



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, February 12, 2020

7:00 PM

Yorkville City Hall Council Chambers

800 Game Farm Road

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

Roll Call:

Previous meeting minutes: January 8, 2020

Citizen's Comments

Public Hearings

1. **PZC 2020-01** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include a new appendix which identifies locations where the future land use designations are recommended for reclassification along U.S. Route 34 (Veterans Parkway), Route 71 (Stagecoach Trail), and Eldamain Road. The proposed amendments are a result of rezoning and development approvals made by the City Council between 2017 and 2019, as well as aligning the potential future industrial development along the Eldamain Corridor.

Unfinished Business

New Business

1. **PZC 2020-01** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing to amend the Yorkville Comprehensive Plan to include a new appendix which identifies locations where the future land use designations are recommended for reclassification along U.S. Route 34 (Veterans Parkway), Route 71 (Stagecoach Trail), and Eldamain Road. The proposed amendments are a result of rezoning and development approvals made by the City Council between 2017 and 2019, as well as aligning the potential future industrial development along the Eldamain Corridor.

Action Item:

Text Amendment

2. **PZC 2020-04** Ronald Smrz, petitioner, on behalf of the Ronald Smrz Trust, is requesting special use authorization from Kendall County to establish a storage business for non-motorized pull behind campers. The real property is located at 7821 Route 71, Kendall County, Illinois.

Action Item:

1.5 Mile Review

Additional Business

- 1. Year in Review 2019** – Summary of Planning & Zoning Commission tasks, accomplishments and goals for calendar 2019.
- 2. City Council Action Updates:**

PZC 2019-28 The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the United City of Yorkville Zoning Ordinance regarding mobile food and retail vendor vehicles. The amendment proposes to eliminate the required business registration of the vendor and vehicle for food and retail trucks conducting business on private property.

City Council Action:

Approved

PZC 2019-31 Brian Werner of Continental Electric representing Wrigley Manufacturing, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a freestanding solar energy system and freestanding wind energy system at 2800 N Bridge Street. The real property, zoned in the M-1 Limited Manufacturing District, is located on the east side of US Route 47 south of the Burlington Northern & Santa Fe railway and north of Cannonball Trail. The petitioner is requesting for a single stationary solar panel and single vertical wind turbine to be located near the front of the property to power an illuminated sign.

City Council Action:

Approved

- 3. Planning Training Series:** “Economic Development & Planning” presented by Lynn Dubajic, DLK, LLC.

Adjournment

DRAFT

PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, January 8, 2020 7:00pm

Meeting Called to Order

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

Roll Call:

Rusty Hyett-yes, Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes, Danny Williams-yes

Absent: Deborah Horaz, Don Marcum

City Staff

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Vitosh Reporting Service

Lynn Dubajic, City Consultant

Eric Peterman, GRNE

Katie Finlon-Kendall County Record

Beth & Gint Brakauskas, Blackberry Wds.

Brian Werner, CECCO/Wrigley

Mary Snyder, Blackberry Woods

Dan Kramer, Attorney

Jim Smiley, Kendall County

Mr. Chris Childress, Kendall County

Rick Murphy, Lennar Homes

Michael Olszewski, Blackberry Wds.

John Kehoe, Mars Wrigley

Marianne Tomse, Blackberry Woods

Previous Meeting Minutes November 13, 2019

The minutes were approved as presented on a motion and second by Commissioners Vinyard and Williams, respectively.

Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0.

Citizen's Comments None

Public Hearings

Chairman Olson explained the procedure for the Hearings and swore in those who would speak. At approximately 7:03pm a motion was made and seconded by Mr. Vinyard and Mr. Williams, respectively, to open the Hearings.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes. Carried 5-0.

Chairman Olson read each of the Public Hearings as follows:

1. **PZC 2019-28** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the

United City of Yorkville Zoning Ordinance regarding mobile food and retail vendor vehicles. The amendment proposes to eliminate the required business registration of the vendor and vehicle for food and retail trucks conducting business on private property.

2. **PZC 2019-29** GRNE Solar, Eric Peterman on behalf of Kendall County, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois.
3. **PZC 2019-30** Cal Atlantic Group, Inc. (A fully owned subsidiary of Lennar Homes), petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Raintree Village Planned Unit Development Agreement to reduce the minimum side yard setback for Lots 264-282 from ten feet (10') to six feet (6') for new construction townhomes within the Raintree Village development. The real property is generally located east of IL Route 47, south of IL Route 71, immediately west of IL Route 126 in Yorkville, Illinois.
4. **PZC 2019-31** Brian Werner of Continental Electric representing Wrigley Manufacturing, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a freestanding solar energy system and freestanding wind energy system at 2800 N. Bridge Street. The real property, zoned in the M-1 Limited Manufacturing District, is located on the east side of US Route 47 south of the Burlington Northern & Santa Fe railway and north of Cannonball Trail. The petitioner is requesting for a single stationary solar panel and single vertical wind turbine to be located near the front of the property to power an illuminated sign.

(See Court Reporter Transcripts)

(Petitioner's Responses to #2, GRNE Solar and #4 Wrigley, shall be added to record)

The Hearings were closed at approximately 7:32pm on a motion by Mr. Vinyard and second by Mr. Williams.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes. Carried 5-0.

Unfinished Business None

New Business

1. **PZC 2019-28 Text Amendment** (See full description under Public Hearings) Chairman Olson commented that he didn't feel fingerprinting was necessary for food vendors.

Action Item:

Text Amendment

There was no discussion and a motion to approve was made and seconded by Commissioners Vinyard and Williams, respectively. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for a text amendment to Section 10-3-14: Mobile Food Vendor Vehicles and Retail Vendor Vehicles of the United City of Yorkville Zoning Ordinance to remove the requirement for a Certificate of Registration, as recommended in a staff memo dated January 2, 2020.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes, Millen-yes. Carried 5-0.

2. PZC 2019-29 GRNE Solar (See full description under Public Hearings)

Mr. Engberg said the only changes that will be made are changing the fencing material to treated pine and to modify the landscaping on the west side. The maintenance of the fence was discussed and it was noted the wood is much less expensive than vinyl. The City will conduct windshield inspections twice a year. Cameras will be mounted inside the site per a request from the Kendall County Sheriff. Mr. Olson disagreed with bushes on the west since they will be small and said the west boundary landscaping should be consistent with the other sides. Mr. Engberg added the staff supported the landscaping changes since the neighbor to the west has approved that plan. Mr. Engberg summarized the required conditions including EEI comments. The County will hold a bond for the decommissioning of the property if necessary.

Action Item:

Special Use

The Commissioners agreed on the fencing material and the revised landscaping. A motion was made by Mr. Vinyard and seconded by Mr. Williams to approve the GRNE special use permit. Attorney Kramer asked to revise the date on the landscaping plan. There was brief discussion of the wood fencing and the potential penalty if the fence is not maintained. Mr. Williams suggested the wood should also be pressure-treated.

Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, on a O Office District zoned property located at the southwest corner of the Kendall County Government Center subject to staff recommendations in a memo dated December 31, 2019 and further subject to the revised landscaping design dated 1-8-20 including wooden fence constructed minimally of pressure-treated materials.

Roll call: Vinyard-yes, Williams-yes, Hyett-yes, Millen-yes, Olson-yes. Carried 5-0.

3. PZC 2019-30 CalAtlantic (See full description under Public Hearings)

Ms. Noble noted there are two motions associated with this petition. The first is the PUD request for a sideyard setback from 10 feet to 6 feet. The builder is offering duplexes and trends are now showing that a one-story ranch is more popular. The ranch is a wider product and results in a reduced sideyard. The staff supports the setback request based on other such requests in the City.

Chairman Olson expressed some concern for the reduced setbacks. Ms. Noble said there were some incentives granted to take over this project. The builder front-funded a park and fees were paid for infrastructure. There was significant revenue brought to the City with this development. Fire suppression systems were also discussed in view of the reduced setbacks. It was requested to not have any flammable plant material such as mulch on the outside. Mr. Vinyard questioned the distance between the units and said that modern materials burn faster and hotter. Lennar rep Rick Murphy said the duplex units will have sprinklers.

The second request for this petition is approval of the final plat.

Action Item:

PUD Amendment for Setbacks

A motion was made and seconded by Commissioners Vinyard and Williams, respectively, to approve the PUD Amendment. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval to the City Council a reduction in side yard setback from ten (10) feet to six (6) feet for lots 262-284 in Unit 4 of the Raintree Village subdivision, as presented by the Petitioner Exhibit F Side Yard Setback.

Roll call: Williams-yes, Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes. Carried 5-0.

Action Item:

Final Plat

Commissioners Vinyard and Williams moved and seconded, respectively, to approve the Final Plat for Raintree Village. Mr. Vinyard read the motion as follows: In consideration of the proposed Final Plat of Raintree Village, Unit Four 1st Resubdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by Mackie Consultant, LLC dated last revised 11-11-19, subject to review comments provided by the City Engineer, EEI, Inc. dated November 13, 2019.

Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0.

4. PZC 2019-31 Wrigley Manufacturing (See full description under Public Hearings)

Mr. Engberg reviewed the staff conditions being recommended for the special use and said that both the wind turbine and solar panel meet the setback and location requirements. The height 11 feet 4 inches is a condition of the special use.

The advertising on the blades is technically not allowed under city code, however, Mr. Engberg noted that the Economic Development Committee was in favor of keeping the advertising since it was unique. This is being requested as part of the special use. Ms. Noble said if the Commission votes to approve, the code will need to be amended to allow other businesses the same opportunity. Commissioners said they were in favor of this type of signage and Mr. Williams stated this may open up future expansion for Mars.

Mr. Engberg also listed the four staff recommendations and Chairman Olson read the special use standards.

Action Item:

Special Use

Mr. Williams moved to approve the petition for special use permit and Mr. Vinyard seconded. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system and wind turbine, on a M-1 Limited Manufacturing zoned property located at the entrance to the Wrigley Manufacturing Center on the east side of US Route 47, subject to staff recommendations in a memo dated December 31, 2019.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes. Carried 5-0.

Additional Business

Mr. Engberg noted City Council approval of a recent Text Amendment and Final Plat.

Adjournment

There was no further business and the meeting was adjourned at 8:18pm on a voice vote.

Respectfully submitted by Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, January 8, 2020
7:00 p.m.

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PRESENT:

Mr. Jeff Olson, Chairman,
Mr. Richard Vinyard,
Mr. Danny Williams,
Mr. Rusty Hyett,
Mr. Greg Millen.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Mr. Jason Engberg, Senior Planner;
Ms. Marlys Young, Minute Taker.

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1 (WHEREUPON, the following
2 proceedings were in
3 public hearing:)

4 CHAIRMAN OLSON: There are four public
5 hearings scheduled for tonight's Planning and
6 Zoning Commission meeting.

7 The purpose of this hearing is to
8 invite testimony from members of the public
9 regarding the proposed requests that are being
10 considered before the Commission tonight.

11 Public testimony from persons
12 present who wish to speak may be for or may be
13 against the request, or to ask questions of the
14 petitioner regarding the request being heard.

15 Those persons wishing to testify
16 tonight or ask questions are asked to speak
17 clearly, one at a time, state your name, who you
18 represent. You are also asked to sign in at the
19 podium.

20 If you plan to speak during
21 tonight's public hearing as a petitioner or as a
22 member of the public and if you would like to ask
23 questions, I would like you to as well, please
24 stand now, raise your right hand, repeat after

1 me.

2 (Witnesses duly sworn.)

3 CHAIRMAN OLSON: The order for receiving
4 testimony during the public hearing tonight is as
5 follows: First, the petitioner will do their
6 presentation; following that we will then have
7 all those who wish to speak in favor of the
8 request; following them, we will then have
9 everybody who wants to speak against the
10 request.

11 With that said, may I have a motion,
12 please, to open the public hearing on petition
13 number PZC 2019-28, text amendment to Chapter 3,
14 General Zoning Provisions; PZC 2019-29, GRNE
15 Solar, Special Use Permit; PZC 2019-30,
16 CalAtlantic Group, Minimum Yard Setback revision;
17 and PZC 2019-31, Continental Electric,
18 representing Wrigley Manufacturing, Special Use
19 Permit.

20 MR. VINYARD: So moved.

21 MR. WILLIAMS: Second.

22 CHAIRMAN OLSON: Roll call vote on the
23 motion, please.

24 MS. YOUNG: Yes. Millen.

1 MR. MILLEN: Yes.

2 MS. YOUNG: Olson.

3 CHAIRMAN OLSON: Yes.

4 MS. YOUNG: Vinyard.

5 MR. VINYARD: Yes.

6 MS. YOUNG: Williams.

7 MR. WILLIAMS: Yes.

8 MS. YOUNG: And Hyett.

9 MR. HYETT: Yes.

10 CHAIRMAN OLSON: The public hearings up
11 for discussion tonight are the following: PZC
12 2019-28, United City of Yorkville, Kendall
13 County, Illinois, petitioner, is proposing a text
14 amendment to Chapter 3, General Zoning Provisions
15 of the Yorkville Zoning Ordinance regarding
16 mobile food and retail vendor vehicles.

17 The amendment proposes to eliminate
18 the required business registration of the vendor
19 and vehicle for food and retail trucks conducting
20 business on private property.

