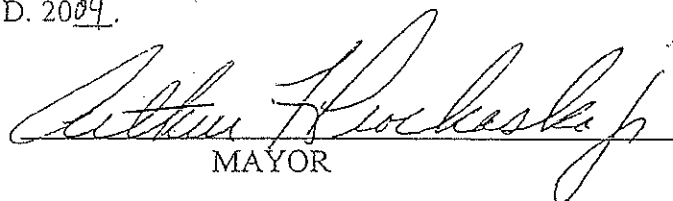
- zoned, and platted within the United City of Yorkville effective from May 1, 2006 up and to April 30, 2007, payable at the time of issuance of building permit, or payable at the time of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
- c. The sum of 15.0 cents per square foot, with a minimum fee of One Thousand Five Hundred and 00/00 Dollars (\$1,500.00) for any real property annexed, zoned, and platted within the United City of Yorkville effective from May 1, 2007 forward, payable at the time of issuance of building permit for each unit annexed and zoned within the United City of Yorkville on and subsequent to the aforementioned effective date.
4. This Ordinance shall be contingent upon receipt by the UNITED CITY OF YORKVILLE of a written agreement in the form satisfactory to the UNITED CITY OF YORKVILLE which holds the UNITED CITY OF YORKVILLE harmless, including it and agreeing to defend the UNITED CITY OF YORKVILLE of any claim made as a result of the imposition or collection of said fees.
5. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

EXHIBIT E

PAUL JAMES _____
RICHARD STICKA Y
VALERIE BURD Y
LARRY KOT Y

MARTY MUNNS Y
WANDA OHARE Y
ROSE SPEARS Y
JOSEPH BESCO Y

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,
this 12th day of October, A.D. 2004.


MAYOR

PASSED by the City Council of the United City of Yorkville, Kendall County, Illinois
this 12th day of October, A.D. 2004.

Attest: 
CITY CLERK

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

9/10/96

STATE OF ILLINOIS)
) ss. 96-11
COUNTY OF KENDALL)

AN ORDINANCE AMENDING THE TAP-ON
FEE SCHEDULE IN THE UNITED CITY OF YORKVILLE

WHEREAS, the cost of providing sanitary sewer services has risen substantially, over the last several years; and

WHEREAS, the City of Yorkville has been required to provide sanitary sewer services and maintenance as a result of an increase in development; and

WHEREAS, the Mayor and City Council of the United City of Yorkville have determined it to be in the best interest of the City and its residents to increase the "Tap-On" fees for sanitary sewer service.

DEFINITIONS

"Outlet" - means each floor drain, wash basin, wash fountain, toilet, urinal, shower, air conditioner drain, water cooler, dentist tray drain or other similar plumbing fixture and any orifice of any machine, vessel tank of any kind, manifolded or simply, through which waste may flow into a sewer; the flow of which ultimately is processed by Water Pollution Control of the Yorkville Bristol Sanitary District.

"Toilet"-means a bathroom, restroom or other facility having no more than 3 outlets (as defined herein).

PROVISIONS

1. Any residential property wishing to hook-up to city sanitary sewer service shall pay to the city a flat rate of \$2,000.00 per dwelling unit. This is in addition to any and all other fees

EXHIBIT E

charges by any other entity including the applicable sanitary district.

2. Any multi-family building will pay an additional fee of \$400.00 for each drain unit for common area drains which include but are not limited to laundry rooms, floor drains etc. This additional fee shall be paid based on the summation of drain units times the \$400.00 multiplier.

Laundry washer unit	x 1/2
Floor drain	x 1/2
Common use toilet	x 1 1/2
Common use shower	x 1
Common use sink	x 1/2
Pool facilities	x 2
Common use kitchens	x 1 1/2

3. All non-residential properties shall be charged a fee based on the total number of drain units as listed in the attached schedule "A", times a multiplier of \$400.00. This fee is in addition to all other fees charged by any other entity including sanitary districts.

4. All toilets having more than 3 outlets, shall pay at the additional rate of 0.5 drain units per outlet each. This applies to both residential and non-residential properties.

5. A separate and independent building sewer shall be provided for every building; except where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway, the front building may be extended to the rear building and the whole considered as one building sewer, but the City of Yorkville does not and will not assume any obligation or responsibility for damage caused by or resulting from any such single connection aforementioned.

EXHIBIT E

6. The size, slope, alignment, materials of construction of a building sewer, and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench, shall all conform to the requirements of the City and/or State building and plumbing code or other applicable rules and regulations of the City of Yorkville or Yorkville Bristol Sanitary District.

7. No person(s) shall make connection of roof downspouts, foundation drains, areaway drains, or other sources of surface runoff or groundwater to a building drain which in turn is connected directly or indirectly to a public sanitary sewer unless such connection is approved by the City of Yorkville for purposes of disposal of polluted surface drainage.

8. The connection of the building sewer into the public sewer shall conform to the requirements of the building and plumbing code or other applicable rules and regulations of the City of Yorkville and the Yorkville-Bristol Sanitary District. All such connections shall be made gastight and watertight and verified by proper testing. Any deviation from the prescribed procedures and materials must be approved by the City Public Works Department before installation.

9. The applicant for the building sewer permit shall notify the Public Works Department when the building sewer is ready for inspection and connection to the public sewer. The connection and testing shall be made under the supervision of the superintendent or his representative.

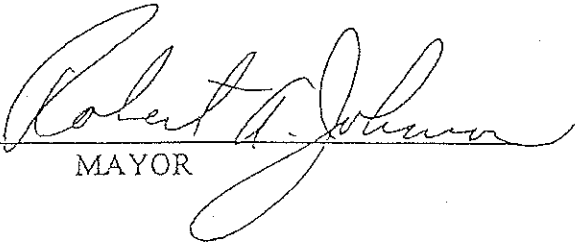
10. All Excavations for building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways, and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City of Yorkville Public Works Department.

EXHIBIT E

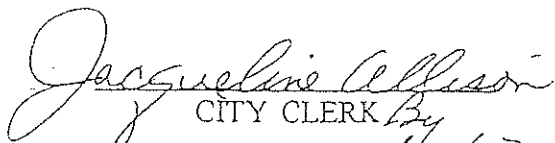

11: This Ordinance will be effective November, 1 1996.

IN ALL OTHER RESPECTS, the fee schedule and rates for the City of Yorkville shall remain unchanged.

Passed this 12th day of September, 1996


MAYOR

ATTESTED:


CITY CLERK By 
Sandra Mader
Deputy Clerk

Law Offices of Daniel J. Kramer
1107A South Bridge Street
Yorkville, Illinois 60560
630.553.9500

SCHEDULE "A"

EXHIBIT E

<u>USE OF BUILDING</u>	<u>NO. OF DRAIN UNITS</u>
STORES, MERCANTILE AND OFFICE BUILDINGS	
Each private toilet	1
Each public toilet with no more than three outlets	1-½
Each additional outlet	½
Soda Fountain	1
Grocery Stores & Meat Markets with garbage grinders	2
DRIVE-INS	
Each public toilet	1-½
Kitchens	1-½
RESTAURANTS AND THEATERS	
Food service capacity. No. of persons	
0-50	1
50-100	2
100-200	3
Each private toilet	1
Each public toilet	1-½
SERVICE STATIONS	
Each public toilet	1-½
Wash rack	2
CLUBS	
Each toilet	1-½
Restaurant charge as above	
MOTELS AND HOTELS	
Each room with bath or shower and/or toilet	1/3
Each public toilet	1-½
Restaurant charge as above	

EXHIBIT E

MOBILE TRAILER PARKS

Each trailer space with sanitary sewer outlet	½
Each automatic washer unit	½
Each public toilet	1-½
Each public shower	1

LAUNDRIES

Each automatic washer unit	½
Each public toilet	1-½

SELF-SERVICE CAR WASH

Per rack (covered)	1
Per rack (uncovered)	4

AUTOMATIC CAR WASH

Each production line	10
Each public toilet	1-½

NURSING HOMES AND HOSPITALS

Resident capacity of each building determined from architect's plans and specifications divided by 4 (Quotient to 2 decimal points)

SCHOOLS

Student capacity of each building determined from architect's plans and specifications divided by 12 (Quotient to 2 decimal points)

DORMITORIES, FRATERNITIES AND SORORITIES

Resident capacity of each building determined from architect's plans and specifications divided by 6 (Quotient to 2 decimal points)

STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

ORDINANCE NO. 2006- 32

**ORDINANCE AMENDING ORDINANCE 2003-79
AND REPEALING ORDINANCE 2005-40
ESTABLISHING MUNICIPAL WATER CONNECTION FEES IN
THE UNITED CITY OF YORKVILLE**

WHEREAS, the United City of Yorkville has taken up, discussed and considered amending the City Ordinance 2003-79 regarding Municipal Water Connection Fees; and

WHEREAS, in amending City Ordinance 2003-79, City Ordinance 2005-40 (which previously amended Ordinance 2003-79) will by necessity be repealed.

WHEREAS, the Mayor and City Council have discussed that it may be prudent to amend said Ordinance 2003-79 to change certain connection fees by substituting the Charts defining Residential and Non-Residential Connection Fees depicted on the attached Exhibit "A" and Exhibit "B", in place of Exhibit "A" and Exhibit "B" in Ordinance 2003-79.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, upon Motion duly made, seconded and approved by the majority of those members of the City Council voting, hereby enact the water tap-on fee schedule set out in the attached Exhibit "A" and Exhibit "B", and

EXHIBIT E

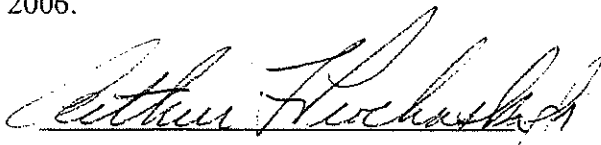
1. Any Ordinance or parts thereof in conflict with the provisions of this Ordinance, specifically including Ordinance 2005-40, are hereby repealed to the extent of such conflict with this Ordinance.

2. The portion of this Ordinance affecting the water connection fee as indicated in Exhibit "A" and Exhibit "B" shall become effective on June 15, 2006.

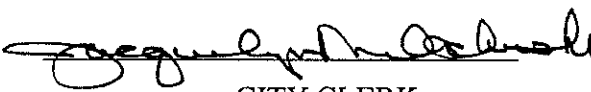
JAMES BOCK _____
VALERIE BURD _____
DEAN WOLFER _____
ROSE SPEARS _____

JOSEPH BESCO _____
PAUL JAMES _____
MARTY MUNNS _____
JASON LESLIE _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
25 Day of April, A.D. 2006.


MAYOR

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
25 day of April, A.D. 2006.

ATTEST: 
CITY CLERK

Prepared by:

John Justin Wyeth
City Attorney
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

EXHIBIT A: RESIDENTIAL CONNECTION FEE
2006 WATER SYSTEM CONNECTION FEE UPDATE
United City of Yorkville, Kendall Co., IL

Residence Type	Projected P.E. Per Residence	Connection Fee Based On \$1,057 / P.E.
Efficiency or Studio Apartment	1.00	\$1,057
1 Bedroom Apartment/Condo	1.50	\$1,586
2+ Bedroom Apartment/Condo	3.00	\$3,171
1 Bedroom Townhome	1.50	\$1,586
2+ Bedroom Townhome	3.00	\$3,171
Duplex Home	3.50	\$3,700
Single Family Home	3.50	\$3,700



EXHIBIT B: NON-RESIDENTIAL CONNECTION FEE
 2006 WATER SYSTEM CONNECTION FEE UPDATE
 United City of Yorkville, Kendall Co., IL

Water Meter Size	Water Connection Fee
Less Than Or Equal To 1"	\$3,700
1 1/2"	\$4,000
2"	\$5,000
3"	\$8,000
4"	\$15,000
6" and Larger	TBD

Legend

Non-Residential Land Use shall be considered all
 land uses other than those defined in Exhibit A, Page 1
 TBD = Connection Fee To Be Determined By City
 Council on a Case-By-Case Basis

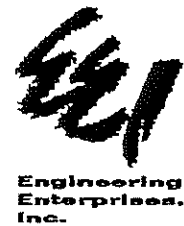


EXHIBIT E

STATE OF ILLINOIS)	4/1/97
)	5-2-97
COUNTY OF KENDALL)	5-7-97
		5-15-97
		5.16.97

97-11

ORDINANCE ESTABLISHING A FEE TO FUND A NEW SANITARY SEWER RIVER CROSSING IN THE UNITED CITY OF YORKVILLE

WHEREAS, the cost of providing sanitary sewer service has risen substantially over the last several years; and

WHEREAS, the City of Yorkville has been required to provide sanitary sewer services and maintenance as a result of the increase in development and usage of City sanitary sewer mains; and

WHEREAS, the Yorkville Bristol Sanitary District which provides sanitary sewer treatment for the sewage transmitted through the City of Yorkville sanitary sewer mains has experienced a dramatic increase in demand for treatment of sanitary sewage; and

WHEREAS, studies conducted by the Yorkville Bristol Sanitary District and considered by the City of Yorkville's Engineer and Economic Development Committee have shown and found that there is not sufficient capacity in the current Fox River crossing siphons to transmit sewage to the Yorkville Bristol Sanitary District Treatment facility located on the north side of the Fox River, capable of addressing the demands from new development; and

WHEREAS, City of Yorkville will front fund the cost of a new river crossing by the Yorkville Sanitary District; and

WHEREAS, the City has established a fund to recover \$595,000.00 to be given to the Yorkville Sanitary District by the City for the construction of a river crossing to transport sewage to the Yorkville Bristol Sanitary District plant on the north side of the Fox River.

EXHIBIT E

NOW THEREFORE BE IT ORDAINED BY THE UNITED CITY OF YORKVILLE a Sanitary Sewer River Crossing Fee is hereby established to fund a sanitary sewer river crossing in the UNITED CITY OF YORKVILLE under the following terms:

1. A fee is hereby established payable for each P.E. or Drain Unit at the issuance of every building permit issued by the United City of Yorkville, for any parcel of real property located within the Sanitary Sewer Service area depicted in the attached Exhibit "A" incorporated herein by reference.

A) For purposes of residential sanitary sewer conversions, P.E. shall be calculated at the rate of \$25.00 per P.E. for single family residential properties.

B) For all other properties the fee shall be calculated on the basis of \$25.00 per Drain Unit, as calculated per Ordinance No. 96-11.

C) The above fees will in addition, accumulate interest from the time of expenditure by the City at a rate of 8% per annum.

2. The above fees are to be paid for all building permits issued on real property located within the Sanitary Sewer Service area depicted in the attached Exhibit "A" incorporated herein by reference for which a new sanitary sewer connection is required.

3. The fee is applicable to both areas within the United City of Yorkville and areas/property outside the City boundaries which hooks-on to the City of Yorkville Sanitary Sewer System and serviced by Yorkville Bristol Sanitary District Plant.

4. This fee shall be required to be paid on all affected real properties after the effective date this Ordinance is passed and approved by the City Council; and due publication thereof.

5. The fees to be charged under the terms of the Ordinance shall be imposed for a period of

EXHIBIT E

20 years from the date of the passage of this Ordinance by the City Council of the United City of Yorkville.

This fee is in addition to any other fees charged by the City of Yorkville for any other purpose including any other sanitary sewer fees.

That should any provision of this Ordinance be found to be invalid then the remaining portion of the Ordinance shall remain in full force and effect. This Ordinance shall be effective as to all building permits issued by the UNITED CITY OF YORKVILLE starting June 1, 1997

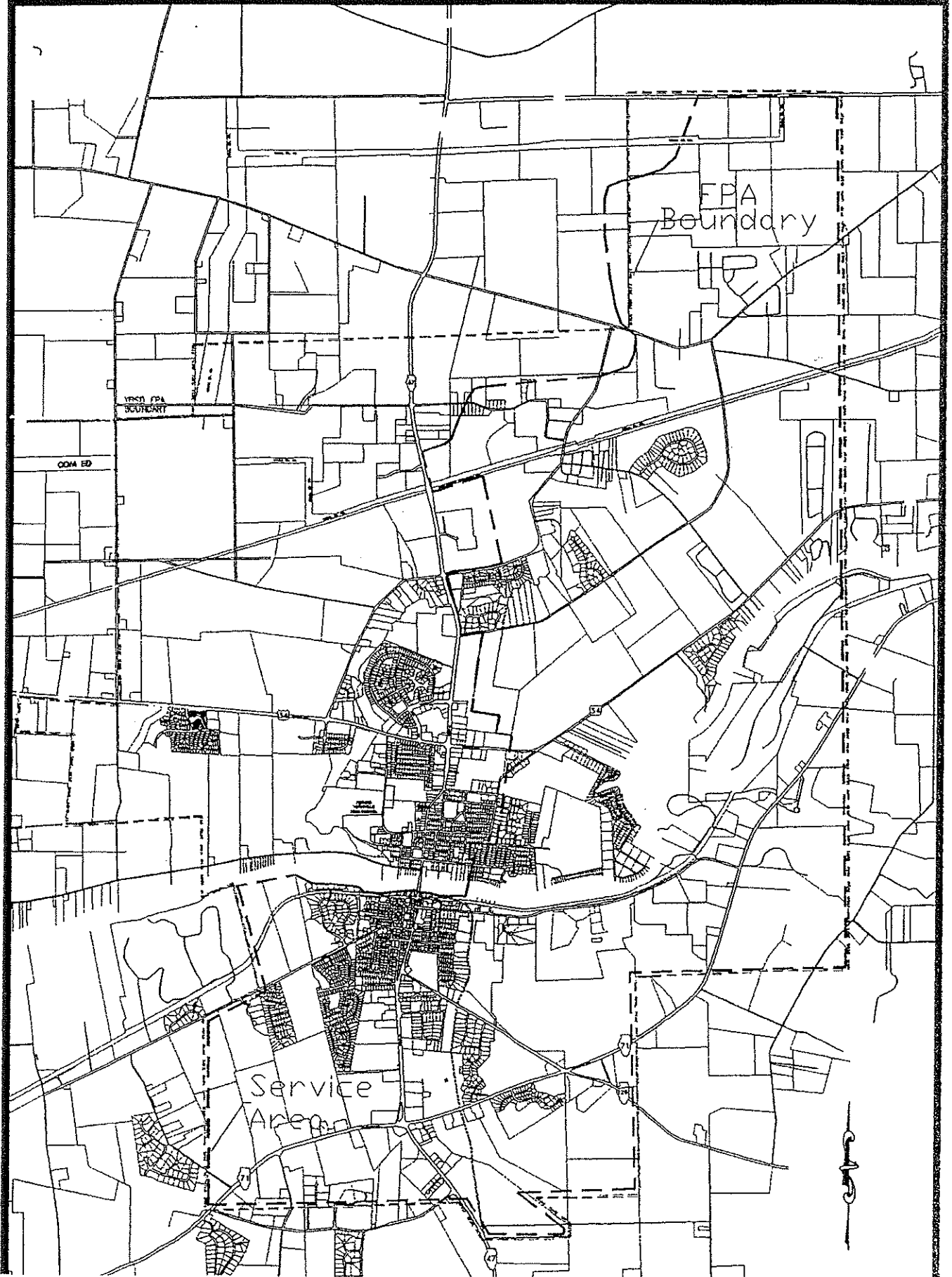
Passed and approved this 20th day of May, 1997.