21 Also up for discussion tonight is
22 PZC 2019-29, which is GRNE Solar, Eric Peterman,
23 and on behalf of Kendall County, we have met them
24 before.

1 Petitioner has filed an application
2 with the United City of Yorkville, Kendall
3 County, Illinois, requesting Special Use permit
4 approval to install and operate a solar farm with
5 more than one free-standing solar energy system
6 on approximately 7.4 acres of land consisting of
7 roughly 6400 solar modules.

8 The real property is located in the
9 O Office District over by John Street and Beecher
10 Road at the Kendall County Government Campus in
11 Yorkville.

12 Also up for discussion is PZC
13 2019-30, CalAtlantic Group, Incorporated, a fully
14 owned subsidiary of Lennar Homes, petitioner, has
15 filed an application with the United City of
16 Yorkville, Kendall County, Illinois, requesting
17 amendment to the Raintree Village PUD agreement
18 to reduce the minimum side yard setbacks for
19 Lots 264 through 282 from ten feet to six feet
20 for new construction townhomes within the
21 Raintree Village development. The real property
22 is generally located east of Illinois Route 47,
23 south of Illinois Route 71, immediately west of
24 Illinois Route 126 in Yorkville, Illinois.

1 Finally up for discussion is
2 PZC 2019-31, Brian Werner of Continental
3 Electric, representing Wrigley Manufacturing,
4 petitioner, has filed an application with the
5 United City of Yorkville, Kendall County,
6 Illinois, requesting Special Use Permit approval
7 to install and operate a free-standing solar
8 energy system and free-standing wind energy
9 system at 2800 North Bridge Street, which is also
10 47. The real property, zoned as M-1 Limited
11 Manufacturing District, is located on the east
12 side of Illinois Route 47, south of the Sante Fe
13 underpass, and north of Cannonball Trail.

14 The petitioner is requesting for a
15 single stationary solar panel and single vertical
16 wind turbine to be located near the front of the
17 property to power an illuminated sign.

18 With that being said, Krysti, would
19 you please present for 2019-28?

20 MS. NOBLE: Sure. As you can recall, at
21 about this time last year we approved a new
22 amendment to our Zoning Ordinance that stipulated
23 regulation for mobile food vendors and retail
24 vendors, and that went over really well.

1 We have different categories, one
2 for private property, one for public property,
3 and then food truck rallies, which is three --
4 more than three food trucks.

5 We found out, though, that our
6 regulations on private property -- not the zoning
7 regulations, but the registration regulations,
8 that would require individuals who wanted to do a
9 food truck on private property would have to come
10 in and get a certificate of registration through
11 the clerk's office.

12 CHAIRMAN OLSON: Municipal license
13 basically?

14 MS. NOBLE: Correct. And through that
15 process it required a fee of \$25 for the first
16 truck, \$10 each for each additional truck, and it
17 also required a background check, which included
18 fingerprinting.

19 We don't do fingerprinting here, we
20 sent that out to the state, so we had to wait for
21 the Illinois State Police to give us those
22 results back. It takes at a minimum two weeks,
23 and what we found is that the applicants were
24 either dropping applications or just dropping out

1 of events completely, so they contacted the
2 clerk's office, asked if we can re-evaluate the
3 procedures for approval.

4 We reached out to some communities,
5 specifically Oswego, who has almost a similar
6 ordinance, and they do not do fingerprinting and
7 background checks.

8 We also reached out to the police
9 department and they were not opposed to
10 eliminating that because they don't do individual
11 background checks on private property for -- if
12 you have a restaurant for all the new employees,
13 so they were okay with it.

14 CHAIRMAN OLSON: Contractors.

15 MS. NOBLE: Correct. So what we are
16 proposing tonight is eliminate the phrase that
17 requires obtaining a certificate of registration
18 as part of the zoning process.

19 The clerk separately is going to
20 revise their section of the ordinance which talks
21 about the fee requirement, and tonight you have a
22 draft ordinance before you, and if you have any
23 questions, let me know.

24 We also have shown how we are

1 striking on our, you know, informational hand-out
2 those particular sections, so it only affects on
3 private property. We still will be doing
4 background checks on public property and food
5 truck rallies.

6 CHAIRMAN OLSON: Okay. Is there anyone
7 present from the public tonight that wants to
8 speak in favor of the request?

9 (No response.)

10 CHAIRMAN OLSON: Is there anyone who
11 would like to speak in opposition to the
12 request?

13 (No response.)

14 CHAIRMAN OLSON: Is there any question
15 from Commission members?

16 MR. HYETT: The background checks, who
17 pays for those?

18 MS. NOBLE: So the applicant pays for
19 them, so that's what the \$25 fee was.

20 MR. HYETT: And that's to the state?

21 MS. NOBLE: Yes.

22 CHAIRMAN OLSON: Anybody else?

23 (No response.)

24 CHAIRMAN OLSON: Is the petitioner for

1 PZC 2019-29, GRNE Solar, present and prepared to
2 make a presentation?

3 DANIEL J. KRAMER,
4 having been first duly sworn, testified from the
5 podium as follows:

6 MR. KRAMER: Good evening. My name is
7 Daniel J. Kramer. My address is 1107A South
8 Bridge Street, Yorkville, Illinois. I am a
9 licensed attorney to practice in Illinois and I
10 represent GRNE and Kendall County in this
11 application, so it's nice seeing everybody in the
12 new year.

13 We spent some time together a
14 couple meetings last year; the special use was
15 approved. The good news is the county and GRNE
16 were successful in getting a government grant for
17 the facility.

18 One of the bad things that happened
19 to them, and one of the things that we came to
20 you folks last year and said this was going to
21 save our citizens money, and the grant was going
22 to cover the process without burdening taxpayers
23 with a lot of costs, unfortunately in a year's
24 time, prices go up, and when they went back and

1 got quotes for fencing compared to when we were
2 here last year, the prices on the vinyl went
3 through the roof, which would involve the county
4 hitting our local taxpayers with quite a bit of
5 additional cost, so the city, not having a
6 precise procedure in its ordinance to just come
7 in and amend a special use, staff agreed with the
8 petitioners, that basically asks for a new
9 special use, and in effect we are asking you to
10 reapprove the old special use with two simple
11 changes: One, allowing to go to a total opaque
12 wooden fence, same height, same all the way
13 around the perimeter location, same -- in the
14 sense of there will be landscaping and so on, so
15 simply a change in material; the second part of
16 it was we have made commitments to the owners on
17 the south and we're not changing an iota there,
18 but we are asking on the west to scale back some
19 of the landscaping.

20 I've been working with the gentleman
21 from Renaissance Property Management over the
22 last couple weeks and talked to him before the
23 first of the year revising the landscaping, and
24 we did come to an agreement this afternoon and

1 we've passed out the drawing, and I believe Jason
2 has it at your seats, where there would be a
3 solid row of I believe they called them
4 winterberry trees, it's kind of in-between a tree
5 and a shrub, and that would virtually be a solid
6 row outside the fence on the west side.

7 They would put some oaks
8 intermittent in there, and also we added this
9 afternoon in working with Calvin from Renaissance
10 Evergreens as well, and he said look, with those
11 changes, we don't have an objection, so those
12 were the two things we're asking you to recommend
13 to the City Council to change, and we would
14 appreciate positive recommendation to the City
15 Council of in effect approving the new old
16 special use with those two modifications.

17 CHAIRMAN OLSON: All right. Is there
18 anyone who wishes to speak in favor of the
19 proposed request?

20 JIM SMILEY,
21 having been first duly sworn, testified from the
22 podium as follows:

23 MR. SMILEY: Man. My name is Jim
24 Smiley. I live at 302 Park Street, Yorkville,

1 Illinois. I represent Kendall County, and we are
2 in favor of the proposed changes.

3 CHAIRMAN OLSON: Thank you. Is there
4 anyone who wishes to speak in opposition to the
5 request?

6 MS. SNYDER: Just a question?

7 CHAIRMAN OLSON: Sure.

8 MARY SNYDER,
9 having been first duly sworn, testified from the
10 podium as follows:

11 MS. SNYDER: Good evening. My name is
12 Mary Snyder. I am a resident at Blackberry Woods
13 subdivision.

14 I guess my concern has gone from
15 vinyl to wood, what is it -- How are we going to
16 be assured that that's going to be maintained,
17 and I guess second, do you have a picture then of
18 where these trees are going to be or these
19 shrubs? If we could see that for reassurance.

20 CHAIRMAN OLSON: So there is two
21 questions; the first is the -- how do we maintain
22 -- how do we ensure that the wood fence is
23 properly kept up.

24 MS. SNYDER: Yes.

1 CHAIRMAN OLSON: That is my same
2 concern. Would you please explain?

3 MS. NOBLE: The petitioner can explain.

4 MR. KRAMER: Do you want to get totally
5 done?

6 MS. SNYDER: Those -- I'm done.

7 CHAIRMAN OLSON: No, go ahead, please.

8 MR. KRAMER: I don't want to interrupt.
9 Us attorneys can be bad.

10 Dan Kramer, again, for the
11 petitioner. With respect to maintenance, when
12 the old special use ordinance was passed, the
13 petitioner and the county were both charged with
14 maintenance of the vinyl, and they will be
15 charged with maintaining the wood throughout the
16 life of it as well.

17 In the staff report, Jason was very
18 thorough and said staff would support the
19 modification to wood with a must -- not may --
20 maintain the fence, so again, both petitioners
21 are on the hook for that, and that language will
22 be the ordinance, Mr. Chairman.

23 As to the landscaping, there is no
24 change from the original plan on the south, east,

1 or north, the only change is on the west.

2 CHAIRMAN OLSON: Do you happen to
3 remember what the spacing is? It says 50 in that
4 space, but I didn't take what the line is.

5 MR. KRAMER: I honestly don't on the
6 south, but my understanding is when the staff
7 does the new ordinance, they would incorporate
8 all the old exhibits into the new one, with only
9 adding this modification on the west.

10 MR. WILLIAMS: And then would the
11 petitioner be responsible for the landscaping as
12 well?

13 MR. KRAMER: Absolutely.

14 MR. WILLIAMS: Okay, that's fine.

15 CHAIRMAN OLSON: If something dies, they
16 have to go out and replace it.

17 MR. WILLIAMS: That's what I'm worried
18 about, because it looks like they're getting
19 planted a little bit close.

20 CHAIRMAN OLSON: Yeah.

21 MR. KRAMER: And the county, again, with
22 GRNE being the operator and installing, they have
23 a very detailed contract with GRNE of what the
24 county's responsibilities are and GRNE, and I

1 believe -- and Krysti or Jason could pipe up on
2 this better than I -- the county actually has a
3 bond requirement of the petitioner in their
4 agreement. I can't remember if you did in yours
5 or not, Krysti.

6 MS. NOBLE: We didn't want to double
7 bond them, so -- but as part of the
8 de-commissioning, they do have a bond.

9 MR. KRAMER: Yeah, and I remember the
10 discussion about not doubling up, but I believe
11 the county agreed it would be part of your
12 exhibit in your ordinance here.

13 MR. WILLIAMS: Thank you.

14 MR. KRAMER: Thank you. And if the lady
15 who just testified gives me an email, I can
16 forward to her the original landscape plan that
17 would be adjacent to Blackberry Woods, so she can
18 see that in color.

19 CHAIRMAN OLSON: Thank you.

20 MS. SNYDER: Okay. I will do that.

21 MS. BRAKAUSKAS: So does anybody have a
22 plan to look at, like the entire solar panel?

23 MS. NOBLE: We do. It's on our website,
24 so if you go to Yorkville.IL.US, you can do a

1 search for GRNE or you can just go to the
2 Community Development page. All the packet
3 materials that the Commissioners see tonight have
4 been posted, and they have been posted for about
5 a week now.

6 CHAIRMAN OLSON: There's both 2-D
7 drawings, where you're looking at it from
8 overhead, and they also have 3-D renderings,
9 showing what the landscape will look like mature
10 in relation to the fence, in relation to the
11 solar farm. It's a pretty -- it's a pretty darn
12 good drawing when you look at it.

13 MS. BRAKAUSKAS: So if your house backs
14 up to that nursery that's there now, is there
15 going to be fencing all the way around it?

16 MS. NOBLE: Yes.

17 CHAIRMAN OLSON: Yes. All four sides of
18 that solar farm will have --

19 MS. BRAKAUSKAS: And they are proposing
20 to make fencing all the way around --

21 CHAIRMAN OLSON: Yes, ma'am.

22 MS. BRAKAUSKAS: -- instead of vinyl?

23 CHAIRMAN OLSON: Yes, ma'am.

24 MS. BRAKAUSKAS: And what does that do

1 as far as noise reduction?

2 CHAIRMAN OLSON: Well, the noise versus
3 the vinyl and the wood shouldn't cause any
4 difference because they are both noise abatement,
5 right? Having that in place would stop noise.

6 The farm itself, if I remember from
7 the last presentation, the motors, the small
8 motors on the units, are the only things that
9 actually generate sound.

10 There is a central unit or something
11 that's in the center of the farm?

12 MR. KRAMER: I can have Eric testify to
13 that.

14 CHAIRMAN OLSON: Yeah, would you mind?

15 MR. KRAMER: Eric, if you could step up
16 about the noise question.

17 MS. BRAKAUSKAS: Sorry, I am playing
18 catch-up here.

19 CHAIRMAN OLSON: No.

20 MS. BRAKAUSKAS: We moved in
21 after-the-fact and we didn't know this is going
22 on.

23 CHAIRMAN OLSON: We are happy when
24 people ask questions, so...

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ERIC PETERMAN,

having been first duly sworn, testified from the podium as follows:

MR. PETERMAN: Eric Peterman, GRNE Solar. I live at 166 South Bothwell Street in Palatine, Illinois.

Yeah, it was discussed the last time, but just to bring everybody up to speed -- thank you for the questions, by the way -- noise relative to the location of where the homes are is essentially going to be non-existent because of the distance.

The only thing that really creates any sort of noise are the motors that turn the racking system and those are all located at the center of the array that I believe are three to 400 feet distance from the nearest backyard, so there wouldn't be -- the fence change from the vinyl to the wood wouldn't really do much, as the chairman said, but the noise wouldn't be able to be heard from the residences anyway.

CHAIRMAN OLSON: It was brought up when we first spoke about it. I wouldn't want something that's making noise every hour on the

1 hour in my backyard either, but it's a
2 sufficient distance away that you won't be able
3 to hear it.

4 MR. WILLIAMS: I believe from the packet
5 it said the decimal limit is about as much as a
6 fridge running --

7 MS. NOBLE: Yes.

8 MR. WILLIAMS: -- so if you imagine a
9 fridge running in your kitchen --

10 CHAIRMAN OLSON: At 400-foot.

11 MR. WILLIAMS: -- and you're 400-foot
12 away from it, can you hear it? Not really.
13 So --

14 MS. NOBLE: And for the record, I'm
15 sorry, can we have your name?

16 CHAIRMAN OLSON: Yeah, I'm sorry.

17 MS. BRAKAUSKAS: Sorry. My name is Beth
18 Brakauskas. I live 967 North Carly Circle.

19 MS. NOBLE: Thank you.

20 CHAIRMAN OLSON: Thank you.

21 MR. ENGBERG: I want to add really
22 quick, online, if you go and look all that up,
23 all of the previous materials from the last time
24 we did this a year ago are attached to that

1 packet as well, so you can actually go back and
2 read the memos, and they had specific
3 measurements on how far away the solar panels
4 will be from the back houses and all that
5 information is there as well.

6 CHAIRMAN OLSON: So the way this works
7 is, if we were to approve this modification to
8 the special use, it then goes to the City Council
9 for approval, so there is time to review the
10 materials and talk to your alderman or go to the
11 City Council meeting.

12 MS. BRAKAUSKAS: From an aesthetic
13 perspective, I would rather see a vinyl fence
14 than wood because after about six years, wood
15 rots and falls apart very quickly.

16 CHAIRMAN OLSON: Is there anyone else
17 who wishes to speak in opposition to the request
18 or ask questions? Yes, sir.

19 MR. CHILDRESS: Not in opposition.

20 CHAIRMAN OLSON: Sure, go ahead.

21 CHRIS CHILDRESS,
22 having been first duly sworn, testified from the
23 podium as follows:

24 MR. CHILDRESS: Chris Childress, I work

1 with Kendall County, and I just want to make it
2 clear on this landscaping thing, it really was
3 kind of an a-ha moment.

4 There's about \$150,000 in additional
5 costs which are going to be borne by the
6 taxpayer, so we're trying to go back and figure
7 out how we can save the taxpayer those dollars,
8 and that's just simply from the additional
9 landscaping on the west side, not this changing
10 on the south side, and going from vinyl to wood,
11 and I went out -- you know, not that I don't
12 trust GRNE, but I went out and got the numbers
13 myself, and it's about 150,000 more dollars, so
14 we kind of had an a-ha moment here.

15 We've going to cut down trees out of
16 a 7.4-acre lot and then bring in new trees and
17 put them on the west side when there are trees in
18 that lot that can be reused, so we are
19 repurposing some of the trees on that west side
20 to, you know, create again, the barrier against
21 the fence, number one.

22 Number two, the residents won't see
23 anything actually inside because it's opaque and
24 they won't see the field at all in operation, so

1 that's all I have.

2 CHAIRMAN OLSON: Thank you. All right.
3 Any other questions from Commissioners?

4 (No response.)

5 CHAIRMAN OLSON: All right. Because
6 this is a special use, would the petitioner like
7 to have your responses entered in?

8 MR. KRAMER: I think, without belaboring
9 it, if somebody has specific questions, I'm happy
10 to answer, but...

11 CHAIRMAN OLSON: Thank you. Is the
12 petitioner for PZC 2019-30, CalAtlantic Group,
13 present and prepared to make a presentation?

14 MR. MURPHY: Yes.

15 RICK MURPHY,
16 having been first duly sworn, testified from the
17 podium as follows:

18 MR. MURPHY: Good evening. My name is
19 Rick Murphy from Lennar Homes, 1141 East Main
20 Street, East Dundee, Illinois.

21 I want to thank the Plan Commission
22 and City Council and staff for past and present
23 courtesies. We appreciate the ability to discuss
24 our case here.

1 We are here for two matters
2 essentially. As you maybe recall, we are the
3 purchaser of 366 home sites at Raintree Village,
4 which was basically on the shelf for at least
5 10 years.

6 It's a mix of single family, duplex,
7 and townhome sites developed in a different day
8 and time, and what we found, as you know, we're
9 adapting to the site, the grading conditions, the
10 lot widths and so forth, and so let's start with
11 our first request, is basically replatting the
12 townhome sites, and it's more of a function of
13 the form of ownership going to fee simple.

14 We didn't change any geometries
15 within the plat, it was purely how to handle it
16 in a condo-style ownership as exceptions to the
17 blanket easements, so you have very large lots
18 within the block and they call it exceptions to
19 blanket easement where they place the townhomes.

20 What's really changed in the interim
21 since those days, we generally do fee simple,
22 which is actually a lot -- you create a lot in
23 that same exact area, the building goes in there,
24 and the ownership is divided by the surveyor, so

1 none of the separation requirements, we're not
2 asking for any changes in that, we're not
3 changing position in any of those envelopes, so
4 we view this as basically almost administrative,
5 but I know since you are technically creating a
6 lot in there, that's why we're here, so that's
7 number one.

8 Number two is side yard setback
9 requirements in Unit 4. Now, I don't know if
10 you've seen your site plan, but you will notice
11 that duplex home sites that we have acquired, I
12 think it was -- Krysti, remind me on the count
13 here, it's a total of oh, boy, 58 I think.

14 MS. NOBLE: Well, total, but you
15 acquired -- you are asking for 34.

16 MR. MURPHY: Right, 34. And out of the
17 34, we are not asking for variances across the
18 whole site, we have decided to stay out of Unit 3
19 where the home sites are already in existence, so
20 we're not asking any relief there, and with those
21 existing home sites, you almost have to on a
22 duplex build a two story or one story together or
23 two two-stories just by virtue of the fact that a
24 ranch home does take a -- it does have a wider

1 footprint and so you are constrained there, so
2 our proposed building and mix in there, actually
3 in both parts, Units 3 and 4, do consist of some
4 one or two-story type buildings both in one
5 building. The other option you can have is two
6 two-story units.

7 CHAIRMAN OLSON: This setback is just
8 for the townhomes, correct?

9 MR. MURPHY: No, it's actually for the
10 duplexes --

11 MS. NOBLE: Duplexes, 17 lots.

12 MR. MURPHY: -- a very specific set of
13 lots in Unit 4 where there is basically no
14 neighbors -- no neighboring duplex units except
15 for our own lots that would be for sale, so we're
16 not asking for it across the board, and I don't
17 know if you see your Exhibit D out of your
18 proposal, and it looks like this.

19 If you look at the -- at the south
20 area, these are all vacant lots. In fact, the
21 city has the neighborhood blocked off with
22 barrier, okay, so these are the lots. I think
23 we're talking about 19 --

24 MS. NOBLE: 17.

1 MR. MURPHY: -- lots, 38 homes, 38
2 individual units. We cannot -- we could not
3 really fit a side-by-side ranch product.

4 And the other issue -- thing I want
5 to remind everybody, which you probably don't
6 know, from an engineering standpoint, these
7 are -- these are look-out and walk-out units,
8 which means we have to build basements, so there
9 is even more square footage in the basements, so
10 they will be fairly expensive to build, but we
11 are just trying to adapt to the market.

12 CHAIRMAN OLSON: The market is ranches.
13 The market is ranches.

14 MR. MURPHY: Well, we definitely see a
15 segment that would like to buy this product. So
16 that's kind of where we're at with that, so, you
17 know, I'm here for any more questions if you
18 think I have, you know, rushed through this or
19 missed anything.

20 MS. NOBLE: For clarification purposes,
21 the public hearing portion is only for the PUD
22 amendment; the final plat will be discussed
23 later. It does not require a public hearing
24 process.

1 CHAIRMAN OLSON: So just for the
2 setbacks?

3 MS. NOBLE: Just for the setbacks, yes.

4 CHAIRMAN OLSON: First, are there any --
5 is there anyone in the public who wishes to speak
6 in favor of the request?

7 (No response.)

8 CHAIRMAN OLSON: Is there anyone present
9 who wishes to speak in opposition to the request?

10 (No response.)

11 CHAIRMAN OLSON: Questions?

12 (No response.)

13 CHAIRMAN OLSON: My questions are how
14 many single family homes are currently in Unit 4
15 built, complete?

16 MR. MURPHY: There are no single family
17 homes in Unit 4. Unit 4 is strictly a mix of
18 townhome and duplex units.

19 Five townhome buildings are already
20 built and we will complete the rest of them, so
21 if you look at Unit 4, we have 108 total units
22 remaining to be built, and do the math here --
23 well, I think we did that, 38 individual units
24 for the duplex, so the neighborhoods are kind of

1 separated, you know. It's not single family --
2 Single family is restricted to Units 1 through --
3 1, 2, 3, 5 and 6. I don't know even if it's
4 Unit 3. Actually I think there are. Sorry.

5 CHAIRMAN OLSON: No, okay. Thank you.
6 Any questions from you?

7 (No response.)

8 CHAIRMAN OLSON: Thank you. Is the
9 petitioner for PZC 2019-31 Continental Electric,
10 representing Wrigley Manufacturing, present?

11 BRIAN WERNER,
12 having been first duly sworn, testified from the
13 podium as follows:

14 MR. WERNER: Brian Werner, Continental
15 Electric. I am here for acceptance of a special
16 use for wind turbine and solar array to power the
17 sign for the front of the Wrigley Manufacturing
18 building on Route 47.

19 Basically a little history of it is
20 the building was built in 1992 and a couple years
21 ago the line that is trenched out to the sign
22 failed and it struck buried cable.

23 In discussions with Wrigley we
24 talked about retrenching a new line out there,

1 but with Wrigley's and Mars' push to have more of
2 a -- they are continually trying to be -- have a
3 more green process, save on water, save on
4 electricity, save on energy making the -- in
5 making their products, we decided to propose
6 putting in the wind turbine and solar array out
7 there to power the sign. Nobody ever -- it never
8 got any traction.

9 The family, the Mars family, came
10 for a visit in August, and the last time they
11 were here was 2014, they came to me at the end of
12 June and said can you make this happen, and it
13 was all we could do to get it done, and we
14 overlooked the fact it needed a special use
15 permit, so we're going through the process now
16 and we would like to be granted permission to
17 leave it in place.

18 CHAIRMAN OLSON: Was a permit applied
19 for at all?

20 MS. NOBLE: When they went through the
21 process now, but not initially, no.

22 MR. WERNER: Not prior to when we did
23 it.

24 CHAIRMAN OLSON: Gotcha.

1 MR. ENGBERG: They had a building permit
2 for the sign.

3 CHAIRMAN OLSON: Okay, but not for
4 the -- back in -- The original sign or the
5 modification of the sign?

6 MR. WERNER: No, put a new sign up --

7 MR. ENGBERG: They put a new sign up.

8 MR. WERNER: -- and we didn't realize it
9 required it for the wind turbine on the solar
10 array.

11 CHAIRMAN OLSON: I gotcha. All right.
12 Is there anyone present who wishes to speak in
13 favor of the request?

14 JOHN KEHOE,
15 having been first duly sworn, testified from the
16 podium as follows:

17 MR. KEHOE: Hi. My name is John Kehoe,
18 I am a project engineer for Mars Wrigley, so I am
19 definitely in favor of it.

20 Like Brian said, we were tasked with
21 a lay project. As you guys -- some of you might
22 know, Mars is still privately owned by the Mars
23 family, they come out here not that often, so we
24 wanted to give them something special to look at.

1 There are graphics on the turbine
2 that were brought up at the last meeting; those
3 are not put on there for any type of advertising,
4 that was simply something we wanted to do for our
5 associates and also people driving by, that this
6 is what's made here.

7 There is four graphics that are on
8 there, four products, and as people drive by
9 without it, you have no idea what's made there.

10 Before the sign really, people
11 didn't even know what the building was and now
12 they can see that Skittles, Juicy Fruit, all
13 those are made there. Thank you.