Robert A. Johnson
MAYOR

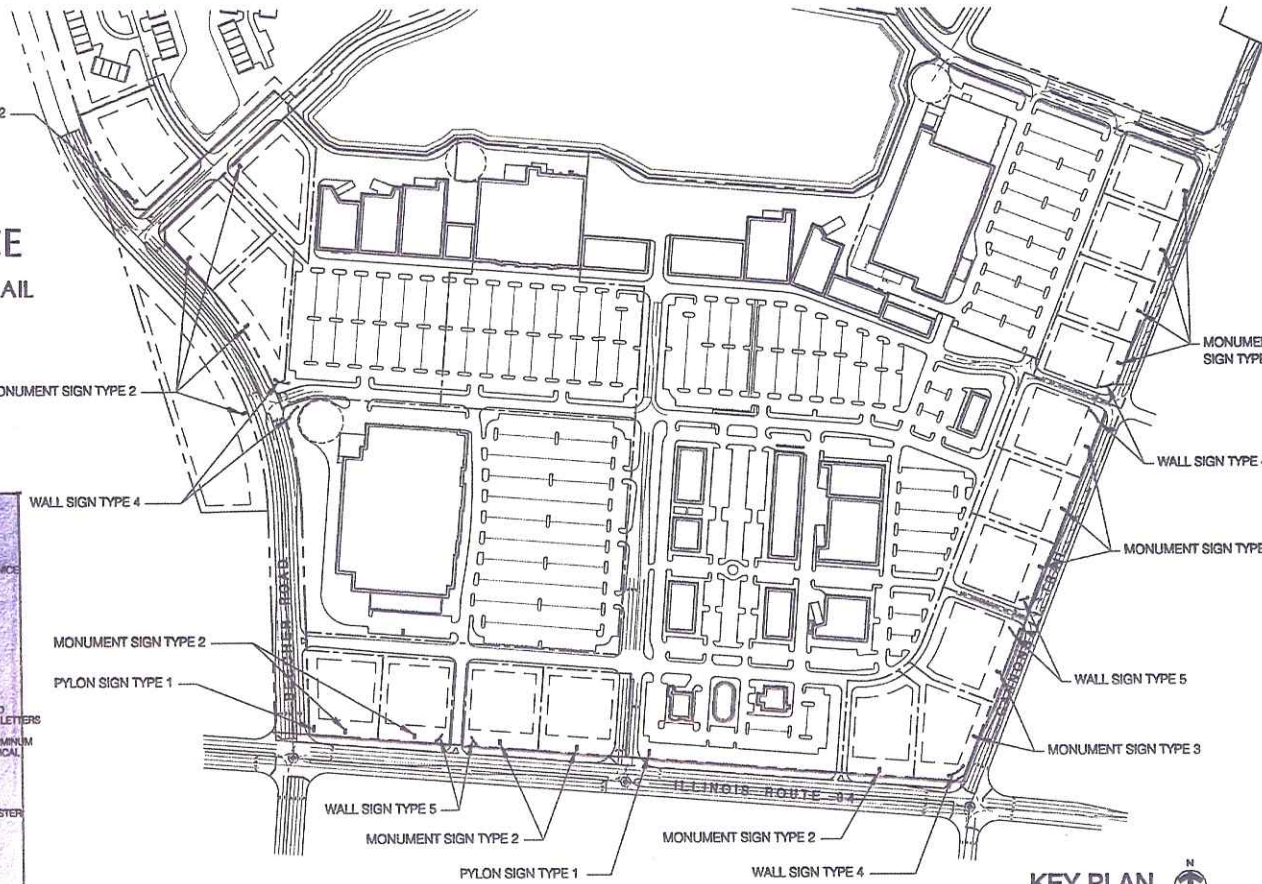
ATTEST: Deborah K. Simmons
CITY CLERK

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

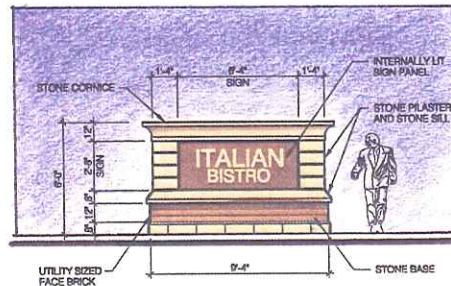
Sanitary Sewer River Crossing Service Area



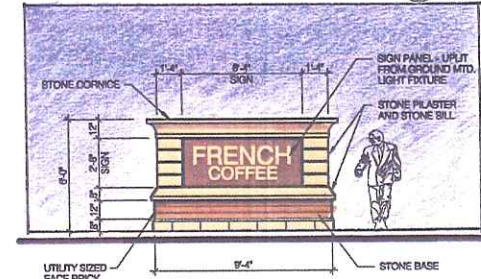
PROJECT:
KENDALL MARKETPLACE
 ILLINOIS ROUTE 34 & CANNONBALL TRAIL
 YORKVILLE, ILLINOIS



PYLON SIGN - TYPE ①
 192 S.F. TOTAL SIGN AREA



MONUMENT SIGN - TYPE ②
 (OUTLOT SIGN)



MONUMENT SIGN - TYPE ③
 (OUTLOT SIGN)

PFDA
 ARCHITECTS INC.
 30 N. WACKERS DRIVE
 SUITE 100
 CHICAGO, ILLINOIS 60604
 TEL: 312.783.8800
 FAX: 312.783.8801

PROJECT:
KENDALL MARKETPLACE
 ILLINOIS ROUTE 34 & CANNONBALL TRAIL
 YORKVILLE, ILLINOIS

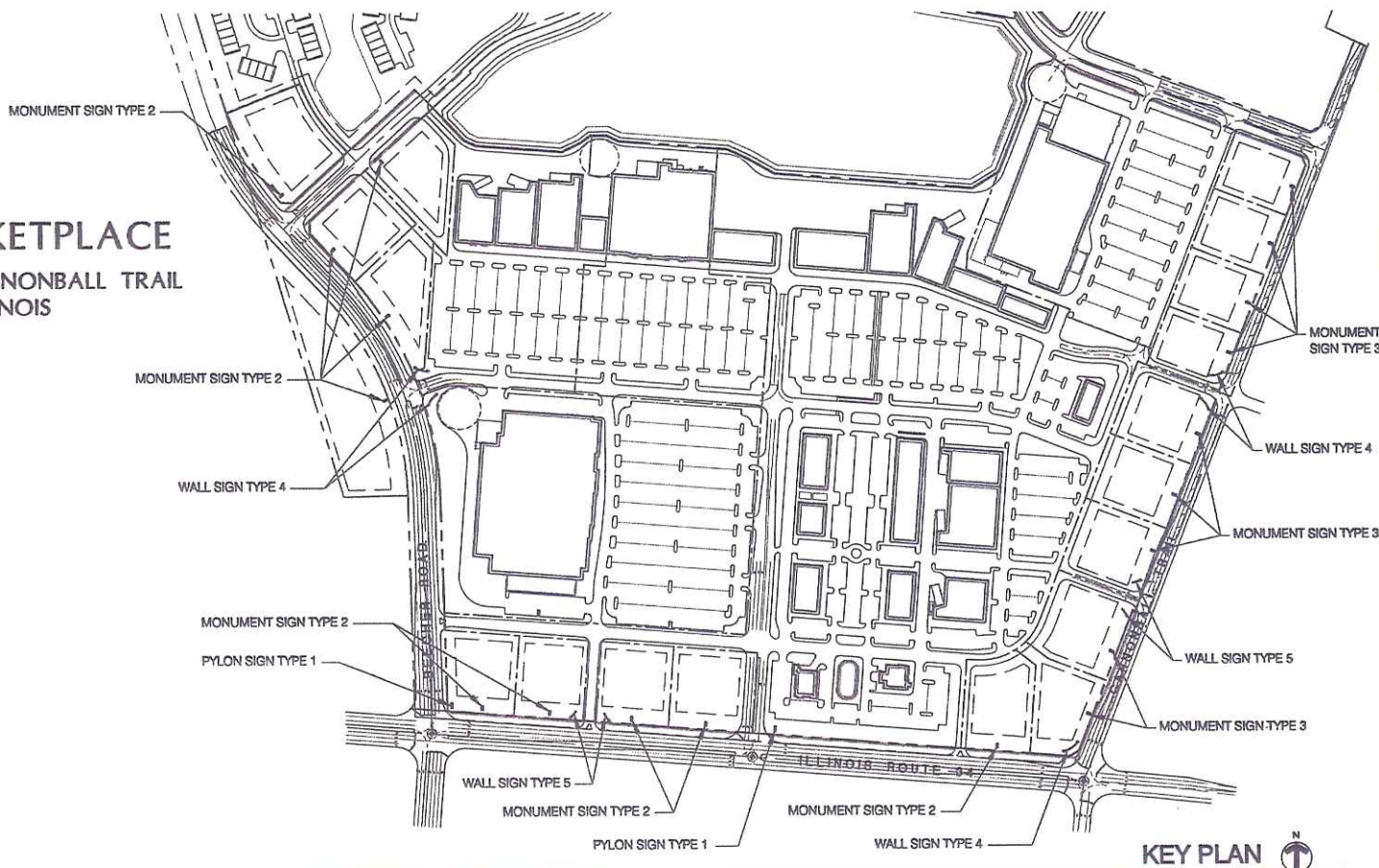
OWNER/DEVELOPER:
MID-AMERICA
 DEVELOPMENT PARTNERS LLC
 WYOMING, WYOMING

SITE PLAN

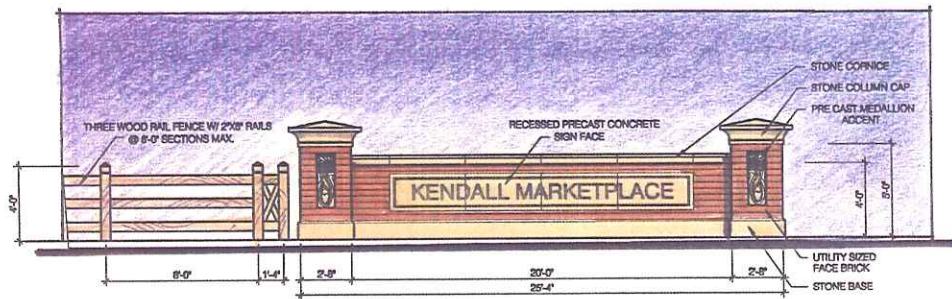
S1

JOB NO. 10000

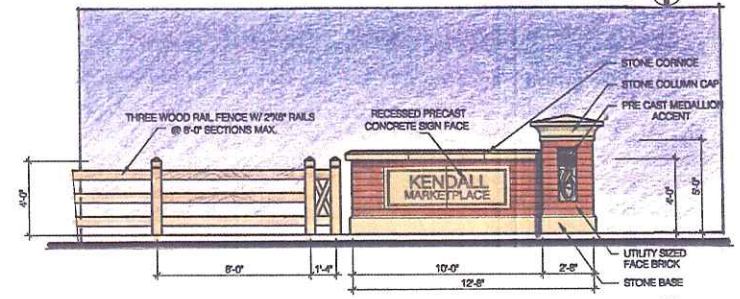
PROJECT:
KENDALL MARKETPLACE
 ILLINOIS ROUTE 34 & CANNONBALL TRAIL
 YORKVILLE, ILLINOIS



KEY PLAN



SECONDARY ENTRANCE WALL SIGN - TYPE 4 (CURRED WALL SIGN)



MINOR ENTRANCE WALL SIGN - TYPE 5 (CURRED WALL SIGN)

PFDA
ARCHITECTS, INC.

30 N. WABASH STREET
 SUITE 200
 CHICAGO, ILLINOIS 60601
 TEL: (312) 784-1888
 FAX: (312) 784-1888

PROJECT:
KENDALL MARKETPLACE
 ILLINOIS ROUTE 34 & CANNONBALL TRAIL
 YORKVILLE, ILLINOIS

OWNER/DEVELOPER:
MID-AMERICA
 DEVELOPMENT PARTNERS, LLC

NO.	DATE	DESCRIPTION

SITE PLAN

S2



201800007714

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 6/7/2018 11:34 AM
ORDI: 39.00 RHSPS FEE: 10.00
PAGES: 4

**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2018-30

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING AMENDED CONDITIONS FOR
THE KENDALL MARKETPLACE PLANNED UNIT DEVELOPMENT

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 24th day of April, 2018

Prepared by and Return to:
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on May 24, 2018.

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Ordinance No. 2018-30

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING AMENDED CONDITIONS FOR
THE KENDALL MARKETPLACE PLANNED UNIT DEVELOPMENT**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Mayor and City Council approved by Ordinance Number 2006-125 dated October 26, 2006, AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR KENDALL MARKETPLACE, establishing an amendment to the Kendall Marketplace planned unit development which was recorded in the office of the Kendall County Recorder as document 200700002839 on January 24, 2007; and,

WHEREAS, McCue Builders Inc. (the “Developer”) has filed an application to amend the final planned unit development single-family detached residential unit design standards for Kendall Marketplace contained in the planned unit Development Agreement; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 11th day of April, 2018, to consider the request for the approval of the amended conditions of the planned unit development; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-8-10 of the Zoning Ordinance in the Yorkville City Code and made a recommendation to the Mayor and City Council (“the Corporate Authorities”) for approval of the amended planned unit development conditions.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve the amendment of Article III paragraph 1 of the planned unit Development Agreement by deleting said paragraph and adding the following:

- “1. Single-family Detached Residential Unit Design Standards:
- a. All homes shall have some type of covered porch on the front elevation,
 - b. All homes shall have a 2-car garage with raised panel garage doors,
 - c. All front elevation windows shall have grilles in the windows,
 - d. All homes shall have architectural shingles,
 - e. At least 75% of the homes shall have at least a 7/12 pitch on the main roof,
 - f. At least 75% of the homes shall have at least 25% brick or stone on the first floor elevation on the walls that run parallel to the street, and
 - g. Homes that do not have any brick or stones on the front elevation shall be required to have the following:
 - 1) All windows on the front elevation shall have shutters or be wrapped with 4 inch trim,
 - 2) Windows in the upper panel of the garage door, and
 - 3) Some type of Shake siding or Batten Board siding on the front elevation.”

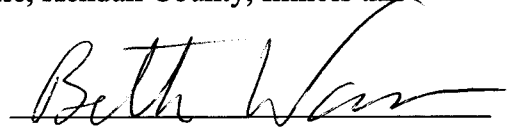
for the Subject Property, legally described as:

Lots 24 through 51, in Kendall Marketplace Subdivision, being a subdivision of part of Sections 19, 20, and 29, Township 37 North, Range 7 East of the third principal meridian, recorded May 7, 2007 as document number 200700014779 in the United City of Yorkville, Kendall County, Illinois,

with Property Index Number(s) of 02-20-354-006; 02-20-354-005; 02-20-354-004; 02-20-354-003; 02-20-354-002; 02-20-380-002; 02-20-380-001; 02-20-380-003; 02-20-354-001; 02-20-352-010; 02-20-380-004; 02-19-480-008; 02-19-480-007; 02-19-480-006; 02-19-480-005; 02-19-480-004; 02-19-480-003; 02-20-352-009; 02-20-352-008; 02-20-352-007; 02-20-352-005; 02-20-352-004; 02-20-352-003; 02-20-352-001; 02-19-480-002; 02-19-480-009; 02-20-352-002; 02-20-352-006; 02-19-480-001.

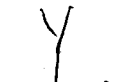
Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 24 day of April, 2018.



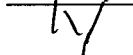
CITY CLERK

CARLO COLOSIMO

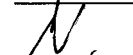


KEN KOCH

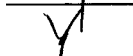
JACKIE MILSCHEWSKI



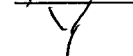
ARDEN JOE PLOCHER



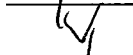
CHRIS FUNKHOUSER



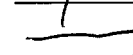
JOEL FRIEDERS



SEAVER TARULIS




ALEX HERNANDEZ



Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

16 day of MAY, 2018.



MAYOR



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>

Agenda Item Number

New Business #7

Tracking Number

EDC 2020-13

Agenda Item Summary Memo

Title: Kendall County Intergovernmental Agreement Renewal – Inspection Services

Meeting and Date: Economic Development Committee – February 4, 2020

Synopsis: Annual renewal of the Intergovernmental Agreement between the United City of Yorkville and Kendall County related to building & plumbing inspection services.

Council Action Previously Taken:

Date of Action: 3/12/2019 Action Taken: Approval of Renewed Agreement

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble Community Development
 Name Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Pete Ratos, Building Code Official
Date: January 13, 2020
Subject: **Renewed Kendall County Intergovernmental Agreement**
Reciprocal Building Inspection and Plumbing Inspection Services

Summary

In May 2013, the City approved Resolution 2013-13 which executed an intergovernmental agreement between the City of Yorkville and Kendall County for shared building inspection services, on an as need basis, for a term of three (3) years. And in 2014, the City approved an amendment to the agreement which added shared plumbing services via Resolution 2014-34 and a renewal to this agreement was approved in March 2016 via Resolution 2016-08; Resolution 2017-15 in March 2017; and Resolution 2018-05 in March of 2018. Each extending the reciprocal service for an additional year. Last year's agreement renewal was approved via Res. 2019-11.

Although the City now outsources some of its inspection services to B&F, staff feels this arrangement has worked very well for both the County and the City over the last several years. The following chart illustrates the number of reciprocal inspections conducted by each governmental entity for calendar years 2016, 2017, 2018 and 2019:

	2016	2017	2018	2019
Kendall County inspections conducted by City	148	23	40	5
City inspections conducted by Kendall County	58	11	0	0

Since the existing agreement is set to expire on March 12, 2020, the proposed attached draft agreement is intended to continue the existing shared services agreement for an additional year with an option to renew annually upon written agreement between the City and the County.

Proposed Agreement

The basic substance of the agreement offers substitute inspection services for the City of Yorkville and Kendall County should the Code Officials of the respective government agencies be on vacation or otherwise unavailable to conduct their normal duties.

The agreement, which is on an as need basis, consists of the following services when requested: footing inspections; backfill inspections; foundation wall inspections; concrete slab inspections; rough framing inspections; rough electric inspections; underground electric inspections; electrical service inspections; insulation inspections; roofing inspections and final inspections. In addition to these services, the agreement also includes rough plumbing and final plumbing inspections but does not include plan review or permit approval of plumbing work.

The current intergovernmental agreement revised language related to commercial general liability and automobile liability which has been reviewed by the City Attorney and the city's insurance carrier.

Staff Comments/Recommendation

Both Yorkville's Building Department staff and Kendall County's Building Department believes that this back-up for inspection services is beneficial. Therefore, we support the extension of the agreement for an additional year. Kendall County's Planning Building and Zoning Committee (PB&Z) will be reviewing this proposed amendment in within the next month, as well. Should you have any specific questions regarding the attached proposal; staff will be available at Tuesday night's meeting.

Resolution No. 2020-_____

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
FOR RECIPROCAL BUILDING INSPECTION SERVICES BETWEEN THE
UNITED CITY OF YORKVILLE AND KENDALL COUNTY**

BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1: That the *Intergovernmental Agreement for Reciprocal Building Inspections Services Between Kendall County, Illinois and the United City of Yorkville, Illinois - 2020*, attached hereto and made a part hereof by reference as Exhibit A, is hereby approved, and John Purcell, Mayor, and Lisa Pickering, City Clerk, be and are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

Section 2: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2020.

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2020.

MAYOR

Exhibit A
**INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - 2020**

THIS INTERGOVERNMENTAL AGREEMENT (“*the Agreement*”) by and between the County of Kendall, a unit of local government of the State of Illinois (“*Kendall County*”) and the United City of Yorkville, Kendall County, Illinois (the “*City*”) a municipal corporation of the State of Illinois, is as follows:

WITNESSETH:

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the City and Kendall County are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, pursuant to the authority granted by the Illinois Counties Code and Illinois Municipal Code (55 ILCS 5/1-1001, *et seq.* and 65 ILCS 5/1-1-1, *et seq.*), the County and City (collectively referred to as the “*Parties*”) are both authorized to perform inspections of buildings within their respective jurisdictions to promote the health and safety of the public; and

WHEREAS, units of local government may establish agreements with other units of local government within the State of Illinois to enforce building codes pursuant to 20 ILCS 3105/10.09-1(f), which is commonly known as the Capital Development Board Act; and

WHEREAS, the County and City wish to share their resources and assist each other in the performance of inspections on an as needed basis, while not surrendering their own jurisdiction or relinquishing any of their rights.

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereafter set forth, the parties agree as follows:

Section 1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Section 1.

Section 2.

- a. The Parties agree that Kendall County Code Official Brian Holdiman and the United City of Yorkville Building Code Official Peter Ratos shall perform the following services on the other party's behalf when requested: footing inspections; backfill inspections; foundation wall inspections; concrete slab inspections; rough framing inspections; rough electric inspections; underground electric inspections; electric service inspections; insulation inspections; roofing inspections and final inspections. In instances where Holdiman or Ratos inspect and find violations and a code enforcement action is required in court or administrative adjudication, Holdiman or Ratos may be requested to be a witness to verify any violations found during their inspection. If it is requested that either Ratos or Holdiman attend an administrative or court hearing in regard to violations, then they shall be given reasonable notice of no less than fourteen (14) days for such hearing and they shall attend as requested.
- b. The Parties agree that the United City of Yorkville Building Code Official Peter Ratos may, in his discretion, perform plumbing inspections on Kendall County's behalf when requested. In instances where Ratos performs plumbing inspections and finds

violations and a code enforcement action is required in court or administrative adjudication, Ratos may be requested to be a witness to verify any violations found during his inspection. If it is requested that Ratos attend an administrative or court hearing in regard to violations, then he shall be given reasonable notice of no less than fourteen (14) days for such hearing and he shall attend as requested.

Section 3. The Parties agree that the following inspection services shall not be provided under this agreement: plan review; permit approval, and; initial site inspections prior to a permit being issued.

Section 4. Upon request, the Parties agree to coordinate and assist each other in the parties' performance of the inspections set forth in Section 2 of this Agreement only under the following circumstances:

- a. If Kendall County Code Official Holdiman or City Building Code Official Ratos is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform one or more of the above listed inspections within Section 2(a) for their respective jurisdiction; and/or
- b. If Kendall County Code Official Holdiman or City Building Code Official has a conflict of interest in performing one or more of the inspections set forth in Section 2(a) for their respective jurisdiction; and/or
- c. If the Kendall County Plumbing Contractor is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform plumbing inspections for his or her respective jurisdiction; and/or
- d. If the Kendall County Plumbing Contractor has a conflict of interest in performing plumbing inspections for his or her respective jurisdiction.

For purposes of this Agreement, the party requesting assistance shall be referred to as “the home jurisdiction” and the party providing the inspection services assistance as set forth in Section 2 shall be referred to as “the visiting inspector”.

Section 5. In the event the visiting inspector is unable to perform the inspection services set forth in Section 2 of this Agreement, the home jurisdiction shall be responsible for performing its inspection or shall be responsible for retaining and payment of a third party to perform the inspection.

Section 6. When the visiting inspector performs an inspection on behalf of the home jurisdiction, the visiting inspector shall utilize the building codes of the home jurisdiction where the inspection is taking place. As such, when an inspection is within the corporate limits of the City, the Kendall County inspector shall use the building codes that are currently adopted and enforced by the City at the time of the inspection. When an inspection is in an unincorporated portion of Kendall County, where the County has jurisdiction, the City inspector shall utilize the building codes that are currently adopted and enforced by Kendall County at the time of the inspection.

Section 7. When a home jurisdiction requests the visiting inspector’s assistance, the home jurisdiction shall provide a minimum of twenty-four (24) hours notice when there is a foreseeable need for the other party’s inspection services. In the event of an illness or other emergency, the parties agree to provide each other with as much advance notice as possible if a visiting inspector’s services are needed pursuant to Section 4.

Section 8. Inspections must be completed using the proper jurisdiction’s forms. Prior to the commencement of any requested inspection, the home jurisdiction requesting assistance will prepare and provide all necessary inspection reports/forms for use by the visiting inspector

and deliver them to the visiting inspector prior to the inspection taking place. Following an inspection, the original, completed inspection reports/forms shall be returned to the home jurisdiction within twenty-four (24) hours after completion of the inspection. After the visiting inspector has returned the original, completed inspection reports/forms to the home jurisdiction, the visiting inspector shall not be required to retain the records of inspections for the home jurisdiction after performing inspections under this Agreement.

Section 9. Neither the City nor Kendall County shall subcontract the services provided to the other under this agreement to a third-party inspector without the prior written consent of the other party.

Section 10. There will be no compensation paid to, or by, either jurisdiction for the sharing of services under this Agreement.

Section 11. When a visiting inspector performs an inspection under this Agreement for the home jurisdiction, the visiting inspector shall use their own equipment, tools and vehicles, and the home jurisdiction shall not be responsible for reimbursing the visiting inspector for mileage or any other expenses incurred by the visiting inspector.

Section 12. The City and Kendall County shall each defend, with counsel of the other party's own choosing, indemnify and hold harmless the other party, including past, present and future board members, elected officials, insurers, employees, and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto, including but not limited to attorneys' fees and other legal expenses, which the other party, its past, present and future board members, elected officials, insurers, employees, and/or agents may hereafter sustain, incur or be required to pay relating to or arising in any manner out of the inspections to be performed by the other party under this agreement. As such,

when the City performs an inspection for Kendall County, the City will defend with counsel of Kendall County's own choosing, indemnify and hold harmless Kendall County as set forth above relating to the City's and the City Building Code Official's actions in the performance of their duties under this Agreement. When Kendall County performs an inspection for the City, Kendall County will defend with counsel of the City's own choosing, indemnify and hold harmless the City as set forth above relating to Kendall County's and the County Code Official's actions in the performance of their duties under this Agreement.

Section 13. Nothing in this agreement shall be deemed to change or alter the jurisdiction of either the City or Kendall County in any respect, including, but not limited to their building and zoning regulations, powers and duties.

Section 14. This Agreement and the rights of the parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.

Section 15. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the parties, and, if such modification is not possible, such provision shall be severed from this

Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

Section 16. All notices required or permitted hereunder shall be in writing and may be given by (a) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt:

If to the County: Director
Kendall County Planning, Building & Zoning
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Fax: 630-553-4179

With copy to:
Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560
Fax: 630-553-4204

If to the City: Community Development Director
United City of Yorkville Building Safety and Zoning
800 Game Farm Road
Yorkville, Illinois 60560
Fax: 630-553-7264

Or any such other person, counsel or address as any party hereto shall specify pursuant to this Section from time to time.

Section 17. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

Section 18. This Agreement represents the entire agreement between the parties and there are no other promises or conditions in any other agreement whether oral or written. Except

as stated herein, this agreement supersedes any other prior written or oral agreements between the parties and may not be further modified except in writing acknowledged by both parties.

Section 19. Nothing contained in this Agreement, nor any act of Kendall County or the City pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the City. Further, nothing in this agreement should be interpreted to give Kendall County or the City any control over the other's employees or imply a power to direct the employees of the other government body, which neither entity may exercise.

Section 20. When performing inspections under the terms of this Agreement, Kendall County and City intend that any injuries to their respective employee shall be covered and handled exclusively by their jurisdiction's own worker's compensation insurance in place at the time of such injury. It is further agreed that all employee benefits, wage and disability payments, pension and worker's compensation claims, damage to or destruction of equipment, facilities, clothing and related medical expenses of the City or Kendall County and their respective inspectors, which may result from their activities under this Agreement, shall be the responsibility of the jurisdiction which employs the inspector making such a claim.

Section 21. The Parties will obtain and continue in force, during the term of this Agreement, all insurance as set forth below: (a) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 (or its equivalent) covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall

apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit; (b) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage; (c) Workers' Compensation: as required by the State of Illinois, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease. If the Jurisdiction maintains broader coverage and/or higher limits than the minimums shown above, the both Jurisdictions require and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to both Jurisdictions. The insurance policies are to contain, or be endorsed to contain, the following provisions: (a) Additional Insured Status-Both jurisdictions, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the jurisdiction including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the jurisdiction's insurance; (b) Notice of Cancellation-Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Entity; (c) Verification of Coverage-Each Jurisdiction shall furnish the other with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to other before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the other's obligation to provide them.

Each Jurisdiction reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Section 22. This Agreement shall be in full force and effect for a period of one (1) year from the date of the last signature below, however it may be renewed upon agreement of the parties in writing.

Section 23. Either party may terminate this Agreement by providing thirty (30) calendar days' advance written notice to the other party. However, any act of bad faith in the execution of duties under this Agreement shall result in immediate termination of the other party's duties as laid out herein. For the purpose of this agreement, "bad faith" is an intentional dishonest act by not fulfilling legal or contractual obligations, misleading another, entering into an agreement without the intention or means to fulfill it, or violating basic standards of honesty in dealing with others. Also, the parties agree to provide prompt written notice within fifteen (15) calendar days to the other party if Kendall County Code Official Brian Holdiman's or City Building Code Official Pete Ratos' employment ceases for whatever reason. In such event, this Agreement shall immediately terminate upon receipt of said written notice.

Section 24. The parties understand and agree that this Agreement in no way creates a joint employment relationship between the Parties. The Parties understand and agree that they are solely responsible for paying all wages, benefits and any other compensation due and owing to its employees for the performance of visiting inspector services set forth in this Agreement. The parties further understand and agree that the parties are solely responsible for making all required payroll deductions and other tax and wage withholdings pursuant to state and federal law for its employees who perform visiting inspector services as set forth in this Agreement.

Section 25. Kendall County and the City each hereby warrant and represent that their

respective signatures set forth below have been, and are on the date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the date below in the United City of Yorkville, Illinois.

County of Kendall, a unit of local government
of the State of Illinois

United City of Yorkville, Kendall County,
Illinois, a municipal corporation

By: _____
Chair, Kendall County Board

By: _____
Mayor

Date: _____

Date: _____

Attest:

Attest:

County Clerk

City Clerk



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #8

Tracking Number

EDC 2020-14

Agenda Item Summary Memo

Title: PZC 2020-04 County Case 19-08 7821 Route 71 (special use) 1.5 Mile Review

Meeting and Date: Economic Development Committee - February 4, 2020

Synopsis: Details a 1.5 mile review for a special use request in Kendall County at

7821 Route 71

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.