14 CHAIRMAN OLSON: Is there anyone present
15 who wishes to speak in opposition to the
16 request?

17 (No response.)

18 CHAIRMAN OLSON: Seeing as there are
19 none, is there any questions from the
20 commissioners?

21 MR. HYETT: Is this sign up? Is the
22 turbine up now?

23 CHAIRMAN OLSON: Yeah.

24 MR. HYETT: I thought I drove up a few

1 weeks later and it was not there.

2 MR. WERNER: We actually took it down.
3 We were doing some rework on the actual generator
4 itself.

5 MR. HYETT: I even noticed it, where is
6 it.

7 MR. WERNER: We took it down.

8 MS. BRAKAUSKAS: I noticed it. I drive
9 by it all the time. I think it's kind of nice.

10 CHAIRMAN OLSON: Because this is a
11 special use, would the petitioner like to have
12 your responses to the standards entered into the
13 public record? Generally we put them in. Yes.

14 MR. WERNER: All right.

15 CHAIRMAN OLSON: All right. Since all
16 public testimony regarding these petitions has
17 been taken tonight, may I have a motion to close
18 the taking of testimony and this public hearing?

19 MR. VINYARD: So moved.

20 MR. WILLIAMS: Second.

21 CHAIRMAN OLSON: Roll call vote on the
22 motion, please.

23 MS. YOUNG: Millen.

24 MR. MILLEN: Yes.

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MS. YOUNG: Olson.

CHAIRMAN OLSON: Yes.

MS. YOUNG: Vinyard.

MR. VINYARD: Yes.

MS. YOUNG: Williams.

MR. WILLIAMS: Yes.

MS. YOUNG: And Hyett.

MR. HYETT: Yes.

MS. YOUNG: Thank you.

CHAIRMAN OLSON: All right. The public hearing portion of tonight's meeting is closed.

(Which were all the proceedings had in public hearing portion of the meeting.)

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

3 I, Christine M. Vitosh, a Certified Shorthand
4 Reporter, do hereby certify that I transcribed
5 the proceedings had at the public hearing and that
6 the foregoing, Pages 1 through 36, inclusive, is
7 a true, correct and complete computer-generated
8 transcript of the proceedings had at the time and
9 place aforesaid.

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

16 As certification thereof, I have hereunto set
17 my hand this 31st day of January, A.D., 2020.

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Christine M. Vitosh, CSR
Illinois CSR No. 084-002883

PZC - Public Hearings - January 8, 2020

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Memorandum

To: Planning and Zoning Commission
 From: Jason Engberg, Senior Planner
 CC: Bart Olson, City Administrator
 Krysti J. Barksdale-Noble, Community Development Director
 Date: February 5, 2019
 Subject: Comprehensive Plan Update – Future Land Use Amendments

Summary

Since 2017, there have been several projects approved by the City Council, such as rezoning requests and Planned Unit Development amendments, that have conflicted with the 2016 Comprehensive Plan Future Land Use designations. Staff is recommending amending the plan to change the future land uses of these projects to their now existing land use. It is important to make these changes to ensure the plan is consistent with the current built environment and is not interpreted incorrectly within the planning horizon of the document. This memorandum will briefly discuss the changes being proposed as outlined in the following table:

Project	Current Comp Plan Future Land Use Designation	Proposed Comprehensive Future Land Use Designation
PZC 2017-01 Cedarhurst Living	Suburban Neighborhood	Commercial Office (CO)
PZC 2017-07 Casey's General Store	Mid-Density Residential	Destination Commercial (DC)
PZC 2017-13 Coffman Carpets	Mid-Density Residential	Destination Commercial (DC)
PZC 2018-18 Heartland Business	Mid-Density Residential	Commercial Office (CO)
PZC 2019-03 Hively (Windmill Farms)	Estate/Conservation Residential	Destination Commercial (DC)

Additionally, due to development on the southeast side of the City, there will be an additional potential roadway added to the map. It is an extension of Minkler Road which would line up on the north side of the Ashley Road and Route 126 intersection.

PZC 2017-01 Cedarhurst Living

**Current Future Land Use:
Suburban Neighborhood**



**Proposed Future Land Use:
Commercial Office**



Summary:

An application was submitted requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of constructing a new two-story assisted living with memory care facility at the northeast corner of US 34 and Cannonball Trails.

Amendment:

The “Suburban Neighborhood” designation is meant to provide single family detached housing options in traditional subdivision layouts. The “Commercial Office” designation is meant to provide commercial, office, and retail space along the City’s main commercial corridors including Route 47 and Route 34. Changing this property to “Commercial Office” is a much more accurate representation of the now operational facility.

PZC 2017-07 Casey’s General Store

**Current Future Land Use:
Mid-Density Residential**



**Proposed Future Land Use:
Destination Commercial**



Summary:

An application was submitted requesting annexation, rezoning, special use, and variance authorization to construct a gasoline station with accessory convenience store southwest of the MchHugh Road and Route 34 intersection. The property original contained a small apartment complex and single family detached home.

Amendment:

The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Destination Commercial” designation is meant to provide large format and outlot development for commercial business along Yorkville’s main commercial corridors. The original designation reflected the existing apartments on site. The “Destination Commercial” land use is better suited to the Casey’s General Store.

PZC 2017-13 Coffman Carpets

**Current Future Land Use:
Mid-Density Residential**



**Proposed Future Land Use:
Destination Commercial**



Summary:

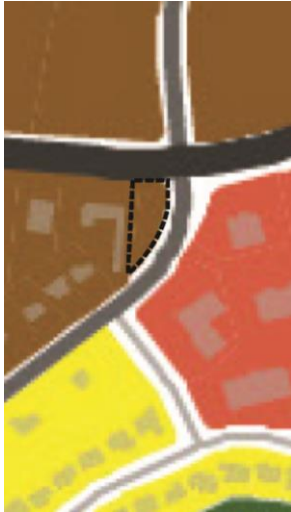
An application was submitted requesting annexation pursuant to an annexation agreement and rezoning classification for the existing carpet retail store. The property is located south of U.S. Route 34 and west of McHugh Road.

Amendment:

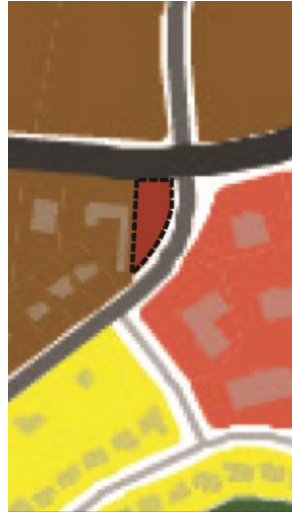
The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Destination Commercial” designation is meant to provide large format and outlot development for commercial business along Yorkville’s main commercial corridors. The “Destination Commercial” land use is better suited for the existing carpet store.

PZC 2018-18 Heartland Business Center

**Current Future Land Use:
Mid-Density Residential**



**Proposed Future Land Use:
Commercial Office**



Summary:

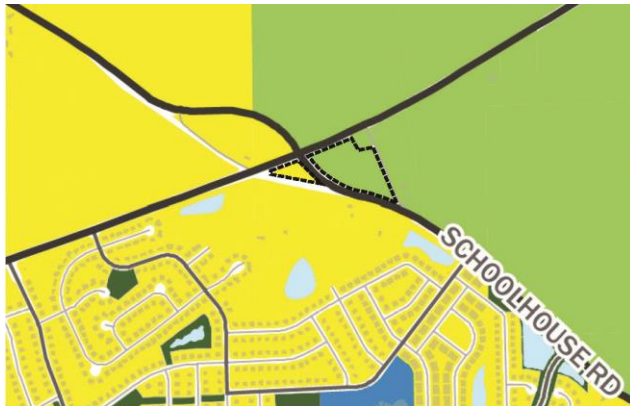
An application was submitted requesting authorization of an amendment to the existing Heartland Subdivision Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of reducing a side yard setback to allow for a two-story office building. The property is located at the southwest corner of McHugh Road and Route 34.

Amendment:

The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Commercial Office” designation is meant to provide commercial, office, and retail space along the City’s main commercial corridors including Route 47 and Route 34. While there is currently nothing built on the property, it was approved for an office use on site and therefore a change in future land use is appropriate.

PZC 2019-03 Hively (Windmill Farms)

**Current Future Land Use:
Estate/Conservation Residential**



**Proposed Future Land Use:
Destination Commercial**



Summary:

An application was submitted requesting rezoning of three parcels within the Windmill Farms Planned Unit Development which approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning was be B-3 General Business District on two (2) parcels and A-1 Agricultural District on one (1) parcel. The properties which require a change in designation are the B-3 properties located at the southeast and southwest corner of Route 126 and Route 71. While not yet constructed, the properties were rezoned to accommodate a landscaping retail business.

Amendment:

The “Estate/Conservation Residential” designation is meant to provide flexibility for residential design that can accommodate low-density single-family housing. The “Destination Commercial” designation is meant to provide large format and outlot development for commercial business along Yorkville’s main commercial corridors. Now that the properties are zoned B-3 General Business, it is appropriate to amend the designation with the plan as it will likely be used for commercial uses in the future.

Ashley Road Extension



Summary:

The Raintree Village and Prestwick (Ashley Pointe) residential developments have both resumed construction in the past 2 years. Along with the single-family attached and detached housing in both subdivisions, Prestwick has also constructed a new private high school. Along with these developments, the intersection at Route 126 (Schoolhouse Road) and Ashley Road must be improved by the end of 2021. With the growth in this region and the improved intersection being complete before the end horizon of this plan, the potential connection and realignment of Minkler Road to the north has been added to the future land use map.

Staff Comments

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of the City. The changes to these five areas have already been decided and it is appropriate to change their land use designation. Additionally, the Ashley Road extension is already designated within the document and staff is recommending it be shown on the future land use map due to recent development in the area.

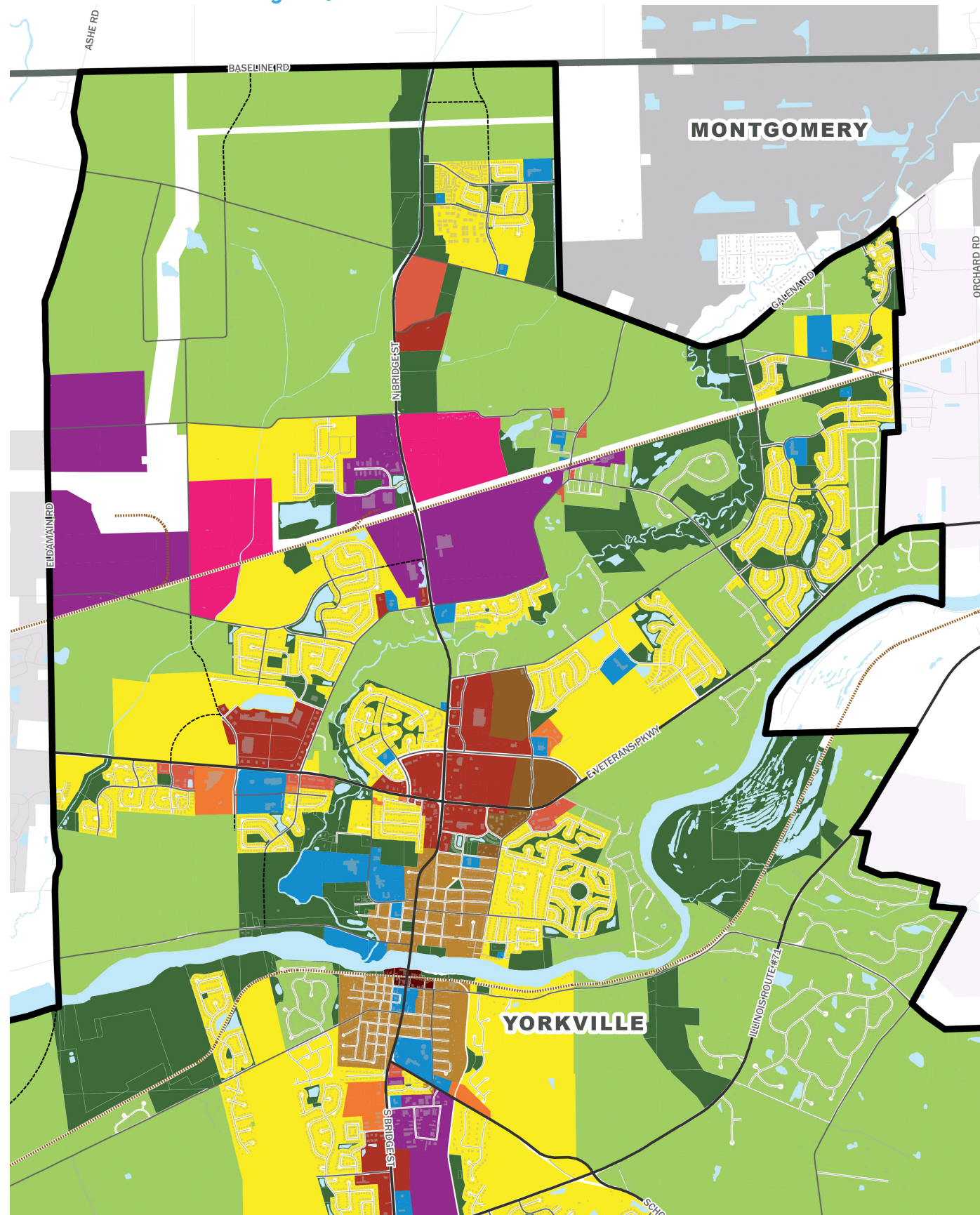
Proposed Motion:

In consideration of testimony presented during a Public Hearing on February 12, 2020 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville's 2016 Comprehensive Plan Update future land use for the five identified land use changes and the single potential road extension as presented in a staff memorandum dated February 5, 2020 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments

1. New Comprehensive Plan pages

Figure 4.1: Future Land Uses North of the Fox River



LAND USE CHANGES*

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

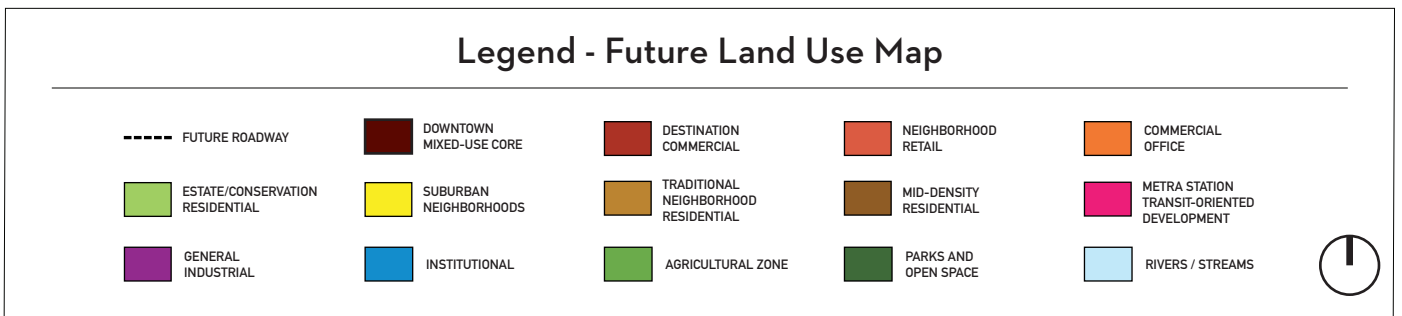
to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

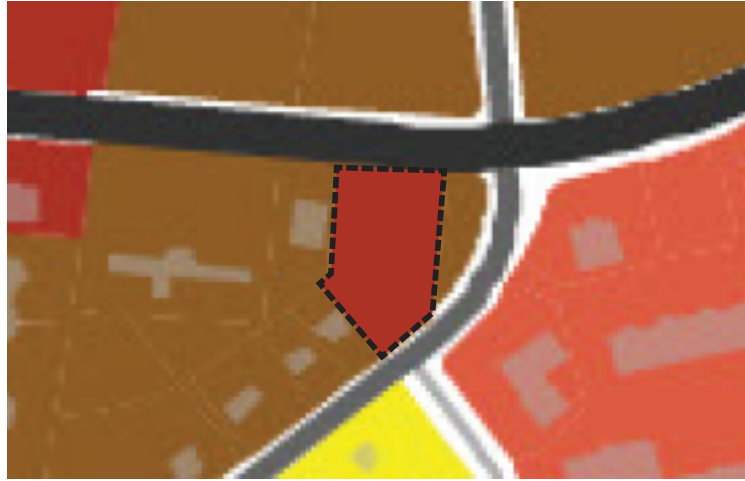
A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;



* Please see page 186 and 187 for an addendum to the Future Land Use Map in Figures 4.1 and 4.2.

Figure 4.1 - Future Land Uses North of the Fox River

FUTURE LAND USE - MAP ADDENDUMS



CASEY'S GENERAL STORE

New Future Land Use Designation: Destination Commercial

Summary:

An application was approved requesting annexation, rezoning, special use, and variance authorization to construct a gasoline station with accessory convenience store southwest of the McHugh Road and Route 34 intersection. The property original contained a small apartment complex and single family detached home. The property was originally designated as "Mid-Density Residential" which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" designation is meant to provide large format and outlot development for commercial business along Yorkville's main commercial corridors. The original designation reflected the existing apartments on site while the "Destination Commercial" now reflects what has been approved.



COFFMAN CARPETS

New Future Land Use Designation: Destination Commercial

Summary:

An application was approved requesting annexation pursuant to an annexation agreement and rezoning classification for the existing carpet retail store. The property is located south of U.S. Route 34 and west of McHugh Road. The property was originally designated as "Mid-Density Residential" which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" designation is meant to provide large format and outlot development for commercial business along Yorkville's main commercial corridors. The "Destination Commercial" land use now reflects what has been approved.



HEARTLAND BUSINESS CENTER

New Future Land Use Designation: Commercial Office

Summary:

An application was approved requesting authorization of an amendment to the existing Heartland Subdivision Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of reducing a side yard setback to allow for a two-story office building. The property is located at the southwest corner of McHugh Road and Route 34. The property was originally designated as "Mid-Density Residential" which is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Commercial Office" designation is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. The "Commercial Office" land use now reflects what has been approved.



CEDARHURST LIVING

New Future Land Use Designation: Commercial Office

Summary:

An application was approved requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of constructing a new two-story assisted living with memory care facility at the northeast corner of US 34 and Cannonball Trails. The property was originally designated as “Suburban Neighborhood” which is meant to provide single family detached housing options in traditional subdivision layouts. The “Commercial Office” designation is meant to provide commercial, office, and retail space along the City’s main commercial corridors including Route 47 and Route 34. The “Commercial Office” land use now reflects what has been approved.

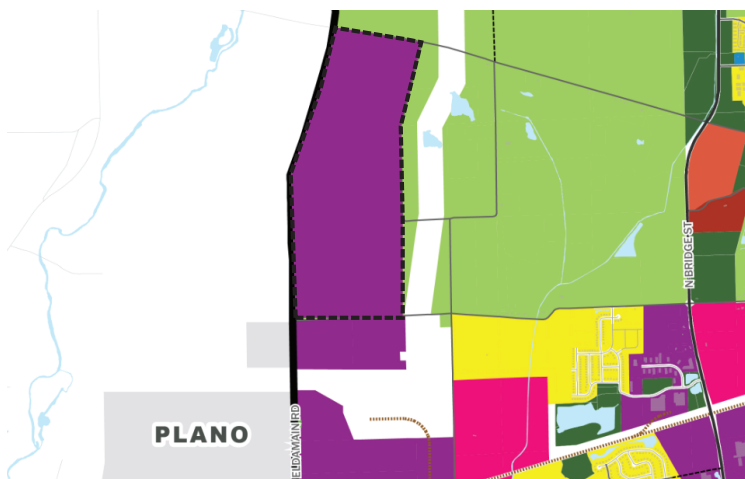


HIVELY (WINDMILL FARMS)

New Future Land Use Designation: Destination Commercial

Summary:

An application was approved requesting rezoning of three parcels within the Windmill Farms Planned Unit Development which approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning was be B-3 General Business District on two (2) parcels and A-1 Agricultural District on one (1) parcel. The properties which require a change in designation are the B-3 properties located at the southeast and southwest corner of Route 126 and Route 71. While not yet constructed, the properties were rezoned to accommodate a landscaping retail business. The property was originally designated as “Estate/Conservation Residential” which is meant to provide flexibility for residential design that can accommodate low-density single-family housing. The “Destination Commercial” designation is meant to provide large format and outlot development for commercial business along Yorkville’s main commercial corridors. Now that the properties are zoned B-3 General Business, it is appropriate to amend the designation with the plan as it will likely be used for commercial uses in the future.



ELDAMAIN ROAD CORRIDOR

New Future Land Use Designation: General Industrial

Summary:

In 2019, the Illinois Department of Transportation announced that \$45 million in funds for the construction of the Eldmain Road bridge over the Fox River was allocated in their multiyear plan. The city was contacted by Kendall County asking us to revisit the comprehensive plan’s future land use designation for the Eldmain Road corridor to align with the Kendall County Land Resource Management Plan. Yorkville’s future land use designation for this area is “Estate/Conservation Residential” which is intended to provide flexibility for residential design of large lot single-family homes or clustering of home with most of the development dedicated for conservation or green space area. However, Kendall County’s Land Resource Management Plan (LRMP) identifies this area’s future land use as “Mixed Use Business.”. The Mixed-Use Business category would include offices, warehouses, highway-oriented commercial businesses and light industrial. To better align the potential future land uses in this region, the “General Industrial” is more appropriate given the new funding for infrastructure in the area.

FUTURE LAND USE - MAP ADDENDUMS



ASHLEY ROAD

New Future Land Use Designation: N/A

Summary:

The Raintree Village and Prestwick residential developments have both resumed construction after the adoption of the comprehensive plan. Along with the single-family attached and detached housing in both subdivisions, Prestwick has constructed a new private high school. Along with these developments, the intersection at Route 126 (Schoolhouse Road) and Ashley Road must be improved by the end of 2021. With the growth in this region and the improved intersection being complete before the end horizon of this plan, the potential connection and realignment of Minkler Road to the north has been added to the future land use map.

Memorandum



To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: February 4, 2020
Subject: Comprehensive Plan Update - Eldamain Road Corridor
Yorkville/Kendall County Future Land Use Plan Differences

Summary

Discussion and consideration of a potential amendment to the future land use designation in the Comprehensive Plan Update 2016 for parcels located along the Eldamain Corridor from “Estate/Conservation Residential” to “General Industrial”. This area is described as generally located on the east side of Eldamain Road, between the Burlington Northern Santa Fe (BNSF) railroad north terminating at Galena Road.

Background/Purpose

As the Planning and Zoning Commission will recall, in 2016 the City adopted its Comprehensive Plan after two (2) years of research and coordination with the various city departments, the public and outside agencies. The final document thoroughly narrated Yorkville’s current conditions (as of 2016) in “Part One: Setting the Stage” and meticulously laid out a plan for future development over the **next 10 years** in “Part Two: Comprehensive Plan”. The plan included an examination of land use strategies, principles to guide future land use, analysis of community systems and infrastructure, as well as a study of major corridors such as Eldamain Road. As the recipient of the Illinois Chapter of the American Planning Association’s Daniel Burnham Award for Outstanding Comprehensive Plan in September 2017, it was considered by staff and the elected officials to be well received as the City’s guiding document for land use development.

However, in March 2017, the City was approached by Kendall County’s Planning Commission to consider revising the future land use designation of parcels along Eldamain Road to be consistent with the Kendall County Land Resource Management Plan, originally adopted in 1994 and last revised in 2011, which identifies this area as “Mixed Use Business”. The “Mixed Use Business” future land use category is consistent with the County’s Office and Research Park zoning district as well as their manufacturing districts.

Additionally, as part of that request, Kendall County also provided a list of other areas where the City’s Comprehensive Plan Update 2016 was incongruent with the county’s plan which staff summarized in a memo to the Council and Planning and Zoning Commission (see attached). At that time, it was the direction of both the City Council and Planning and Zoning Commission to not take any formal action to amend the plan.

Recently, after the announcement by the Illinois Department of Transportation that \$45 million in funds for the construction of the Eldamain Road bridge over the Fox River was allocated in their multi-year plan, the city was contacted by Kendall County once again asking us to revisit our comprehensive plan’s future land use designation for the Eldamain Road corridor to align with the Kendall County Land Resource Management Plan (see attached). Based upon this request, sought further direction from the Economic Development Committee (EDC) at their January 7th meeting of a potential amendment to the current future land use designation from “Estate/Conservation Residential” to “General Industrial” or a similar land use along Eldamain Road which is compatible with the county’s plan.

It was the direction of the EDC to conduct a public hearing before the Planning and Zoning Commission to amend the Comprehensive Plan's future land use designation from "Estate/Conservation Residential" to "General Industrial" for the unincorporated areas along the east side of Eldamain Road to Galena Road.

Future Land Use/Zoning Analysis

The City's Comprehensive Plan Update identified approximately 1,050 acres of land zoned for manufacturing use within our corporate boundary. Nearly 600 acres (or 56%) of that land that remain undeveloped. This includes the incorporated parcels along the Eldamain Road corridor.

The area mostly at focus as part of this discussion is approximately 470 acres of unincorporated land consisting of fifteen (15) parcels. Yorkville's future land use designation for this area is "Estate/Conservation Residential" which is intended to provide flexibility for residential design of large lot single-family homes or clustering of home with most of the development dedicated for conservation or green space area. This designation was a suitable transition land use between agricultural zones and traditional residential neighborhoods or places with identifiable scenic views, tree masses and environmental features.