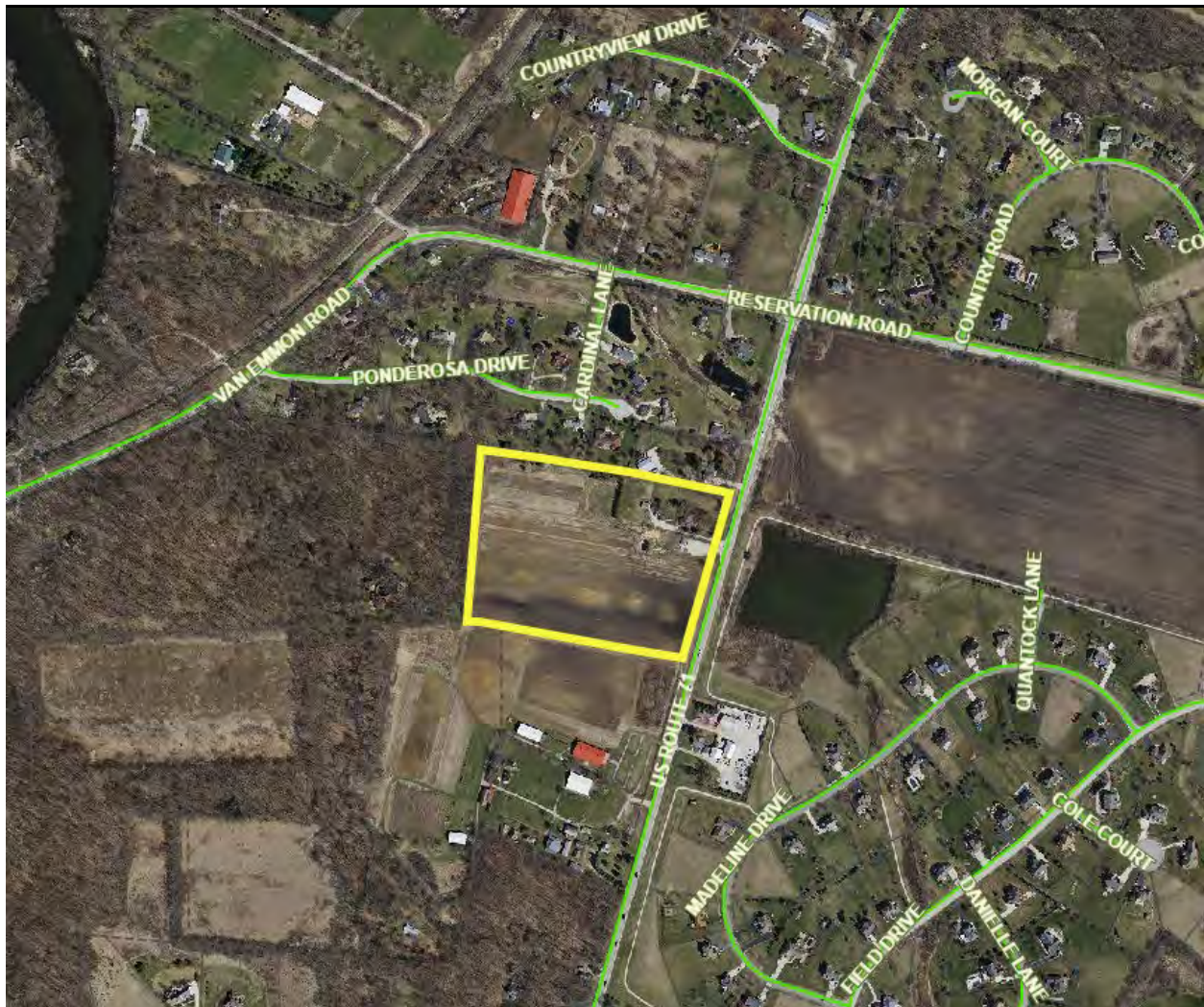


Memorandum

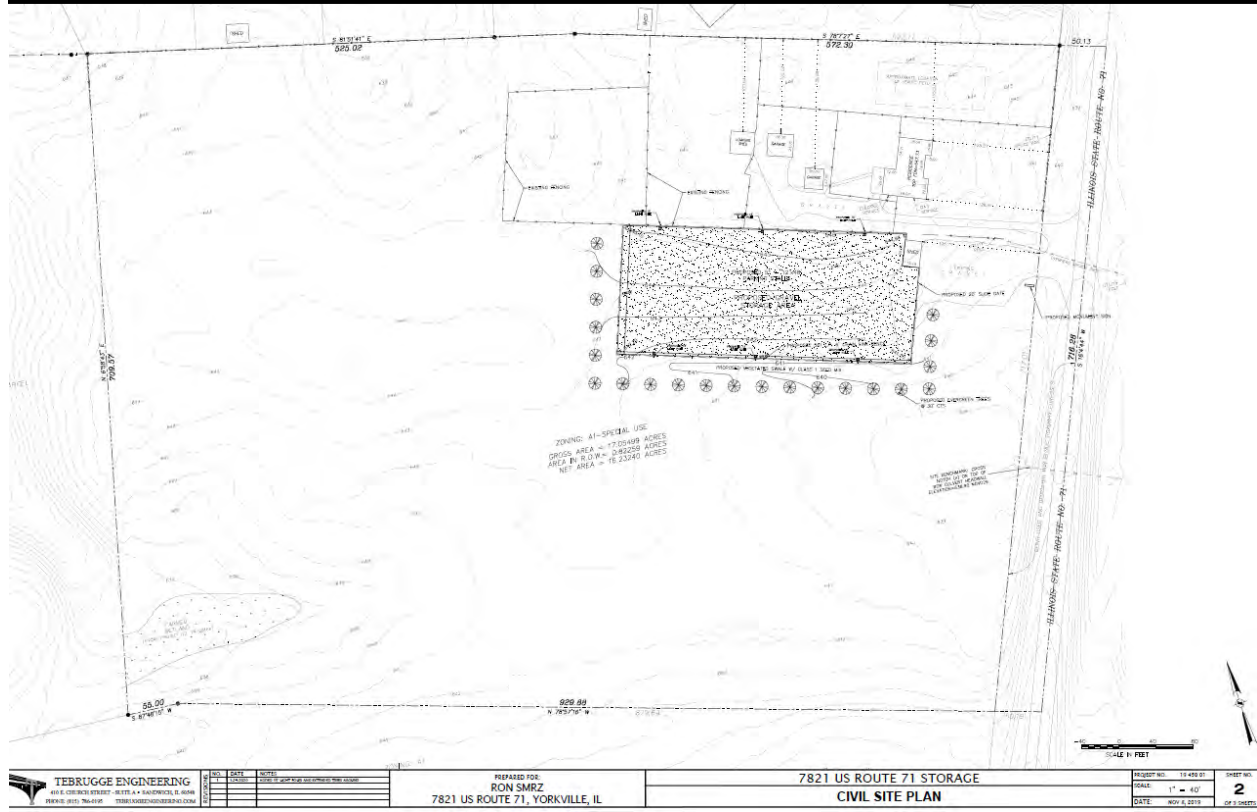
To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: January 30, 2020
Subject: **PZC 2020-04 –County Case 19-34 7821 Route 71 (special use)
1.5 Mile Review**

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 the City the opportunity to review and provide comments to Kendall County. The petitioner, Ronald Smrz on behalf of the Ronald Smrz Trust, is requesting special use authorization to establish a storage business for non-motorized pull behind campers at 7821 Route 71. The 17-acre parcel is located approximately 0.15 miles south of Van Emmon Road on the west side of Route 71. The petitioner plans on utilizing about 1 acre of their property for this land use.



Proposed Site Plan



PROPOSED PROJECT:

According to the site plan, as shown in the illustration above, the petitioner plans to offer rental space for fifty-one (51) parking stalls to store non-motorized pull behind campers. Prospective renters would meet with the petitioner at the property at a pre-arranged time to view the property, sign a contract, and receive their access code to store their vehicle.

The storage will be a gravel area surrounded by a 6-foot-tall chain link fence and evergreen trees located to the east, south, and west sides of the area. Additionally, there will be a gravel drive leading up to the storage area which will provide 15 parking spaces for patrons. The petitioner plans to use the existing storage building as an office for the business and does not plan on building any new structures.

The business will be open for operation from 6:30AM until 9:00PM and it will be run by the petitioner and his wife. They will be the only employees of this business. The petitioner's findings of fact and Kendall County's recommendations for the special use may be found on pages 5 and 6 of the attached County Memorandum.

The petitioner originally submitted plans which indicated less landscaping and permitted recreational vehicles and boats. Several residential neighbors spoke against the petition at the Kendall County Zoning Board of Appeals meeting. Therefore, the petitioner has provided additional landscape screening and will only allow pull trailers which due not contain any gasoline or oil.



FUTURE TRAILS:

The Yorkville Integrated Transportation Plan designates a proposed conceptual trail along Route 71 through this property. The City has no immediate plans to add this trail as it is outside the City's jurisdiction and would require a large amount of land to be annexed before a City trail could be built. Also, the Kendall County Land Resource Management Plan has a multi-use path designated along the frontage of the road as well. Therefore, there are no requirements be requested from the City, but we would like the petitioner to be aware of the general future transportation plans in the area.

YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. This future land use is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The most typical form of development within this land use will be detached single family homes on large lots.

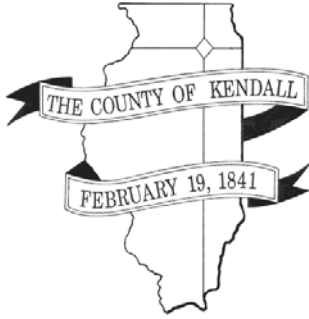
After review of the petitioner's request, the proposed special use will not conform to Yorkville's future land use in its Comprehensive Plan. While this may be the case, the property is not likely to be annexed into the City within the 10-year horizon of the plan. Also, if the property was brought into the City, it would most likely be part of a redevelopment project which would have this use removed. Due to the long timeframe of annexation and the likelihood of the land use being removed upon development, the alignment with the City's Comprehensive Plan is not as vital as properties and developments already within City limits.

Staff Recommendation & Comments

Staff has reviewed the request for special use authorization and *does not* have an objection to the petitioner's request. Staff is seeking input from the Economic Development Committee for this request. This review will also be brought to the Planning and Zoning Commission at the February 12, 2020 meeting. This item was delivered to the City on December 31, 2019.

Attachments

1. Application with Attachments
2. Kendall County Zoning Board Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-34

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

INTRODUCTION

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

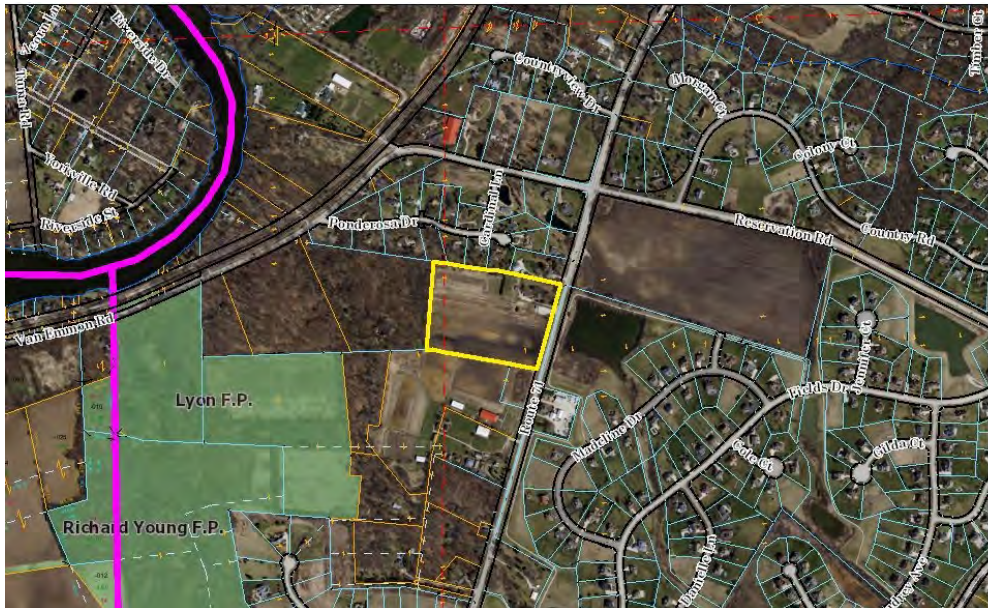
The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10, a copy of which is included as Attachment 3. This proposal will not impact the existing special use permit.

SITE INFORMATION

PETITIONER Ronald Smrz on Behalf of the Ronald Smrz Trust

ADDRESS 7821 Route 71

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



TOWNSHIP Oswego

PARCEL # 02-35-151-003

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

EXISTING LAND USE Agricultural/Farmstead/Landscaping Business

ZONING A-1 Agricultural District

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

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

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

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

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

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

Lyon Farm is located south of the subject property.

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

The aerial of the property is included as Attachment 4.

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

PHYSICAL DATA

ENDANGERED SPECIES REPORT

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

NATURAL RESOURCES INVENTORY

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

ACTION SUMMARY

OSWEGO TOWNSHIP

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

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

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

UNITED CITY OF YORKVILLE

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

ZPAC

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

BUSINESS OPERATION

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

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

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

BUILDING AND BUILDING CODES

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

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

ENVIRONMENTAL HEALTH

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

STORMWATER

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

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

The Petitioner plans to monitor the site for motor vehicle related leaks and would remove
ZPAC Memo – Prepared by Matt Asselmeier – September 24, 2019 (Revised 12/30/19) Page 3 of 5

contaminated gravel from the property.

ROAD ACCESS

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

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

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

PARKING AND INTERNAL TRAFFIC CIRCULATION

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

LIGHTING

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

SIGNAGE

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

LANDSCAPING

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

SECURITY

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

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

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

NOISE CONTROL

No information was provided regarding noise control.

ODOR CONTROL

No new odors are foreseen.

LITTER CONTROL PLAN

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

RELATION TO OTHER SPECIAL USES

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

GENERAL

The Petitioner currently resides in the house on the property.

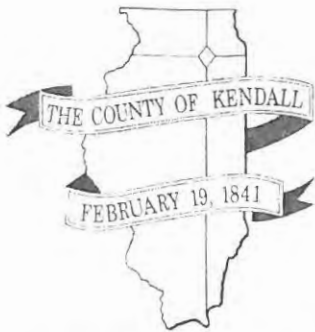
The Petitioner agreed that all items stored on the property would remain licensed and in good working order. The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special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

RECOMMENDATION

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

ATTACHMENTS

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Rt 71 STORAGE FILE # 19-34

NAME OF APPLICANT <u>RONALD SMRZ</u>		
CURRENT LANDOWNER/NAME(S) <u>RONALD SMRZ / TRUST</u>		
SITE INFORMATION ACRES <u>16.9</u>	SITE ADDRESS OR LOCATION <u>7821 RT 71 YORKVILLE, IL</u>	ASSESSOR'S ID NUMBER (PIN) <u>0235451003</u>
EXISTING LAND USE <u>FARMING/LANDSCAPE</u>	CURRENT ZONING <u>AG-SU</u>	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply): <input checked="" type="checkbox"/> SPECIAL USE ___ MAP AMENDMENT (Rezone to ___) ___ VARIANCE ___ ADMINISTRATIVE VARIANCE ___ A-1 CONDITIONAL USE for: _____ ___ SITE PLAN REVIEW ___ TEXT AMENDMENT ___ RPD (___ Concept; ___ Preliminary; ___ Final) ___ ADMINISTRATIVE APPEAL ___ PRELIMINARY PLAT ___ FINAL PLAT ___ OTHER PLAT (Vacation, Dedication, etc.) AMENDMENT TO A SPECIAL USE (___ Major; ___ Minor)		
¹ PRIMARY CONTACT <u>RONALD SMRZ</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]	DATE <u>9/9/19</u>	

FEE PAID: \$ 1155
 CHECK #: 690440

RECEIVED

SEP 16 2019

**KENDALL COUNTY
 PLANNING, BUILDING
 & ZONING**

Date Stamp Here If
 Checklist Is Complete

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

PROPOSED BOAT STORAGE 2.2 ACRES

Attachment 1, Page 2

7821 RT 71 YORKVILLE, IL

200 UNITS

GRAVEL BASE

AUTOMATIC GATE ACCESS

EVERGREEN TREES ON EAST + NORTH SIDES

CHAIN LINK FENCE AROUND COMPLETE 2.2 ACRES.

FULL YEAR STORAGE.

SECURITY CAMERA MONITOR SYSTEM

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

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

Unofficial

WARRANTY DEED IN TRUST

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

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 7821 Route 71, Yorkville, IL 60560

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

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

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

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

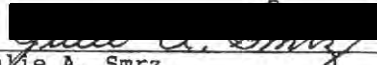
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced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


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

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

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

 (Seal)
Ronald O. Smrz


 (Seal)
Julie A. Smrz

 (Seal)
Maryann B. Smrz Tyszka

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

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


Notary Public

Future Taxes To:

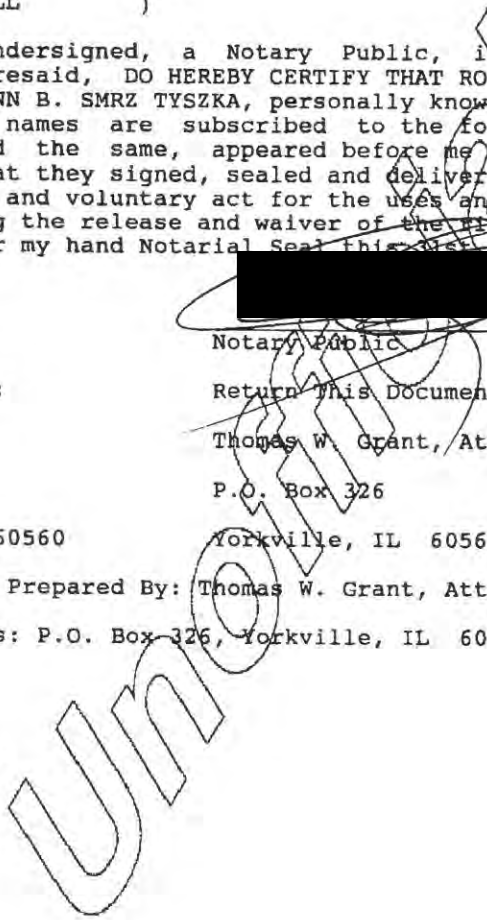
Ronald O. Smrz
7821 Route 71
Yorkville, IL 60560

Return This Document To:

Thomas W. Grant, Attorney at Law
P.O. Box 326
Yorkville, IL 60560

This Instrument Prepared By: Thomas W. Grant, Attorney at Law
Whose Address is: P.O. Box 326, Yorkville, IL 60560

DW15\A:\SMRZ.DD



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

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

Unofficial

Attachment 19 Page 9
Department of Revenue
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

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

Dated this 6th day of December 1986

[REDACTED]
Signature of Buyer, Seller or thru Representative

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

INSTRUCTIONS

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

Section 4:

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

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

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

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

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

Alternate Name and Address

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

Site Address
 7821 ROUTE 71
 YORKVILLE, IL 60560

Legal Description
 SEC 35-37-7

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

Exemption Information

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

Assessment Information

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

Parcel Genealogy:

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant RONALD SMRZ
Address 7821 RT 41
City YORKVILLE State IL Zip 60560

2. Nature of Benefit Sought Special use

3. Nature of Applicant: (Please check one)

- Natural Person (a)
- Corporation (b)
- Land Trust/Trustee (c)
- Trust/Trustee (d)
- Partnership (e)
- Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

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

NAME	ADDRESS	INTEREST
<u>RONALD SMRZ</u>	[REDACTED]	[REDACTED]
<u>JULIE SMRZ</u>	[REDACTED]	[REDACTED]
<u>MARYANN ROTHMAN</u>	[REDACTED]	[REDACTED]

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

Ronald Smrz, under power of direction - Land Trust
[REDACTED]

VERIFICATION

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

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

(seal)





Kendall County Soil & Water Conservation District

RECEIVED
AUG 02 2019

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

BY: MEA

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

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

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

Site Location & Proposed Use

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

Type of Request

Change in Zoning from to
 Variance (Please describe fully on separate page)
 Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County

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

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

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

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

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

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

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

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

Petitioner or Authorized Agent

Date

AUG 2, 2019

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

FOR OFFICE USE ONLY

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

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

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

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

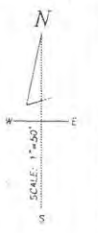
That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. _____ YES

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

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

PLAT OF SURVEY

OF
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE WEST HALF OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE ANGLE POINT IN THE SOUTHERLY LINE OF A SUBDIVISION KNOWN AS "PONDEROSA, OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS", THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND SAID LINE EXTENDED 1000.21 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 178° 36' 34" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM 17.50 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CONTINUATION OF THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM 525.02 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 178° 15' 46" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM 572.30 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE AND THE EXTENSION THEREOF, THEN INTERSECTION OF SAID EXTENDED CENTER LINE AND THE SOUTH LINE OF SAID SECTION 35; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 93° 02' 00" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 929.88 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 166° 43' 31" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 55.0 FEET; THENCE NORTHEASTERLY 709.57 FEET TO THE POINT OF BEGINNING, IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS.



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

PROPOSED 800 SPACE
 BOAT/RV STORAGE
 GRAVEL BASE 2.2 ACRES

6' CHAINLINK FENCE

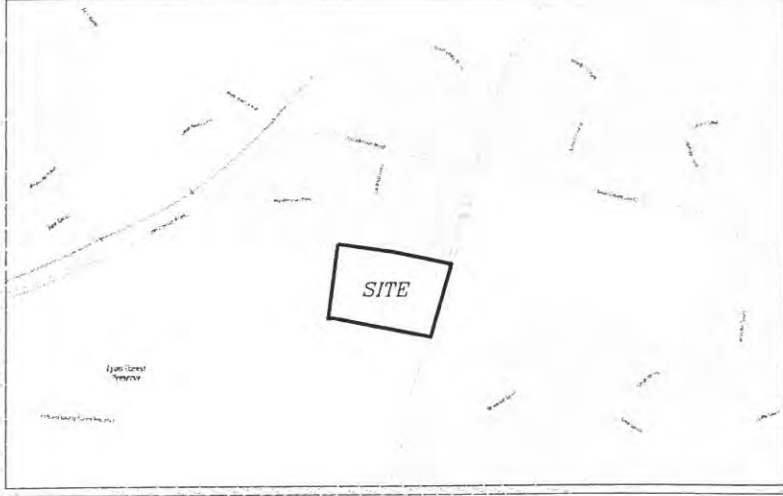
20' DRIVEWAY

EXISTING ENTRANCE

EVERGREEN TREES

REFERENCE BENCHMARK: BRASS MARKER ON TOP OF THE SOUTHWEST WING WALL OF THE RESERVATION ROAD BRIDGE OVER MORGAN CREEK, ABOUT 1 MILE EAST MINKLER ROAD, ELEVATION = 620.3, NGVD29

VICINITY MAP
 © OpenStreetMap contributors
<https://www.openstreetmap.org/copyright>



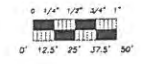
STATE OF ILLINOIS }
 COUNTY OF KENDALL } S. S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 28th DAY OF JULY, A. D., 2012.

ORDERED BY: RON SMRZ ORDER NO. 18-G-12 FILE NO. 19553

WILLIAM M. WINGSTEDT
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
 PHONE: (630) 554-8209 FAX: (630) 551-1207

7821 ROUTE 71.DWG
 ● = found iron stake
 ○ = set iron stake



FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 3RD OF JULY, A. D., 2012.

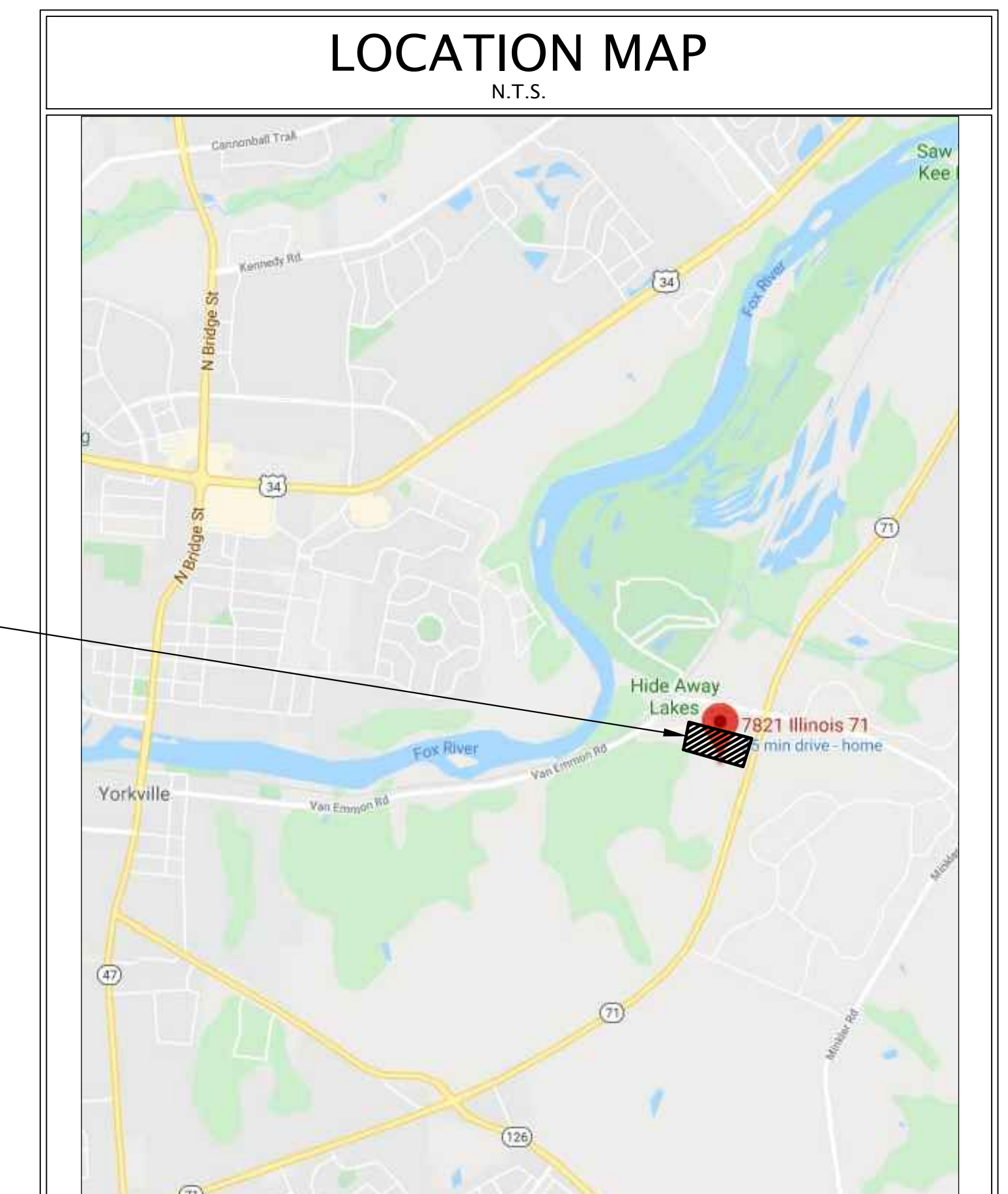
7821 RT 71
 Yorkville IL 60560

ENGINEERING PLANS FOR 7821 US ROUTE 71 SITE PLAN

SECTION 35, TOWNSHIP 37 NORTH , RANGE 7 EAST

7821 US ROUTE 71
YORKVILLE, IL 60560
KENDALL COUNTY
JANUARY, 2020

LEGEND	
---	PROPERTY BOUNDARY
---6.00---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE
---	PROPOSED CONTOUR LINE
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED GREASE SERVICE LINE
---	PROPOSED VENT LINE
---	EXISTING FENCELINE
---	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE
EXIST	PROP
WATER:	B-BOX
	HYDRANT
	VALVE
	VALVE VAULT
STORM:	INLET-CURB
	INLET OR MANHOLE
	FLARED END SECTION
SANITARY:	CLEANOUT
	MANHOLE
	UTILITY POLE
	GUY WIRE LOC.
	UTIL CABINET
	UTIL PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE



INDEX TO SHEETS

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

BENCHMARKS:

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

PLANS PREPARED FOR:

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

CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM



Know what's below.
Call before you dig.

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

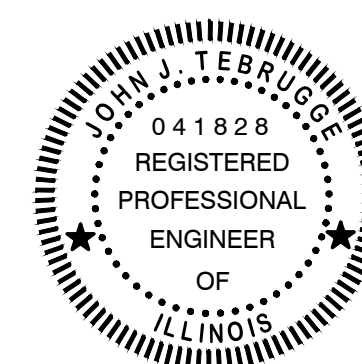
UTILITY STATEMENT

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

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

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

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



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

COPYRIGHT © 2019 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

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

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE, IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ADEQUATE CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

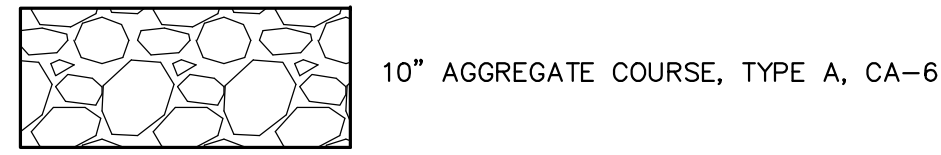
1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY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

EARTHWORK

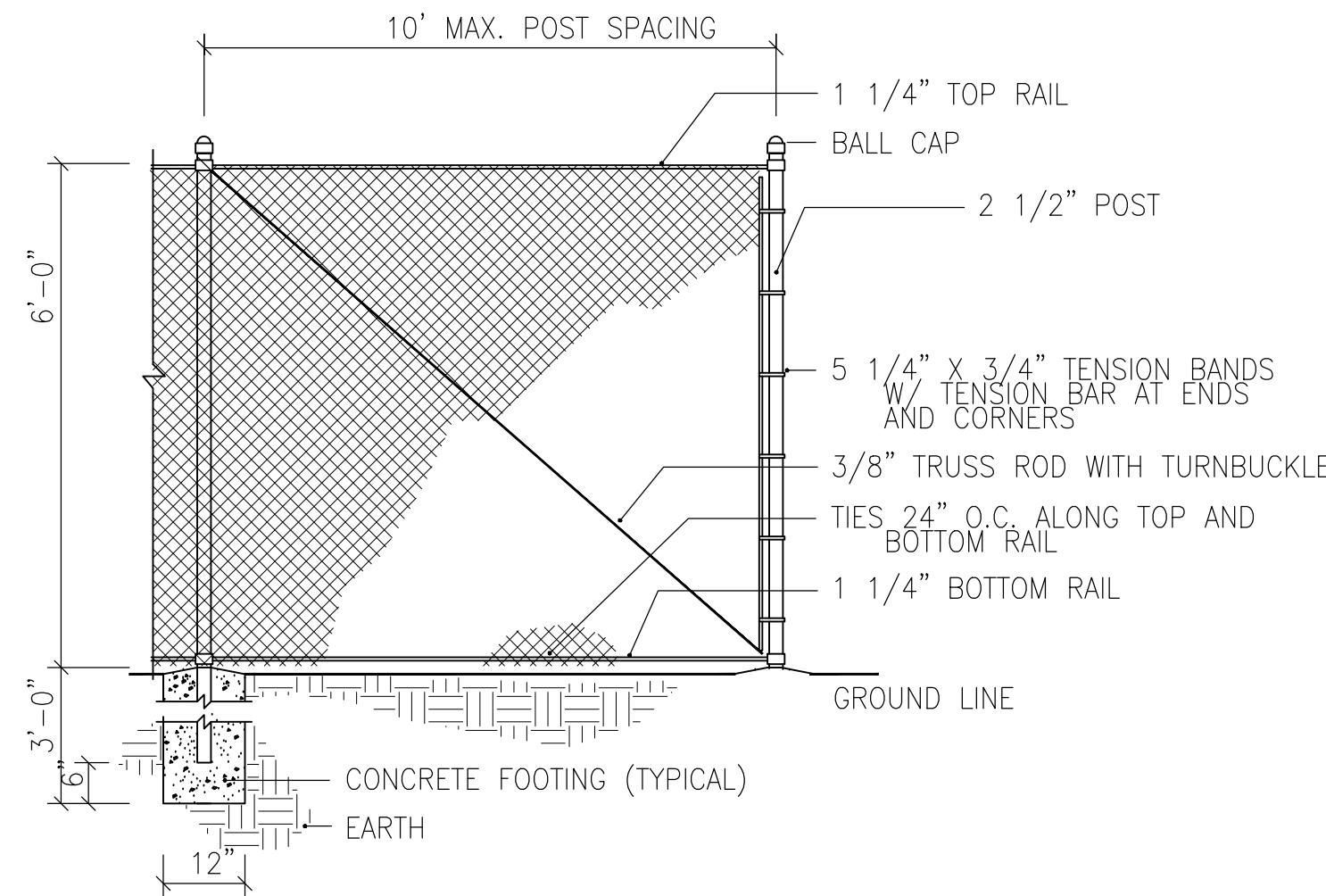
1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY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

PAVING & WALKS

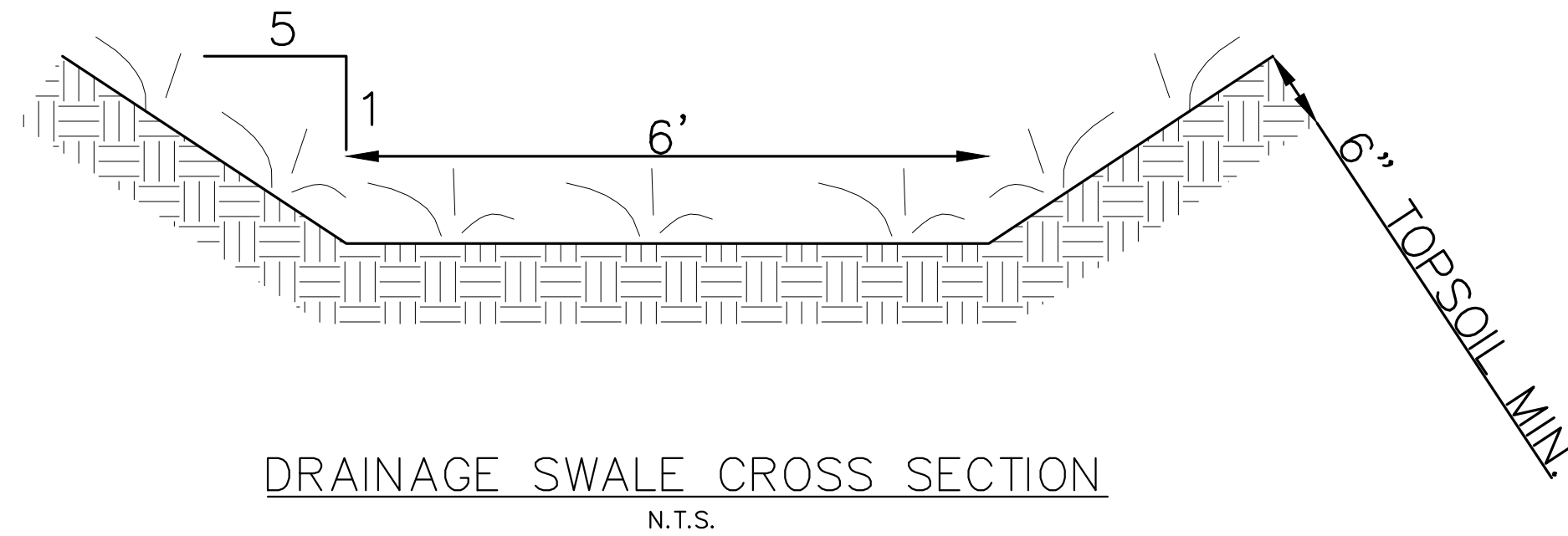
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND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