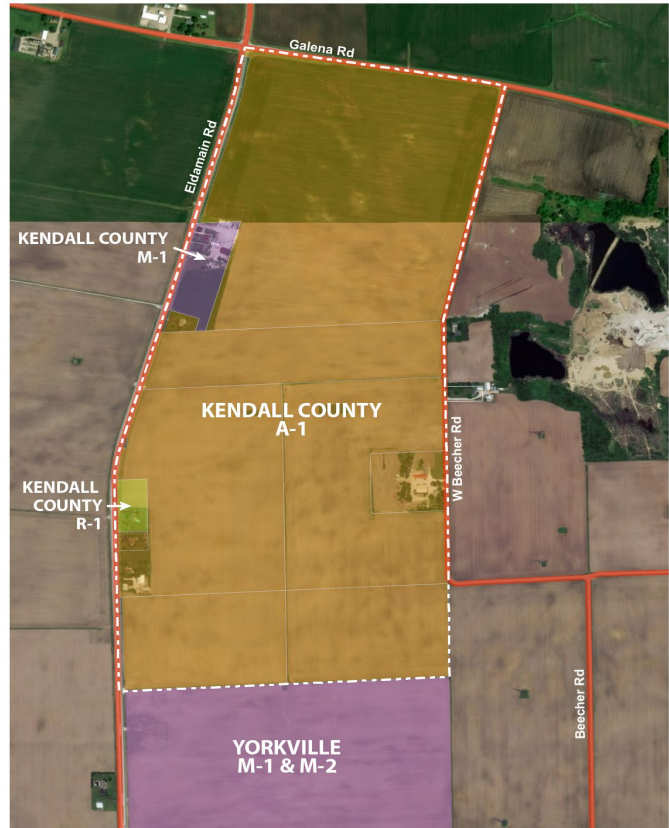
However, Kendall County's Land Resource Management Plan (LRMP) identifies this area's future land use as "Mixed Use Business", in the June 2008 update. According to the LRMP, the Mixed-Use Business category would include offices, warehouses, highway-oriented commercial businesses and light industrial as such uses are benefitted from easy accessibility to major transportation roadways such as the proposed Prairie Parkway.

The LRMP states that the plan depicts a pattern of land uses that would accommodate growth and development in Fox and Kendall Township over the next 15-20 years based upon an analysis of existing land uses conducted in 2004; building permit and population projections from data gathered between 1990-2006; traffic estimates from 1994-2006; and public input received at township workshops held in 2004. Below are illustrations of the future land use maps from the Yorkville Comprehensive Plan (left) and Kendall County's LRMP (right).



While most of the land in the subject area is currently zoned and used for agricultural and residential purposes in Kendall County, there is an eight (8) acre parcel that was rezoned from A-1 Agricultural District to M-1 Limited Manufacturing by Kendall County in 2017 (after the adoption of Yorkville’s Comprehensive Plan). This parcel is, however, being utilized for a residence with an ancillary towing and truck storage business. Additionally, there is an approximately 3.5-acre parcel zoned R-1 since 1990. Further, within this area, there are currently six (6) large lot residential homesteads.

Since the adoption of the County’s Land Resource Management Plan in 1994, most of the property in the subject area has maintained its rural character over the past twenty-five (25) years. The aerial to the right depicts current conditions of the subject area with existing zoning districts.



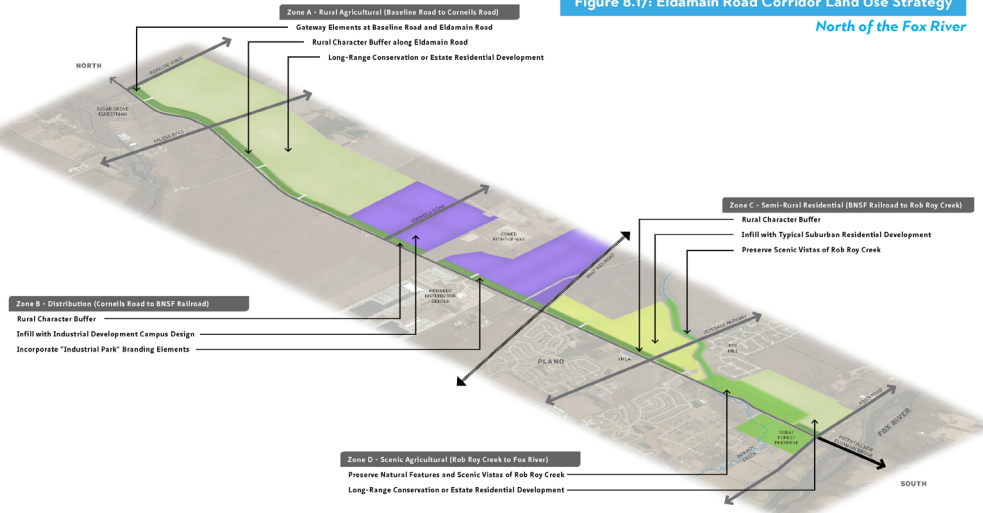
Amendment Considerations

When considering amendments to the Comprehensive Plan, particularly the Future Land Use Map, it is generally recommended that a community weigh the current trend in development (market interest/conditions) and availability of public resources to support the proposed land use such as roads, utilities and police/fire protection. The most common reason to amend a Comprehensive Plan is a developer-initiated entitlement request (e.g. rezoning, special use, variance, and/or planned unit development). However, if the city does consider the request from Kendall County, the following should be discussed.

Yorkville Comprehensive Plan

It is noted in the Land Use Strategy of the Yorkville Comprehensive Plan Update the approach of the future land use designations was to establish a balance between land uses to ensure a stable and growing tax base and realistically address the changes experienced in the local and regional economic conditions. These conditions include the fallout from the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within the Comprehensive Plan’s 10-year time horizon (2016-2026). Additionally, the Eldamain Land Use Strategy (see Figure 8.17) sought to “re-position” Yorkville’s future industrial land use by focusing on the development of currently zoned manufacturing districts based on market data and analysis conducted in 2016 which determined the lack of needed utilities (water, sewer and gas) and direct access to a major transportation system as major hurdles for industrial development along Eldamain Road in the near future.

Figure 8.17: Eldamain Road Corridor Land Use Strategy
North of the Fox River



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The parcels currently identified in the Comprehensive Plan Update with a future land use designation of General Industrial (GI) along Eldamain Road are the two (2) Lincoln Prairie sites and the Konicek Property. Combined, these parcels total over 400 acres of targeted future industrial development. The Lincoln Prairie south parcel recently was awarded the distinction as a Certified Site by the Burlington Northern Santa Fe (BNSF) railroad. This certification program “identifies optimal rail-served sites and conducts in-depth reviews of ten economic development criteria” to determine readiness for development.¹ In addition, the city has fielded multiple inquiries and due diligence reviews by major industrial users over the past several years interested in the Lincoln Prairie south parcel, and recently Metra has identified the area immediately south of the rail line near Eldamain Road as a potential commuter rail station in the Kendall Extension Study. The goals and policies for industrial areas in Yorkville is set forth on page 107 of the Comprehensive Plan Update and provided below:

SECTION 5 - VIBRANT CITY

INDUSTRIAL AREAS

Yorkville’s principal industrial areas include the Yorkville Business Center and Fox Industrial Park along opposite ends of Illinois Route 47, the Wrigley manufacturing complex, and the Lincoln-Prairie industrial areas along Eldamain Road. Apart from the Wrigley complex, the other industrial areas retain developable land for future industrial and manufacturing use and should be the focus of future industrial development in Yorkville. No other new industrial land is proposed in this Comprehensive Plan. Some light-industrial uses exist in the Downtown district and could remain until market demand supports future commercial and mixed-use redevelopment activity (See Table 5.2 below).

Of the five industrial areas with developable land, only the Yorkville Business Center at Illinois 47 northwest of the Wrigley complex, and Fox Industrial Center near Illinois Routes 47 and 71, have parcels ready for immediate development. Approximately 27 acres are available in these areas. The three remaining areas are not subdivided into parcels; one area represents a potential 60-acre expansion of the Fox Industrial Park from its current boundary at Wolf Street south to Illinois Route 71. These industrial areas are long-term development prospects given the slack in demand for industrial and manufacturing land in Yorkville. Completing full build-out of industrial areas will occur over time and that a near-term focus for completing existing industrial developments should be a priority.

To accomplish the future development of Yorkville’s industrial areas, the community will focus on pursuing several planning objectives, including

- Removing barriers to industrial area investment and facilitating development through the use of incentives and regulatory relief.
- Concentrating industrial attraction efforts in near-term industrial areas, such as the Yorkville Business Center and the Fox Industrial Park.
- Facilitating redevelopment of Industrial areas to accommodate industrial uses of different sizes and to achieve more modern office park settings.
- Encouraging best practices in industrial building/park design, stormwater management, landscape buffering and placemaking.

- Ensure future industrial developments are located near adequate transportation and infrastructure networks.

GOAL

Attract new industries in existing and planned industrial areas.

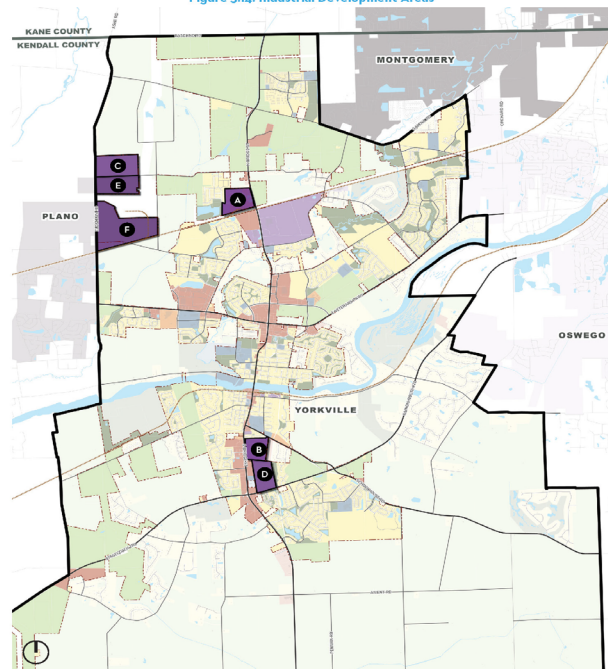
POLICIES

- Encourage infill industrial development in existing industrial areas.
- Explore options for expanding and redeveloping existing Yorkville industrial areas.
- Conduct additional industrial areas along major transportation corridors.
- Incorporate consistent urban design and placemaking elements as part of industrial developments in Yorkville.

Table 5.2: Industrial Development Areas

INDUSTRIAL AREA	AREA LEFT TO BUILD
NEAR-TERM AREAS (1 - 15 YEARS)	
A. Yorkville Business Center	25 acres
B. Fox Industrial Park	2 acres
C. Konicek Property	120 acres
TOTAL NEAR-TERM	147 acres
LONG-RANGE AREAS (15 - 30 YEARS)	
D. Fox Industrial Park Expansion	60 acres
E. Konicek Property / Lincoln Prairie	100 acres
F. Healy Asphalt / Lincoln Prairie	200 acres
TOTAL LONG-RANGE	360 acres
TOTAL COMMERCIAL	507 acres

Figure 5.14: Industrial Development Areas



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¹ <https://www.bnsf.com/ship-with-bnsf/rail-development/certified-sites.html>

Kendall County LRMP

The Kendall County Land Resource Management Plan’s original adoption in 1994 considered the future growth of the county over the next 15-20 years. Since its initial adoption, a series of strategic revisions were made to address the changing needs and conditions of the various townships which make up the County. The most recent amendment to the plan for the Yorkville area was completed in 2008, at the height of the historic development boom experienced by the County and soon after the earmark of funds for the Prairie Parkway corridor which would link the I-88 to the I-80 (discussed further under *Transportation/Corridor Land Uses*). No additional comprehensive updates to the Kendall County Land Resource Management Plan has occurred since then for the Yorkville planning area.

Transportation/Corridor Land Uses

As previously mentioned, the transportation land use immediately adjacent to the subject area is Eldamain Road. Eldamain Road, under Kendall County jurisdiction, is currently a secondary north-south route in Yorkville traveling between River Road to the south and north past Baseline Road, the City’s planning boundary terminus. Kendall County is in the process of reconstructing and extending Eldamain Road across the Fox River which would accommodate future growth and development in the area, particularly the currently zoned manufacturing parcels in Yorkville’s corporate boundary. Funding for the bridge connection has recently been allocated by the Illinois Department of Transportation and the county expects to complete construction by early 2023. In evaluating the impact of the future Eldamain Road bridge construction, the Yorkville Comprehensive Plan update opined that “...the land use pattern should remain compatible with the open space, natural areas and viewsheds that define the areas near and around the Fox River.”

SECTION 8 - CORRIDORS

GOAL

Maintain the unique visual, scenic and environmental qualities of Eldamain Road while encouraging compatible development in appropriate development.

POLICIES

- Concentrate new development in existing residential areas and industrial parks.
- Ensure that proposed new residential, commercial and industrial uses are compatible with surrounding areas and corridor character.
- Implement gateway, wayfinding, landscaping and other placemaking treatments.
- Promote high quality development design.
- Consider zoning overlays, new design standards or other tools to promote desired corridor character.
- Support development options that enhance networks of open space, recreation, and environmentally-sensitive land.

ELDAMAIN ROAD

Eldamain Road currently serves as a secondary north-south route in Yorkville, although it does not cross the Fox River; its functionality as a north-south route mainly concerns travel from Veterans Parkway north to destinations areas in Plano and places further north toward Baseline Road and into Kane County. Its southern segment connects to River Road at the Fox River, which, while turning east, leads to Illinois Route 47 as an alternative route to the center of Yorkville and the Downtown. This segment of Eldamain has a “country road” feel with scenic views of the rolling landscape to the Fox River – visual and environmental qualities that are quite distinct of other roadways in Yorkville. It is these qualities that should be maintained, especially as a selling point for appropriate development that may occur in the long-term. In addition, even with future construction of the bridge, the corridor’s land use pattern should remain compatible with the open space, natural areas and viewsheds that define the areas near and around the Fox River. Like Illinois Route 47, this corridor segment has been divided into subzones where specific land use and urban design improvements should be implemented.