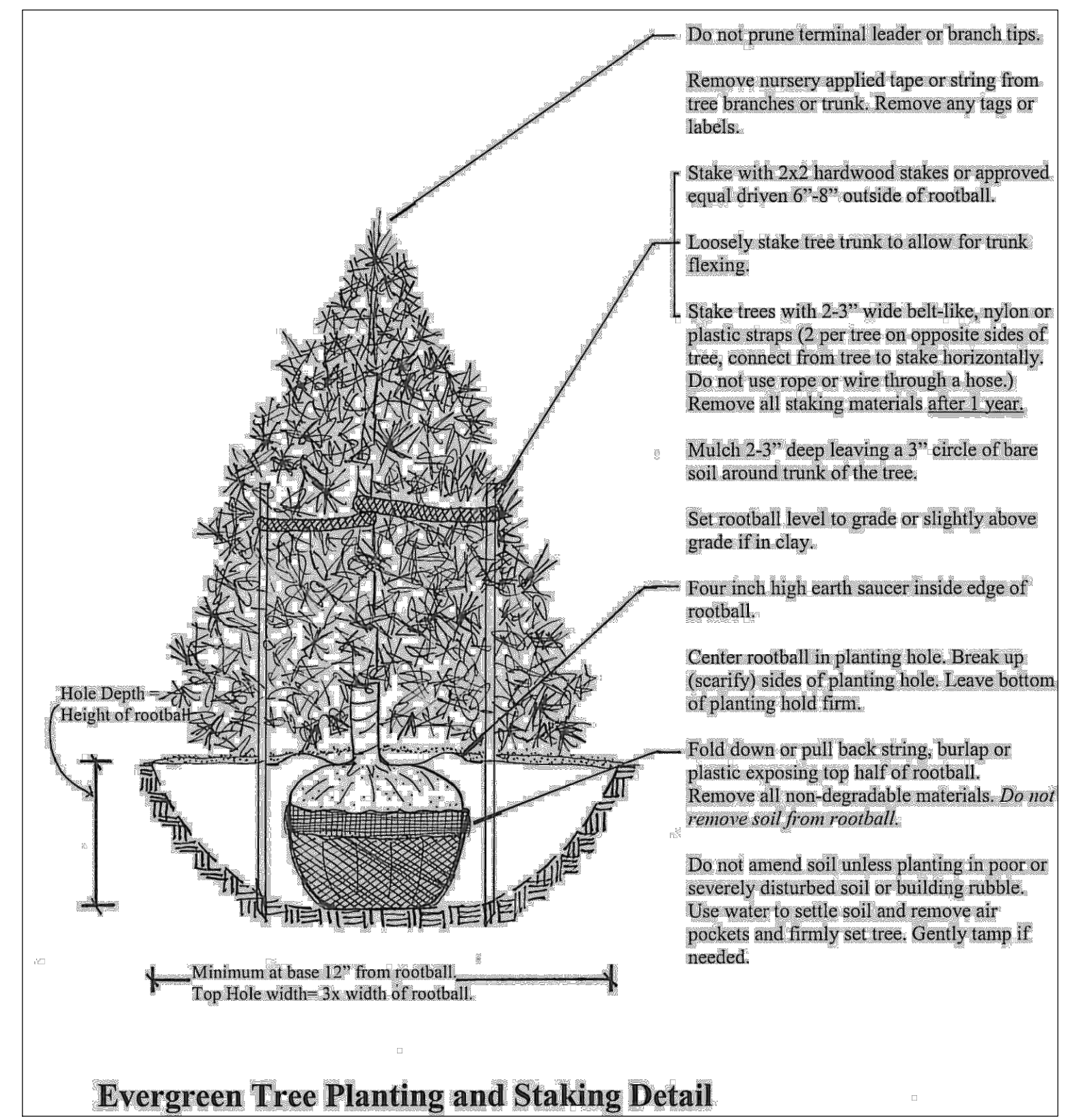
TYPICAL GRAVEL DETAIL
N.T.S.



FENCING
CHAIN LINK FENCE



DRAINAGE SWALE CROSS SECTION
N.T.S.



Evergreen Tree Planting and Staking Detail

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

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

02-35-151-003

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

A-154

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

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

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

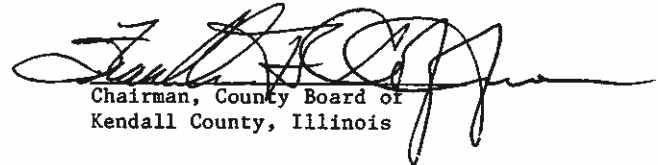
BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions and restrictions:

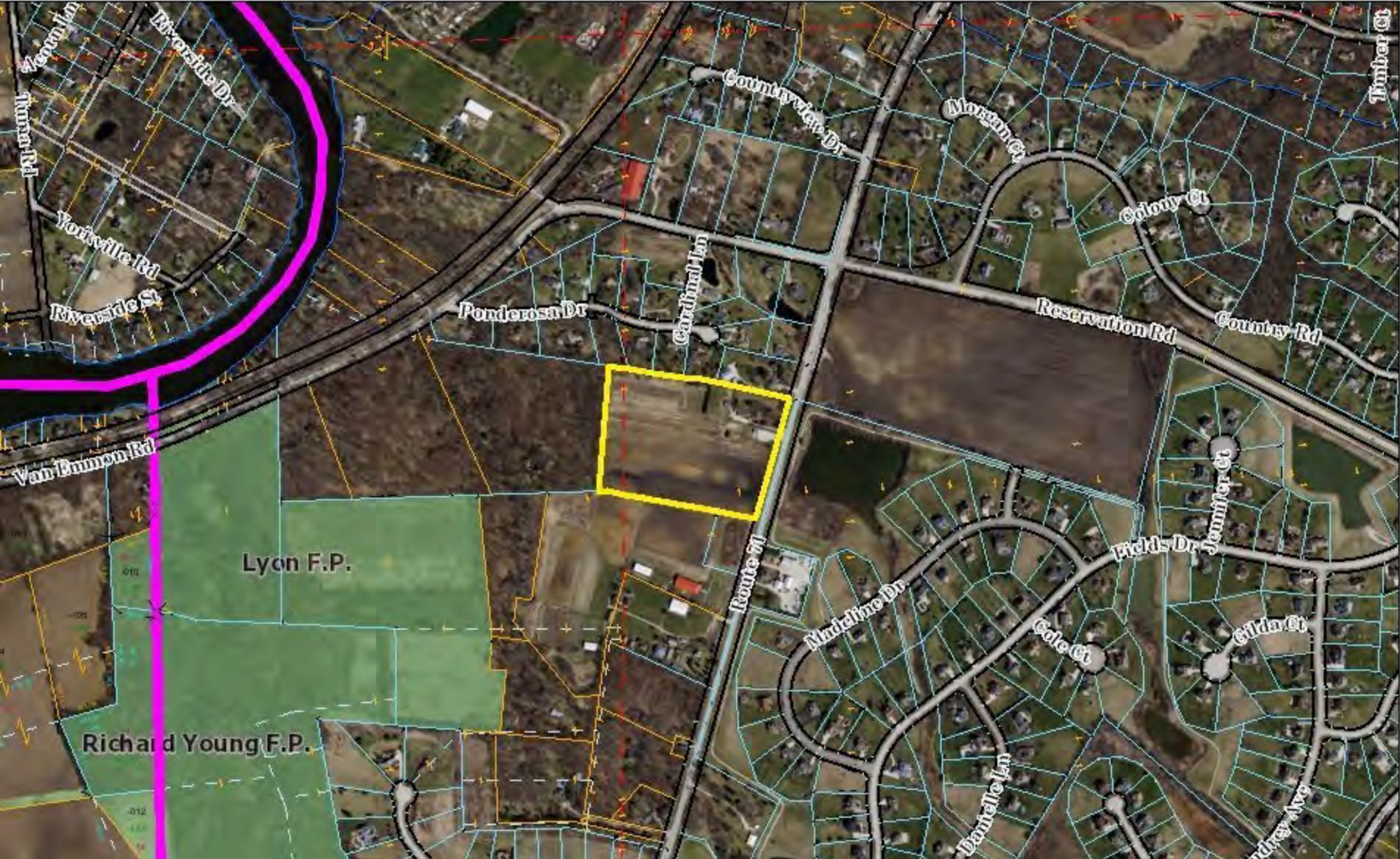
1. The property owner will provide and maintain a turn-around facility for cars leaving the parking area and entering Route 71 in a forward motion.

PASSED THIS 10th day of September, 1985.

ATTEST:


County Clerk


Chairman, County Board of
Kendall County, Illinois





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

TRANSMITTAL LETTER

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

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

CC:	Date of Enclosed Materials	# of Copies

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

THESE ARE TRANSMITTED AS CHECKED BELOW:

For Approval As Requested For your review For your use

REMARKS: _____

Signed: Robert Van Herik

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

Prepared for: Mr. Ron Smrz



Date Prepared: June 20, 2019

ENCAP, Inc. Project #: 19-0516A



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

WETLAND DELINEATION REPORT

7821 Route 71 / Ron Smrz

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WETLAND DELINEATION REPORT

Project Name and Client: 7821 Route 71 / Ron Smrz

Project Number: 19-0516A

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

Date of Site Visit: May 29, 2019

Field Investigators: R. Van Herik & S. Milano

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

PROJECT PURPOSE

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

METHODS

1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

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

- **Vegetation** – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.
 1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). The U.S. Fish Wildlife Service has prepared a regional list of plants occurring in wetlands which assigns the plant species different indicators. Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC). Dominant plant species are recorded at sample points within investigated areas.
 2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric value (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
 3. The plant community passes either the dominance test (Indicator 1) or the prevalence index (Indicator 2) after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands. Common morphological adaptations include but are not limited to adventitious roots, multi-stemmed trunks, shallow root systems developed on or near the soil surface, and buttressing in tree species. To apply this indicator, these morphological features must be observed on more than 50% of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present.

- **Hydrology** – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:
 - **Group A** – indicators are based on the direct observation of surface water or groundwater during a site visit.
 - **Group B** – consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently. These indicators include water marks, drift deposits, sediment deposits, and similar features.
 - **Group C** – consists of other evidence that the soil is saturated currently or was saturated recently. Some of these indicators, such as oxidized rhizopheres surrounding living roots and the presence of reduced iron or sulfur in the soil profile, indicate that the soil has been saturated for an extended period.

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

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

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

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

Farmed Wetland Determinations.

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

MAP REVIEW

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

SPECIFIC DESCRIPTION OF IDENTIFIED WATER RESOURCES

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

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

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

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

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

Observers: R. Van Herik & S. Milano

Date: 5/29/19

Farmed Wetland 1

A. Utilization by Wildlife

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

B. Interspersion of Vegetative Cover

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

C. Vegetative Cover to Open Water

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

Farmed Wetland 1 Total Score: 2.0

INVESTIGATION OF FARMED AREAS

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

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

D=Discoloration

N=No Wetland Signatures Observed

Y= Yes / Identified

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

ADDITIONAL AREAS INVESTIGATED FOR WETLAND STATUS

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

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

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

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

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

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

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

REGULATORY STATEMENT

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

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

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

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

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

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

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

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

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

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

Wetland Impacts are broken down into six categories:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATIONS

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

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

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USFWS Section 7 Consultation Review Summary



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DeKalb, IL 60115
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June 3, 2019

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

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

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

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

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

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



Robert Van Herik
Junior Ecological Consultant
ENCAP, Inc.

IDNR EcoCAT Natural Resources Review Results



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

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

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

Description: Development for RV Storage

Natural Resource Review Results

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

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

- Fox River INAI Site
- Yorkville Seep INAI Site

Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 34

37N, 7E, 35



IL Department of Natural Resources

Contact

Impact Assessment Section

217-785-5500

Division of Ecosystems & Environment

Disclaimer

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

Terms of Use

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

IDNR Project Number: 1911645

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

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

Privacy

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

IDNR Project Number: 1911645



EcoCAT Receipt	Project Code 1911645
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APPLICANT	DATE
ENCAP, Inc. Susan Rowley 2585 Wagner Ct DeKalb, IL 60115	6/6/2019

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

TOTAL PAID \$ 26.00

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

Floristic Quality Data Sheets

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

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

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

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

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 7821 IL Route 71 City/County: Yorkville / Kendall Sampling Date: 5/29/19
 Applicant/Owner: Smrz, Ron State: IL Sampling Point: A
 Investigator(s) R. Van Herik & S. Milano Section, Township, Range: S35 T37N R7E
 Landform (hillslope, terrace, etc.): Agricultural Field Depression Local Relief (concave, convex, none): Concave
 Slope (%): 0% Lat: 41.642582 Long: -88.406551 Datum: Farmed Wetland 1
 Soil Map Unit Name: Camden silt loam, 5 to 10 percent slopes, eroded (134C2) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no explain in remarks)
 Are vegetation Soil Hydrology significantly disturbed? Are normal circumstances present? Yes No
 Are vegetation Soil Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

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

VEGETATION – Use scientific names of plants.

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

Sampling Point A

SOIL

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

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type ¹	Loc ²		
0-18	10YR 4/1	80	7.5YR 4/3	15	C	M	SiCL	
			10YR 6/2	5	D	M		
18-24	10YR 3/1	65	10YR 5/2	30	D	M	SiCL	
			7.5YR 4/3	5	C	M		

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

Hydric Soil Indicators

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

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

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

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)		Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B 3)	<input checked="" type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:

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

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

Remarks: This area displayed farmed wetland signatures in 1 of 5 historical aerial photographs with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

VEGETATION – Use scientific names of plants.

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

Sampling Point B

SOIL

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

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

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

Hydric Soil Indicators

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

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

Indicators for Problematic Hydric Soils³

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

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

Restrictive Layer (if observed)

Type: _____
Depth: _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

Wetland Hydrology Present? Yes No

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

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

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

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

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

Remarks: (Include photo numbers here or on a separate sheet)
 Photograph 7 (See Site Photos)

Sampling Point C

SOIL

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

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

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

- Hydric Soil Indicators**
- Histosol (A1)
 - Histic Epipedon (A2)
 - Black Histic (A3)
 - Hydrogen Sulfide (A4)
 - Stratified Layers (A5)
 - 2 cm Muck (A10)
 - Depleted below Dark Surface (A11)
 - Thick Dark Surface (A12)
 - Sandy Mucky Mineral (S1)
 - 5 cm Mucky Peat or Peat (S3)
 - Sandy Gleyed Matrix (S4)
 - Sandy Redox (S5)
 - Stripped Matrix (S6)
 - Loamy Mucky Mineral (F1)
 - Loamy Gleyed Matrix (F2)
 - Depleted Matrix (F3)
 - Redox Dark Surface (F6)
 - Depleted Dark Surface (F7)
 - Redox Depressions (F8)

- Indicators for Problematic Hydric Soils³**
- Coast Prairie Redox (A16)
 - Dark Surface (S7)
 - Iron- Manganese Masses (F12)
 - Very Shallow Dark Surface (TF12)
 - Other (Explain in Remarks)

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

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

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

- Wetland Hydrology Indicators:**
- Primary Indicators (Minimum of one is required: check all that apply)**
- Surface Water (A1)
 - High Water Table (A2)
 - Saturation (A3)
 - Water Marks (B1)
 - Sediment Deposits (B2)
 - Drift Deposits (B3)
 - Algal Mat or Crust (B4)
 - Iron Deposits (B5)
 - Inundation Visible on Aerial Imagery (B7)
 - Sparsely Vegetated Concave Surface (B8)
 - Water Stained Leaves (B9)
 - Aquatic Fauna (B 3)
 - True Aquatic Plants (B14)
 - Hydrogen Sulfide Odor (C1)
 - Oxidized Rhizospheres on Living Roots (C3)
 - Presence of Reduced Iron (C4)
 - Recent Iron Reduction in Tilled Soils (C6)
 - Thin Muck Surface (C7)
 - Gauge or Well Data (D9)
 - Other (Explain in Remarks)
- Secondary Indicators (minimum of two required)**
- Surface Soil Cracks (B6)
 - Drainage Patterns (B10)
 - Dry-Season Water Table (C2)
 - Crayfish Burrows (C8)
 - Saturation Visible on Aerial Imagery (C9)
 - Stunted or Stressed Plants (D1)
 - Geomorphic Position (D2)
 - FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches) 3"

Water Table Present? Yes No Depth (inches) 0"

Saturation Present? Yes No Depth (inches) 0"
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

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

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

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 7821 IL Route 71 City/County: Yorkville / Kendall Sampling Date: 5/29/19
 Applicant/Owner: Smrz, Ron State: IL Sampling Point: D
 Investigator(s) R. Van Herik & S. Milano Section, Township, Range: S35 T37N R7E
 Landform (hillslope, terrace, etc.): Depression Local Relief (concave, convex, none): Concave
 Slope (%): 0% Lat: 41.642582 Long: -88.406551 Datum: Investigated Area 2
 Soil Map Unit Name: Mayville silt loam, 0 to 2 percent slopes (193A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no explain in remarks)
 Are vegetation Soil Hydrology significantly disturbed? Are normal circumstances present? Yes No
 Are vegetation Soil Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

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

VEGETATION – Use scientific names of plants.

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

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

Sampling Point D

SOIL

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

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

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

Hydric Soil Indicators

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

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

Restrictive Layer (if observed)
 Type: Rock Fill
 Depth: 2"

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water Stained Leaves (B9)	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B 3)	
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:

Surface Water Present? Yes No Depth (inches) N/A

Water Table Present? Yes No Depth (inches) N/A

Saturation Present? Yes No Depth (inches) 0"


(includes capillary fringe)


Wetland Hydrology Present? Yes No


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


Remarks:


Site Photographs


PHOTOGRAPH 1	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Farmed Wetland 1 – Sample Point A Facing West	
DATE PHOTO TAKEN: May 29, 2019	

PHOTOGRAPH 2	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Farmed Wetland 1 – Upland Sample Point B Facing South	
DATE PHOTO TAKEN: May 29, 2019	

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


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


PHOTOGRAPH 5	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Farmed Wetland 1 - Overview Facing West	
DATE PHOTO TAKEN: May 29, 2019	


PHOTOGRAPH 6	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Farmed Wetland 1 - Overview Facing East	
DATE PHOTO TAKEN: May 29, 2019	

PHOTOGRAPH 7	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Investigated Area 1 – Sample Point C Facing East	
DATE PHOTO TAKEN: May 29, 2019	

PHOTOGRAPH 8	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Investigated Area 2 – Sample Point D Facing East	
DATE PHOTO TAKEN: May 29, 2019	


PHOTOGRAPH 9	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview – Route 71 Facing South	
DATE PHOTO TAKEN: May 29, 2019	


PHOTOGRAPH 10	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview – Route 71 Facing North	
DATE PHOTO TAKEN: May 29, 2019	


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


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

ENCAP, Inc.


PHOTOGRAPH 13	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing North	
DATE PHOTO TAKEN: May 29, 2019	


PHOTOGRAPH 14	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing East	
DATE PHOTO TAKEN: May 29, 2019	


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


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

ENCAP, Inc.

PHOTOGRAPH 17	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing East	
DATE PHOTO TAKEN: May 29, 2019	

PHOTOGRAPH 18	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing South	
DATE PHOTO TAKEN: May 29, 2019	

PHOTOGRAPH 19	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing Southeast	
DATE PHOTO TAKEN: May 29, 2019	

PHOTOGRAPH 20	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing East	
DATE PHOTO TAKEN: May 29, 2019	

WETS Station Data

Aurora_IL0338 Kane County FORM

WETS Station: **IL0338**

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

CLIMATIC EVALUATION OF PRECIPITATION
3 MONTHS BEFORE AERIAL CROP
HISTORY SLIDES

DATE: _____
COUNTY: _____
LANDOWNER: _____
TRACT NO. _____
PREPARED BY: _____

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

SCORE TYPE OF YEAR
 Dry = 1 Dry = 6 to 9
 Normal = 2 Normal : 10 to 14
 Wet = 3 Wet = 15 to 18

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

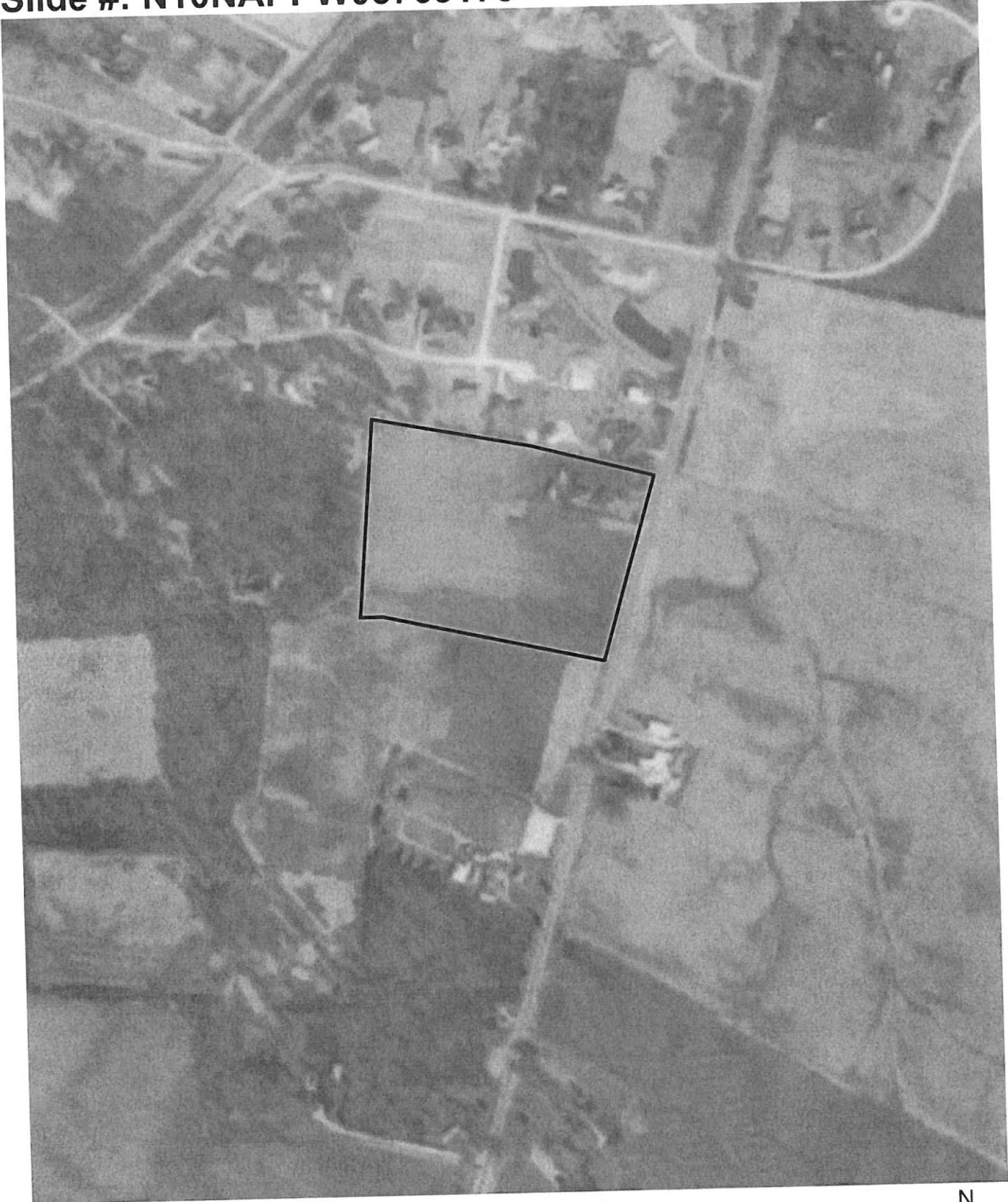
COMMENTS: _____

Next 1	Wheaton 3 SE IL9221 DuPage County
Next 2	Elgin_IL2736_Kane County
Next 3	Joliet Brandon RD DAM_IL4530_Will County
Next Closest Site	Next 4

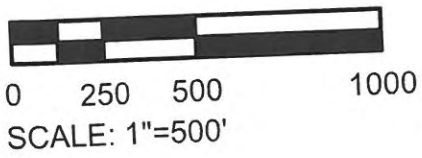
**Historical Aerial Slide Photographs: 1993, 2002, 2006, 2008, 2009, 2010 -
Wet**

Slide #: N10NAPPW05763175

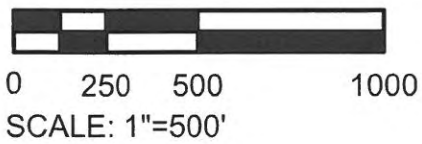
Year: 1993



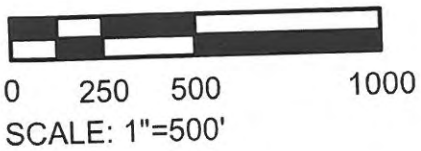
Year: 2002



Year: 2006



Year: 2008



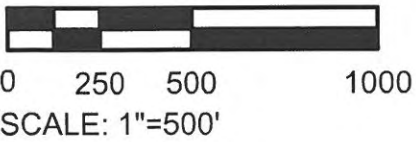
Year: 2009



0 250 500 1000
SCALE: 1"=500'



Year: 2010- WET

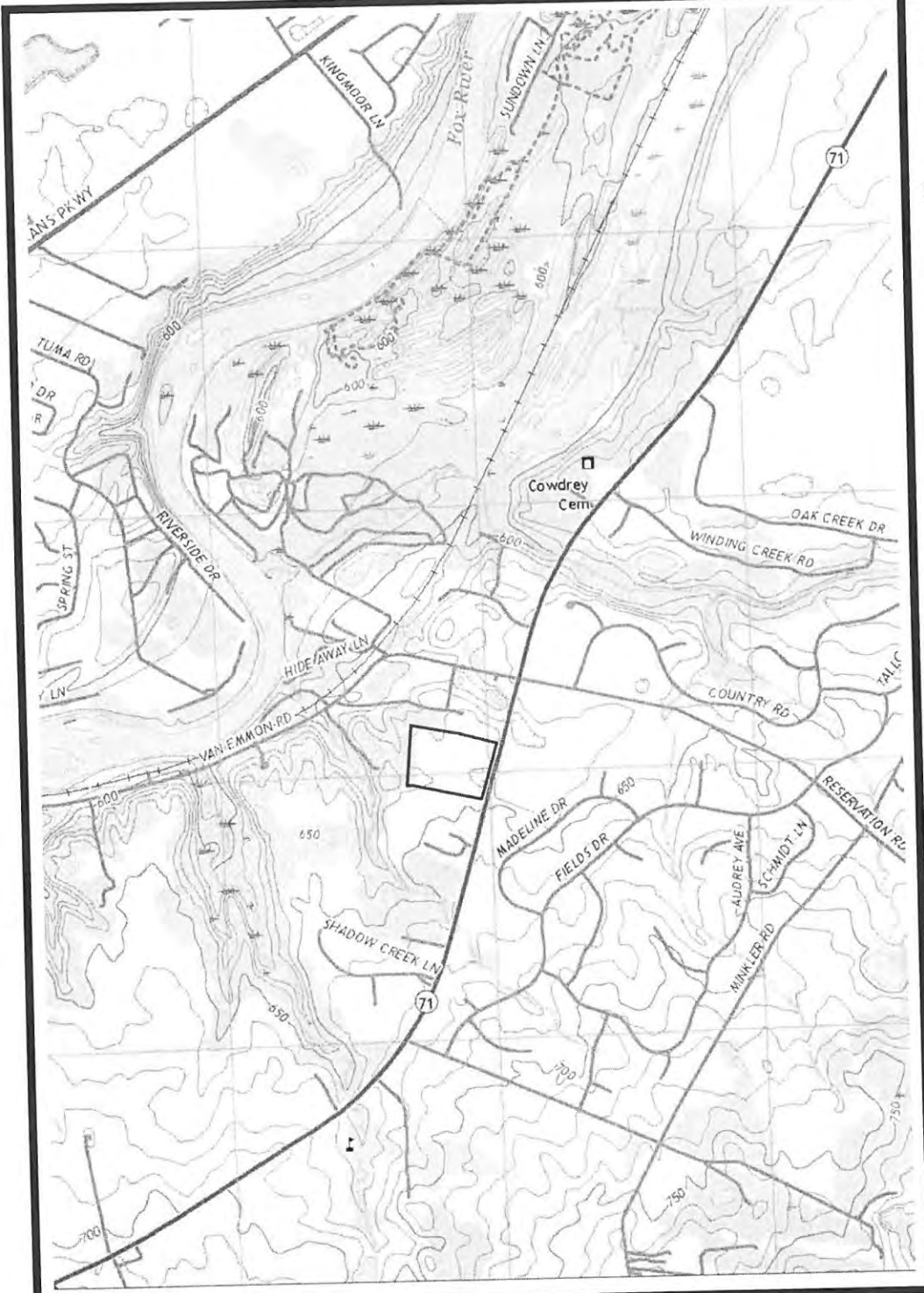


Exhibits A - G



LEGEND:

Project Area



Location Map

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

7821 IL Route 71, Yorkville

Project Number: 19-0516A
Smrz, Ron



0 1000 2000 4000
SCALE: 1" = 2000'




NORTH

Exhibit A



LEGEND:

Project Area 

Wetlands

-  Estuarine and Marine
-  Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine



National Wetlands Inventory

Source: U.S. Fish & Wildlife Service

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron



0 125 250 500

SCALE: 1"=250'



NORTH

Exhibit B



ENCAP
INCORPORATED

LEGEND:

- Project Area
- Hydric (100%)
 - Hydric (66 to 99%)
 - Hydric (33 to 65%)
 - Hydric (1 to 32%)
 - Not Hydric (0%)
 - Not rated or not available

Soil Map

Source: U.S. Department of Agriculture
Natural Resources Conservation Service
Web Soil Survey 3.1

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron



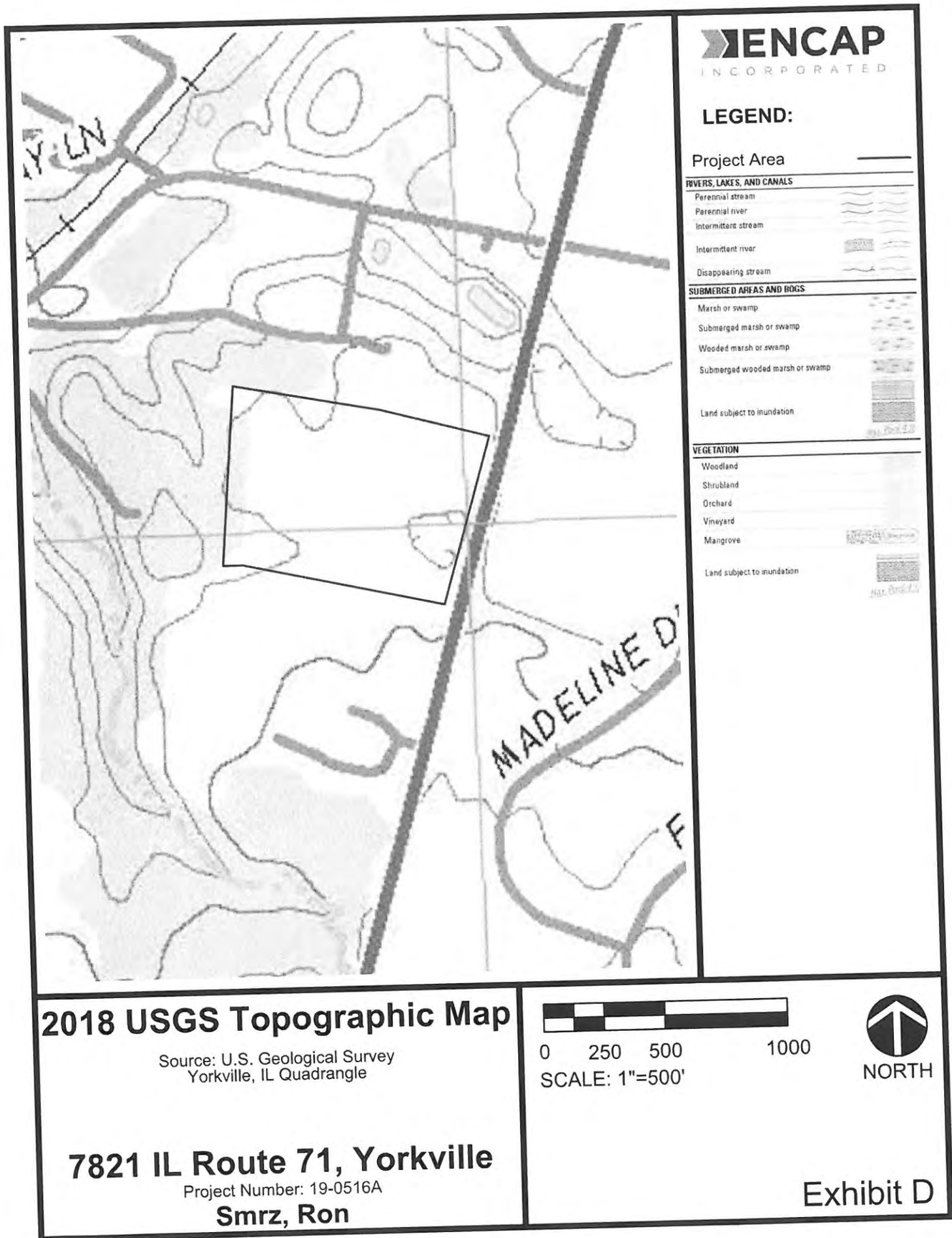
0 125 250 500

SCALE: 1"=250'



NORTH

Exhibit C



ENCAP
INCORPORATED

LEGEND:

Project Area

RIVERS, LAKES, AND CANALS

- Perennial stream
- Perennial river
- Intermittent stream
- Intermittent river
- Disappearing stream

SUBMERGED AREAS AND BOGS

- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Land subject to inundation

VEGETATION

- Woodland
- Shrubland
- Orchard
- Vineyard
- Mangrove
- Land subject to inundation

2018 USGS Topographic Map

Source: U.S. Geological Survey
Yorkville, IL Quadrangle

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron



0 250 500 1000
SCALE: 1"=500'