NORTH OF THE FOX RIVER

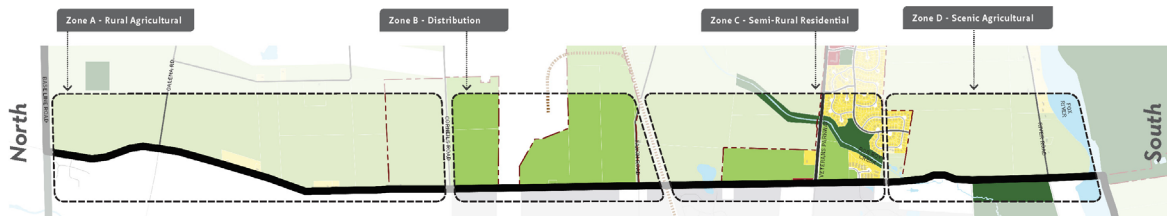
Zone A - Rural Agricultural (Baseline Road to Cornells Road). Given the existing open space character of this zone, conservation subdivisions and estate residential is suggested as future land uses. Similar to Illinois Route 47, a 50 to 100 foot character buffer along Eldamain Road is recommended to maintain the zone’s semi-rural visual character. A Yorkville gateway monument or sign should be installed at Baseline Road to announce entry into the community.

Zone B - Distribution (Cornells Road to BNSF Railroad). As recommended in the industrial land use strategy, a modern industrial park could be developed at the location between Cornells Road south to the BNSF Railroad adjacent to the Commonwealth Edison substation and the Menards distribution facility west along Eldamain. This would be a suitable location for such uses as BNSF Railroad and Cornells Road would serve as boundaries to any future residential growth from the north, east or south. Branding and placemaking elements should be incorporated as part of any industrial park development in this location. The character buffer from Zone A would also be extended south along this zone.

Zone C - Semi-Rural Residential (BNSF Railroad to Rob Roy Creek). Suburban-type residential development would be envisioned in this zone given its close proximity to Veterans Parkway shopping areas to the east; however, any future development should respect vista views and viewsheds along Rob Roy Creek, which runs southwest to northeast along the eastern portions of the zone. In addition, the character buffer from Zone B would also be extended south.

Zone D - Scenic Agricultural (Rob Roy Creek to Fox River). Although conventional subdivision development exists in one portion of the zone near Veterans Parkway, conservation design and estate residential development would be highly suitable in this location given the scenic views to the Fox River and the large lot residential development that exists along River Road east to the traditional neighborhood center of Yorkville. Rob Roy Creek also runs along the east side Eldamain Road. Tree groves and swales already define this area visually and are elements that should be maintained.

Figure 8.16: Eldamain Road Existing Land Use North of the Fox River



The Prairie Parkway corridor, which was approved by the Illinois Department of Transportation (IDOT) in 2007, influenced many land use plans at the time (including the 2008 Yorkville Comprehensive Plan) to encourage more intensive future commercial and industrial development in the surrounding areas. However, in early 2012 the Federal Highway Administration rescinded its approval of the alternative highway and in mid-2018 IDOT announced that it was cancelling the protections for the planned corridor altogether.

Utilities/Infrastructure Systems

Currently, the east side of the Eldamain Road corridor, north of the Burlington Northern Santa Fe (BNSF) railroad to Galena Road, is not serviced by any public utilities, particularly city water and sanitary sewer. With the nearest potential water connection located approximately 2,400 feet from the subject site and sanitary sewer over 1,900 feet away, the cost to extend services would require a significant investment and most likely initiated by a future developer.

Additionally, this area would have to be served by the Yorkville Bristol Sanitary District (YBSD) for sanitary and wastewater treatment. YBSD is currently close to capacity and is in the process of completing a facilities plan study to address capacity concerns and future expansion. The plan is expected to be complete in early 2020, but approval of the plan by the Illinois Environmental Protection Agency (IEPA) may take up to one year. Further, the subject area is currently outside of the sanitary district's future wastewater planning area.

Land Use Designation Amendment Proposal

Based upon the mitigating factors discussed as part of the amendment considerations such as: the land use strategy expressed in the Yorkville Comprehensive Plan update; trend of development in the subject area; date of the Kendall County LRMP; recent funding of the Eldamain Road bridge project; the elimination of the Prairie Parkway; and lack of infrastructure serving the site; consideration could be given to an alternative future land use designation of "General Industrial". The following provides for a comparison of the "pros" and "cons" of the current land use designation of "Estate/Conservation Residential (ECR)" and the proposed "General Industrial (GI)" for the subject area along Eldamain Road:

Estate/Conservation Residential (ECR)

Keep the Estate/Conservation Residential (ECR) land use as is currently designated for the subject area during the 10-year time frame of the Comprehensive Plan. This designation was primarily used to replace the 2008's Comprehensive Plan's "Rural Neighborhood" use category and took into consideration the existing large-lot residential and agricultural uses, as well as the significant infrastructure constraints.

Pros

- Maintains the current future land use designation based upon recent market analysis, demographic estimates and transportation projections and consistent with current land use conditions.
- Assumes the unincorporated subject area will not be utilized for new industrial development within the horizon of the Comprehensive Plan due to lack of infrastructure to support it. Even if a major industrial user is considered in the near term for this area, it is likely the parcel will annex to Yorkville than develop in Kendall County.

Cons

- Conflicts with Kendall County's Land Resource Management Plan.
- Potential conflicts could exist between residential and industrial uses if land in the subject area is developed as a new rural subdivision.

General Industrial (GI)

Amend the land use designation to General Industrial (GI) which is reserved for a broad range of warehousing and manufacturing activities of minimal environmental impact. Such industries can be served by both rail and by truck transportation and are encouraged in existing industrial zones like the Eldamain Corridor intersected by the BNSF railroad line.

Pros

- Consistent with Kendall County’s Land Resource Management Plan and extends the current General Industrial (GI) future land use northwards from the Konicek property to Galena Road.
- Pending construction of the Eldamain Road bridge project and the identification of a potential Metra commuter station near Eldamain along the BNSF rail line.

Cons

- Unlikely industrial use will occur in this area during the time-frame of Comprehensive Plan.
- No immediate access to public utilities, loss of the Prairie Parkway corridor funding and lack of major market interest for industrial users within the subject area.
- Conflicts with current Yorkville Comprehensive Plan.

Staff Comments/Recommendation

Although, the Yorkville Comprehensive Plan land use map is a guide to future development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City. ***Based upon the recent funding for the Eldamain Road bridge and the recent Metra Kendall Extension Study, staff recommends consideration of amending this area of the Yorkville Comprehensive Plan Update from “Estate/Conservation Residential (ECR)” to “General Industrial (GI)”.***

While the considerations raised by staff should be thoroughly reviewed, changing the future land use of this area on the Comprehensive Plan map has no immediate impact to the current land owners and uses or the City. Rather, it indicates to future land owners and perspective developers that the proposed new land use is desired and supported by the City should a land use proposal be submitted.

Staff recommends, as part of the Planning and Zoning Commissions deliberation, the following standards for rezoning be utilized when evaluating the proposed future land use amendment:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

Proposed Motion for Amendment

In consideration of testimony presented during a Public Hearing on February 12, 2020, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville's 2016 Comprehensive Plan Update future land use designation of unincorporated areas on the east side of Eldamain Road from the BNSF rail line north to Galena Road from "Estate/Conservation Residential (ECR)" to "General Industrial (GI)" as presented by staff in a memorandum dated February 4, 2020 and a map entitled "Eldamain Road Corridor Future Land Use Map" and further subject to {insert any additional conditions of the Planning and Zoning Commission} ...

Attachments

1. Staff memorandum to City Council dated July 3, 2017 regarding Yorkville/Kendall County Future Land Use Plan Differences.
2. Letter from Kendall County dated November 13, 2019.
3. Yorkville Comprehensive Plan Update - Future Land Use Map – dated August 2016.
4. Kendall County Land Resource Management Plan – Future Land Use Map – last revised October 2015.
5. Eldamain Road Corridor Future Land Use Map (2020)



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: May 24, 2017
Subject: **Yorkville/Kendall County Future Land Use Plan Differences**

Background/Purpose

Every year since 2011, staff has attended the annual Kendall County Regional Planning Commission (KCPC) Meeting. As part of that meeting, the County invites representatives from municipalities to share their current and future planning projects and goals. While this sharing is voluntary, staff has always participated, being that the City is the County seat, in providing a brief but compact summary of planning related matters happening in Yorkville.

At the February 25, 2017 meeting, staff provided a summary of building permit activity, current projects under construction, status of current development incentive programs, planning goals and the recently adopted Comprehensive Plan Update. Following our presentation, staff was asked by members of the Kendall County Planning Commission (KCPC) about our current Comprehensive Plan land use designation along Eldamain Road and the lack of notice the individual members of the KCPC, and the County as a whole, received during the preparation and approval process.

In response to the question, staff reminded the KCPC we had attended the prior two (2) annual meetings and provided updates throughout the process. We also informed the commission that the 24-month long comprehensive planning process included stake holder meetings with the County, public outreach, public hearing processes, public notices, City website updates, a separate project website and coordination with the two (2) previous Kendall County Senior Planners throughout the process. Additionally, the County's Senior Planner position sat vacant for about a year and there was no staff counterpart for the City or the City's consultant to contact. However, staff did speak with the County's planning consultant Mike Hoffman of Teska, the former County Administrator Jeff Wilkins and County Highway Director Fran Klaas as part of the Comprehensive Plan update.

At the conclusion of the meeting, city staff provided a copy of the adopted Yorkville Comprehensive Plan Update to the County's Planning Commission and offered to speak with any KCPC member who had any specific concerns regarding the plan anytime via telephone, email or in-person. Staff has learned during a subsequent Kendall County Ad-Hoc Zoning Ordinance Committee meeting held on March 22, 2017, Senior Planner Asselmeier was asked to prepare a comparison of Yorkville's Future Land Use Map with the County's Land Resource Management Future Land Use Map. Attached for your review is the memo prepared by the County staff and a supplemental map illustrating the areas where differences in future land use occurs.

Staff Comments

Staff has reviewed the approximately ten (10) incidents within the 70-square mile planning area the County has identified where the City of Yorkville's 2016 adopted Comprehensive Plan Update differs from the Kendall County Land Resource Management Plan.¹ The original Kendall County Land Resource Management Plan was adopted in 1994 with select updates/amendments occurring between the years

¹ http://www.co.kendall.il.us/wp-content/uploads/PBZ_Sections_1-4.pdf

1997- 2011, with the updates to specific areas called out in the attached map prepared by the County happening in the following years:

- 2001 - Changes made to reflect new planned development regulations, municipal annexations and new plans and economic development opportunities.
- 2003 – Changes to include a more detailed plan for the Northern Three Townships (Little Rock, Bristol & Oswego Townships).²
- 2004/2005 – Changes to include a more detailed plan for Fox and Kendall Townships.³

Additionally, subsequent changes were also made in 2008 to the Kendall County plan, at the height of the housing boom, to include supplemental plans such as the Fox River Corridor Plan.⁴

Specific Differences

Generally, the concerns of land use differences listed in the memo prepared by Kendall County indicates land being designated for commercial or mixed use business in their Land Use Resource Management Plan but identified as Suburban or Estate Residential in the Yorkville Comprehensive Plan Update.

Suburban and Estate Residential future land use designations in the Yorkville Comprehensive Plan Update intend to have single-family homes as the primary use. However, it is noted in the Land Use Strategy of the Yorkville Comprehensive Plan Update (page 80) the approach of the future land use designations was to establish a balance between land uses to ensure a stable and growing tax base and realistically address the changes experienced in the local and regional economic conditions. Although, the Yorkville Comprehensive Plan land use map is a guide to future development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.

Staff has prepared the attached map to illustrate the location of the identified differences cited by Kendall County on the City's adopted Future Land Use Map for your review and consideration. As part of our analysis of Kendall County's map and memo, we did note that there were descriptive errors in cardinal directions (#4 listed as northeast should be northwest; #5 listed as southeast should be southwest and #6 listed as southeast should be southwest).

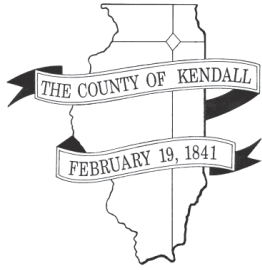
Kendall County staff has indicated that they will only use the information gathered in their memo to advise future county petitioners of the differences that exist between the two (2) plans and that they should contact the City of Yorkville prior to the submission of any application seeking land use related entitlements. It was further stated that Kendall County staff is uncertain if a committee of the County or the Kendall County Board itself will request changes to either document in the future.

City staff will be available at Wednesday night's meeting to discuss this matter in greater detail with the Planning and Zoning Commission and answer any questions from the members.