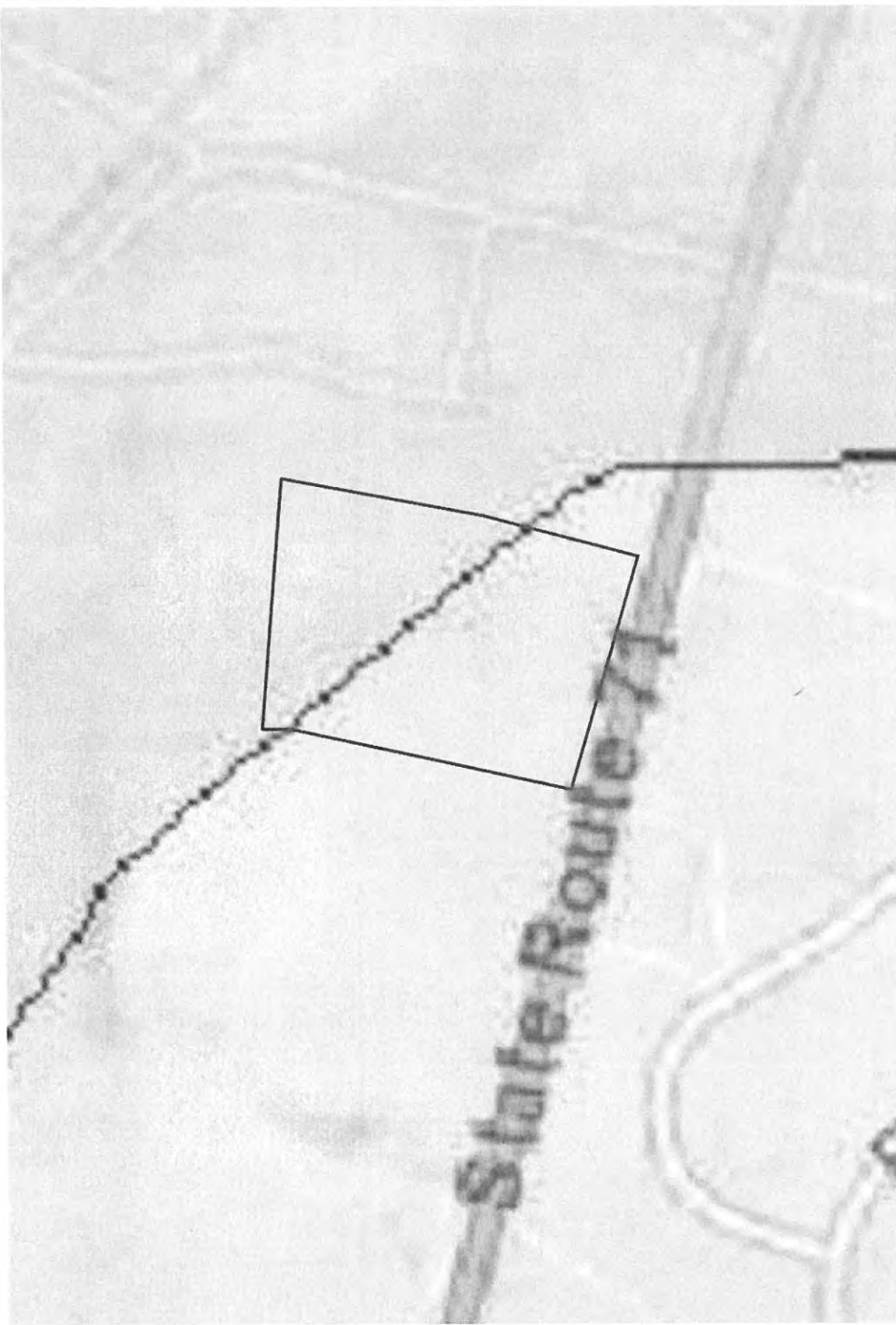
NORTH

Exhibit D



LEGEND:

- Project Area ———
- ▲ Determined eligible for the NR
- ▲ Entered in the NR
- ▲ Part of a NR Historic District
- ▲ Part of a NR Historic District - contributing
- ▲ Part of a NR Historic District - non-contribu
- ▲ Undetermined
- High Probability Archeology



**Historic Architectural Resources
Geographic Information System**

Source: Illinois Historic Preservation Agency

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron



0 250 500 1000

SCALE: 1"=500'






NORTH

Exhibit F



LEGEND:

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



Aerial Photograph

Image Courtesy of Google Earth
2018

7821 IL Route 71, Yorkville

Project Number: 19-0516A

Smrz, Ron



0 125 250 500

SCALE: 1"=250'



NORTH

Exhibit G



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

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

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

Description: Development for RV Storage

Natural Resource Review Results

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

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

Fox River INAI Site
 Yorkville Seep INAI Site

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

Location

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

County: Kendall

Township, Range, Section:

37N, 7E, 34

37N, 7E, 35



IL Department of Natural Resources

Contact

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

Government Jurisdiction

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

Disclaimer

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

Terms of Use

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

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

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

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

Security

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

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

Privacy

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

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

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

12/23/2019

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

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID

\$ 127.81

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



Illinois Department of Natural Resources

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

JB Pritzker, Governor

Colleen Callahan, Director

December 23, 2019

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

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

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

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

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.



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

Trees To Be Removed



09/23/2019 10:20



09/23/2019 10:21



09/23/2019 10:23

Attachment 9 Looking North
(Towards Site)



09/23/2019 10:23



09/23/2019 10:23

Matt Asselmeier

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

Matt,

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

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

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

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

Ph 815-434-8423

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

Dave:

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

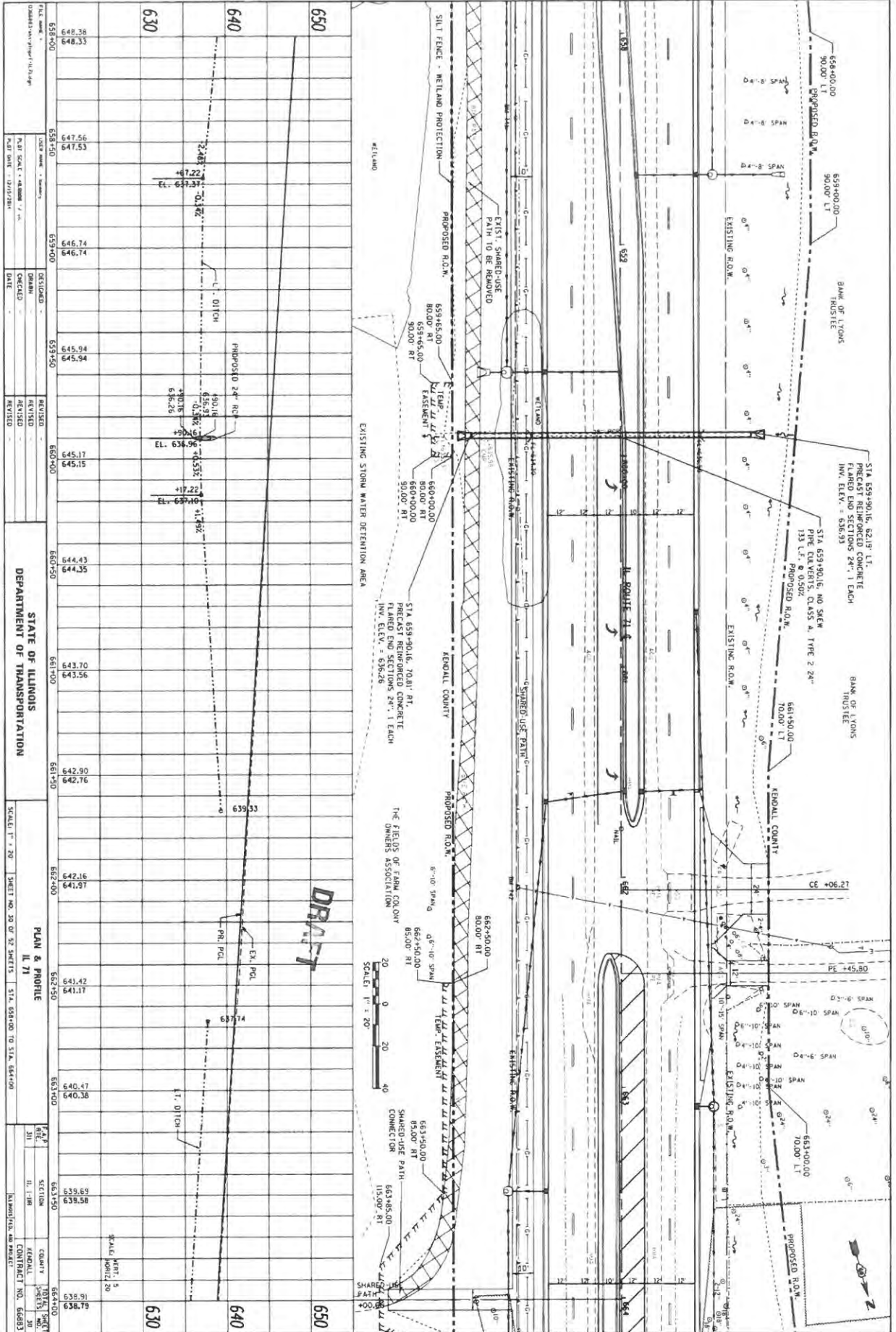
The proposed site plan is attached.

Thanks,

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

PROFILE	DATE	BY	CHKD
ASB			
ASB			
ASB			
ASB			

PLAN	DATE	BY	CHKD
ASB			
ASB			
ASB			
ASB			



FILE NAME	DATE	BY	CHKD
639+00	648.36		
639+00	648.33		
639+50	647.56		
639+50	647.53		
639+00	646.74		
639+00	646.74		
639+50	645.94		
639+50	645.94		
640+00	645.17		
640+00	645.15		
640+50	644.43		
640+50	644.35		
641+00	643.70		
641+00	643.56		
641+50	642.90		
641+50	642.76		
642+00	642.16		
642+00	641.97		
642+50	641.42		
642+50	641.17		
643+00	640.47		
643+00	640.36		
643+50	639.69		
643+50	639.58		
644+00	638.83		
644+00	638.73		

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PLAN & PROFILE
IL 71

FILE NAME	DATE	BY	CHKD
639+00	648.36		
639+00	648.33		
639+50	647.56		
639+50	647.53		
639+00	646.74		
639+00	646.74		
639+50	645.94		
639+50	645.94		
640+00	645.17		
640+00	645.15		
640+50	644.43		
640+50	644.35		
641+00	643.70		
641+00	643.56		
641+50	642.90		
641+50	642.76		
642+00	642.16		
642+00	641.97		
642+50	641.42		
642+50	641.17		
643+00	640.47		
643+00	640.36		
643+50	639.69		
643+50	639.58		
644+00	638.83		
644+00	638.73		

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

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

Present:

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

Absent:

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

Audience:

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

AGENDA

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

MINUTES

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

PETITIONS

Petition 19-32 John and Erin Sharkey and Theodore Parks

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

The emails from Fran Klaas and Greg Chismark were provided.

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

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

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

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

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

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

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

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

Mr. Asselmeier summarized the request.

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

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

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

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

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

Lyon Farm is located south of the subject property.

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

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

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

NRI application submitted on August 2, 2019.

Oswego Township was emailed information on September 24, 2019.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No information was provided regarding noise control.

No new odors are foreseen.

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

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

The Petitioner currently resides in the house on the property.

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

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

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

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

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

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

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

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

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

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

Petition 19-35 John and Laura Gay

Mr. Asselmeier summarized the request.

John and Laura Gay would like to establish a kennel, The Pets Home Pet Resort and Spa, at the subject property which they own at 3601 Plainfield Road. They are also requesting a variance to allow the kennel to be approximately thirty feet, six and one half inches (30'-6 1/2") from property zoned other than residential at the kennel's closest point with neighboring property.

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

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

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

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

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

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

NRI application submitted on September 12, 2019.

Oswego Township was emailed information on September 23, 2019.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

Approval of Fiscal Year 2019-2020 Meeting Calendar

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

CORRESPONDENCE

None

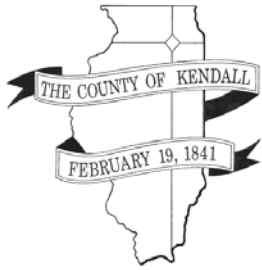
PUBLIC COMMENT

None

ADJOURNMENT

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

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: January 24, 2020
Re: Petition 19-34 Request for a Special Use Permit for Outdoor Storage at 7821 Route 71 in
Oswego Township– Petitioner Requests a Layover

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

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

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

Staff has no objections to this request.

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

Thanks,

MHA

Enc.: January 23, 2020 Smrz Email Redacted

Matt Asselmeier

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

Matt : I am requesting an extension for petition 19-34 for the ZBA meeting on Jan 27,2020 to the March 2020 meeting date to make changes to my site plan by my engineer . I will present my changes to you and at the ZBA meeting as soon as i get them from my engineer. The changes will be to the landscape and lighting design. Thank you Ronald Smrz

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

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

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

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

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

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

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

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

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

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

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

Ron:

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

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

CALL TO ORDER

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

ROLL CALL:

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

Members Absent: Dick Thompson

Staff Present: Matthew Asselmeier, AICP, Senior Planner

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

PETITIONS

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

Petition 19 – 34 –

Ronald Smrz on Behalf of the Bank of Lyon Trust

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

PINs: 02-35-151-003

Location: 7821 Route 71, Oswego Township

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

Mr. Asselmeier summarized the request.

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

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

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

Staff has no objections to this request.

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

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

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

The votes were as follows:

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

Nays (0): None

Absent (1): Thompson

The motion passed.

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

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

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

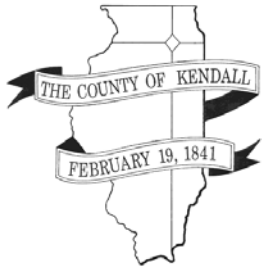
Member Cherry made a motion, seconded by Member Fox, to adjourn. With a voice vote of six (6) ayes, the motion passed. The Zoning Board of Appeals meeting adjourned at 8:17 p.m.

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

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

Exhibits

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

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**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

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

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

ROLL CALL

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

Members Absent: Karin McCarthy-Lange and Ruben Rodriguez

Staff Present: Matthew H. Asselmeier, Senior Planner

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

PUBLIC HEARING

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

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

Mr. Asselmeier summarized the Petition.

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

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

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

Pictures of the property were provided.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The votes were as follows:

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

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

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

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

PETITIONS

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

Mr. Asselmeier summarized the request.

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

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

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

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

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

Lyon Farm is located south of the subject property.

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

The aerial of the property was provided.

Pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part of the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. The entire Wetland Delineation Report was provided. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impacts were foreseen.

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

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

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

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

ZPAC met on this proposal on October 1, 2019. Discussion occurred at that meeting regarding obtaining a variance to the Stormwater Management Ordinance. In the ensuing months, the Petitioner decided not to pursue the variance and amended the site plan to meet the requirements of the Kendall County Stormwater Management Ordinance. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections. The minutes of the October ZPAC meeting were provided. The minutes of the January ZPAC meeting were provided.

According to revised site plan, the Petitioner plans to offer rental space for fifty-one (51) parking stalls which is down from the two hundred (200) rental units in the original proposal. The proposed hours of operation are daily from 6:00 a.m. until 9:00 p.m.

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

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

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

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

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

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

The Petitioner plans to monitor the site for motor vehicle related leaks and would remove contaminated gravel from the property.

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

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

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

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

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

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

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

There will be a twenty foot (20') wide automatic gate on the east side of the storage area to control access to the area. The lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. The gate will be adjacent to the shed.

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

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

No information was provided regarding noise control.

No new odors are foreseen.

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

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

The Petitioner currently resides in the house on the property.

The Petitioner agreed that all items stored on the property would remain licensed and in good working order.

The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special use permit would be for agricultural purposes.

The proposed Findings of Fact were as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Smrz lives on the premises.

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

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

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

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

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

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

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

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

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

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

Discussion occurred about installing a berm on the property.

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

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

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

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

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

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

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

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

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

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

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

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

The votes were as follows:

Ayes (0): None

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

Absent (2): McCarthy-Lange and Rodriguez

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

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

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

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

Mr. Asselmeier summarized the request.

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

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

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

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

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

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

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

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

EcoCAT Report submitted and consultation was terminated.

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

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

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

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

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

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

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

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

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

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

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary and the Petitioner was agreeable to a right-of-way dedication as part of a special use permit.

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

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

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

The original site plan showed two detention ponds. The Petitioners indicated that the stormwater plans could be altered as part of the adjoining special use permit. Development on the site would require stormwater management permits.

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

The proposed Findings of Fact were as follows:

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

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

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

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

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

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

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

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

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

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

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

The votes were as follows:

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

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

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

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

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

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

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

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material was provided. The site plan, landscaping plan, photometric plan, and proposed building information were provided.

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

The future land use is commercial.

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

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

The adjacent zonings are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are twelve (12) homes located within one half (1/2) mile of the subject property. The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The aerial of the property was provided.

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

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

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

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

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

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

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

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

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

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building were provided. A rendering of the site was provided.

The building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a

grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

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

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

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

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

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

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The votes were as follows:

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

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

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

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

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

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

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

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

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

Appointments to Comprehensive Land Plan and Ordinance Committee

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

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

The Commission reviewed the draft agenda for the Annual Meeting.

OLD BUSINESS

Update on Zoning Ordinance Project

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

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

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

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

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

OTHER BUSINESS/ANNOUNCEMENTS

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

ADJOURNMENT

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

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

Enc.

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

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

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Dan Kramer	1107 D S. Brook St Jubilee IL 62560	19-37 / 19-38 / 19-39
PAT COLARTE	[REDACTED]	[REDACTED]
RON SMRZ	[REDACTED]	
Sylvia Forts	[REDACTED]	
Len Pfaff	[REDACTED]	
Ron Zies	[REDACTED]	
Zack Morevod	[REDACTED]	
Mike Forts	[REDACTED]	

Kyle Boyke

[REDACTED]

Laurie Pfaff

[REDACTED]