² http://www.co.kendall.il.us/wp-content/uploads/PBZ_Section_06.pdf

³ http://www.co.kendall.il.us/wp-content/uploads/PBZ_Section_07.pdf

⁴ http://www.co.kendall.il.us/wp-content/uploads/PBZ_FoxRiverCorridor.pdf



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Ad-Hoc Zoning Ordinance Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: May 19, 2017
Re: Yorkville/Kendall County Future Land Use Plan Differences

At the March 22nd Ad-Hoc Zoning Ordinance Committee meeting, the Committee requested that Staff compare Yorkville's Future Land Use Map with the Future Land Use Map in the Land Resource Management.

Attached is a copy of the Yorkville Planning Area from the Land Use Resource Management. Differences are listed by number; the numbers on the map correspond to numbers listed below this paragraph.

1. Eldmain Road - The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
2. North Side of Galena Road Near Eldmain Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
3. Both Beecher Roads – The Land Resource Management Plan calls for this area to Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
4. Northeast Corner of Route 34 and Beecher Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Suburban Residential.
5. Southeast Corner of Route 47 and Corneils Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be General Industrial.
6. Southeast Corner of Route 47 and Cannonball Trail – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
7. Area along Blackberry Creek by River Road – The Land Resource Management Plan calls for this area to be Suburban Residential. The Yorkville Plan calls for this area to be Parks or Institutional.
8. West Highpoint Road West of Lisbon Road – The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for this area to be Estate Residential.

Ad-Hoc Memo

May 15, 2017

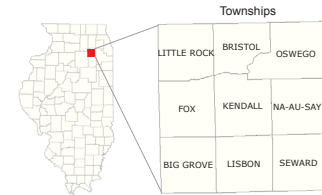
9. South of Yorkville City Limits – The Land Resource Management Plan calls for Residential, Commercial and Transportation Corridor. The Yorkville Plan calls for this area to be Estate Residential and Agricultural Zone.
10. Route 126 at Minkler Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for this area to be Estate Residential.

MHA

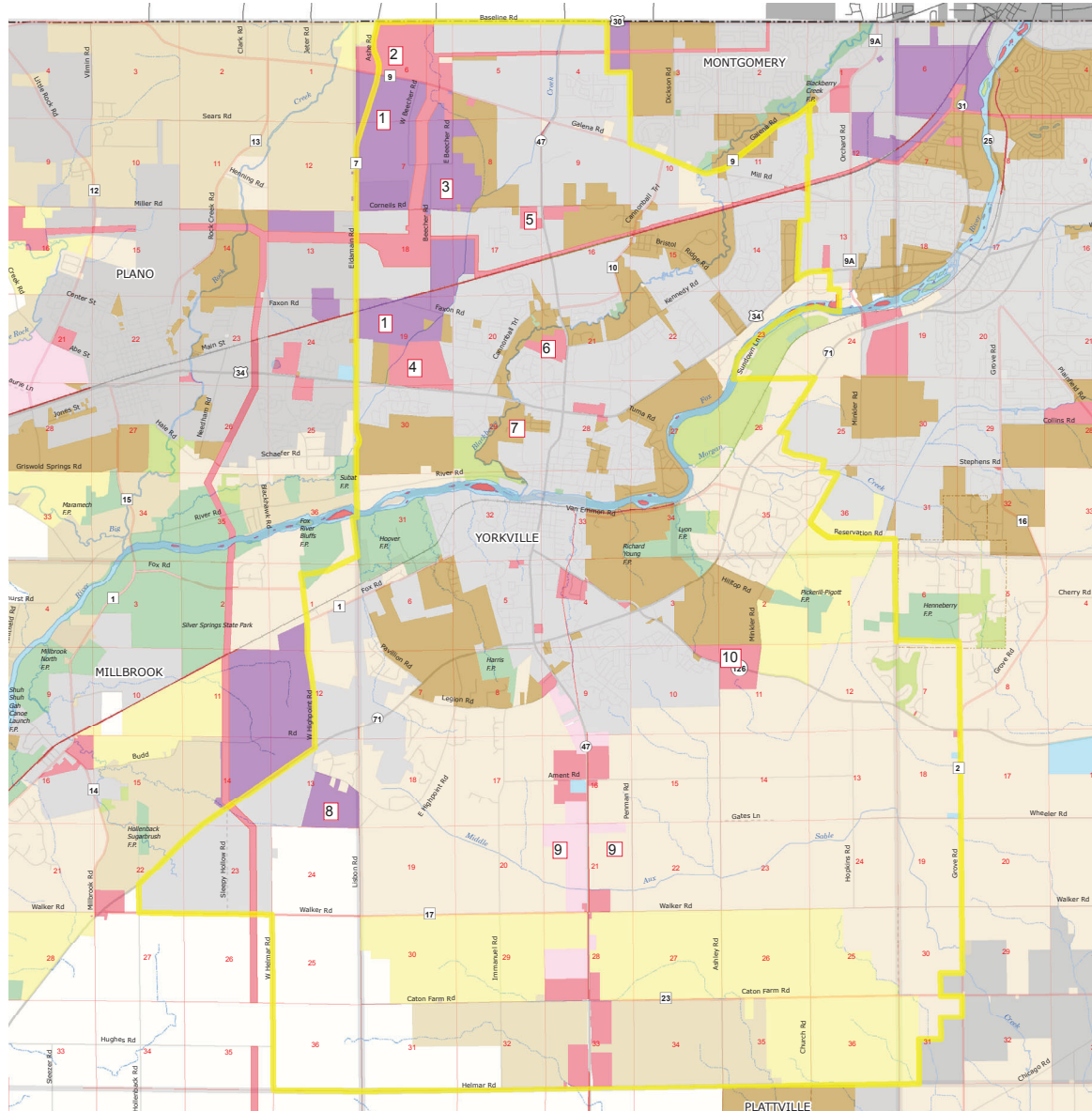
ENC: Future Land Use in Yorkville Planning Boundary Map

Future Land Use in Yorkville Planning Boundary KENDALL COUNTY - 2017 -

<http://www.co.kendall.il.us>



Scale: 1 in = 1 Mile



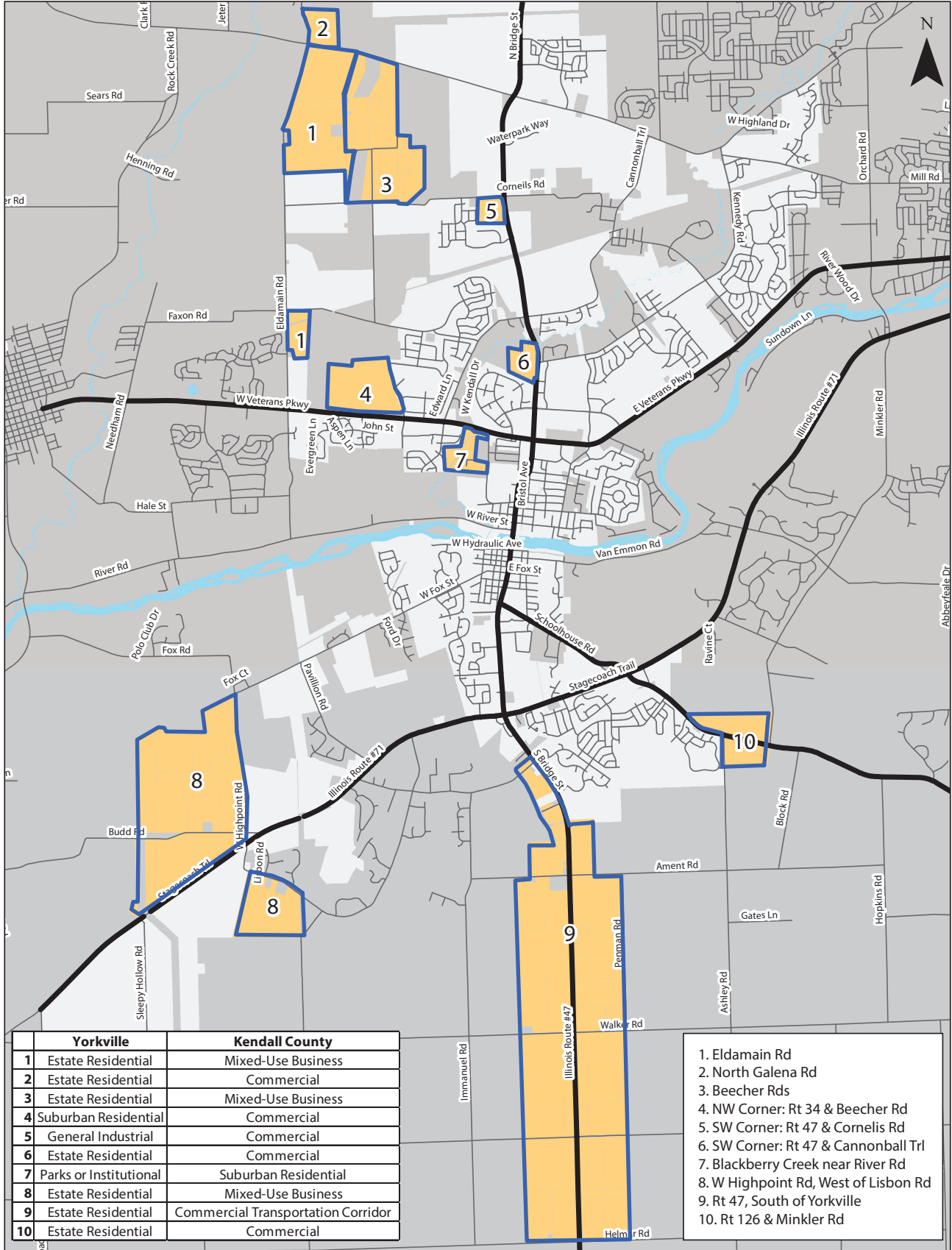
Legend

- ADJACENT COUNTY
 - COUNTY
 - INTERSTATE
 - STATE
 - FEDERAL
 - BITUMINOUS
 - GRAVEL
 - DIRT
 - LOCAL
 - RAILROAD
 - SECTIONS
 - POLITICAL TOWNSHIPS
 - COUNTY FOREST PRESERVE
 - STATE PARK
- Boundary Agreements
- Future Land Use**
- Land Use Type**
- Urban Area - Incorporated
 - Suburban Residential - Max Density 1.00 DU/Acre
 - Rural Residential Max Density 0.65 DU/Acre
 - Rural Estate Residential Max Density 0.45 DU/Acre
 - Countryside Residential Max Density 0.33 DU/Acre
 - Commercial
 - Commonwealth Edision
 - Mixed Use Business
 - Transportation Corridors
 - Mining
 - Potential Mining District
 - Public/Institutional
 - Agriculture
 - Open Space
 - Forest Preserve/State Parks
 - Unknown



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560-1498
630.553.4030

Future Land Use Map Discrepancies



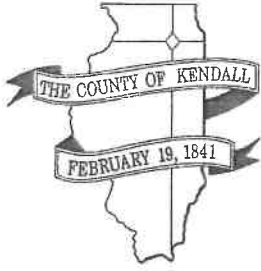
	Yorkville	Kendall County
1	Estate Residential	Mixed-Use Business
2	Estate Residential	Commercial
3	Estate Residential	Mixed-Use Business
4	Suburban Residential	Commercial
5	General Industrial	Commercial
6	Estate Residential	Commercial
7	Parks or Institutional	Suburban Residential
8	Estate Residential	Mixed-Use Business
9	Estate Residential	Commercial Transportation Corridor
10	Estate Residential	Commercial

- 1. Eldamain Rd
- 2. North Galena Rd
- 3. Beecher Rds
- 4. NW Corner: Rt 34 & Beecher Rd
- 5. SW Corner: Rt 47 & Cornelis Rd
- 6. SW Corner: Rt 47 & Cannonball Trl
- 7. Blackberry Creek near River Rd
- 8. W Highpoint Rd, West of Lisbon Rd
- 9. Rt 47, South of Yorkville
- 10. Rt 126 & Minkler Rd



Yorkville, IL | Kendall County, IL





DEPARTMENT OF PLANNING, BUILDING & ZONING

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13 November 2019

Mayor John P. Purcell
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

RE: Future Land Use Maps of the United City of Yorkville and the Eldamain Rd. Corridor

Dear Mr. Mayor:

As you may be aware, the State of Illinois has included the Eldamain Rd Bridge in its IDOT 5 Year Plan. This is wonderful news for the County and the City as this bridge will be a key component in the creation of another north-south corridor through Kendall County. In addition, we have become aware of the addition of a site off Eldamain Rd, Lincoln Prairie South, that has been designated by BNSF Railway as ready for business development.

As such, the Kendall County Planning, Building, and Zoning Committee would like to ask the United City of Yorkville to revisit its Comprehensive Plan of the United City of Yorkville and the Future Land Use Map for the Eldamain Rd. Corridor and surrounding areas and align it with the Kendall County Land Resource Management Plan:

1. Eldamain Road – The Kendall County Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
2. North Side of Galena Road Near Eldamain Road – The Kendall County Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.

Kendall County desires the Eldamain Rd. Corridor to be a Business Corridor for economic development and to limit conflicting land uses on adjoining properties and to provide a smooth transition between uses found in more urban/suburban areas and uses found in rural areas. We also wish to avoid confusion for property owners and developers desiring to alter their land uses.

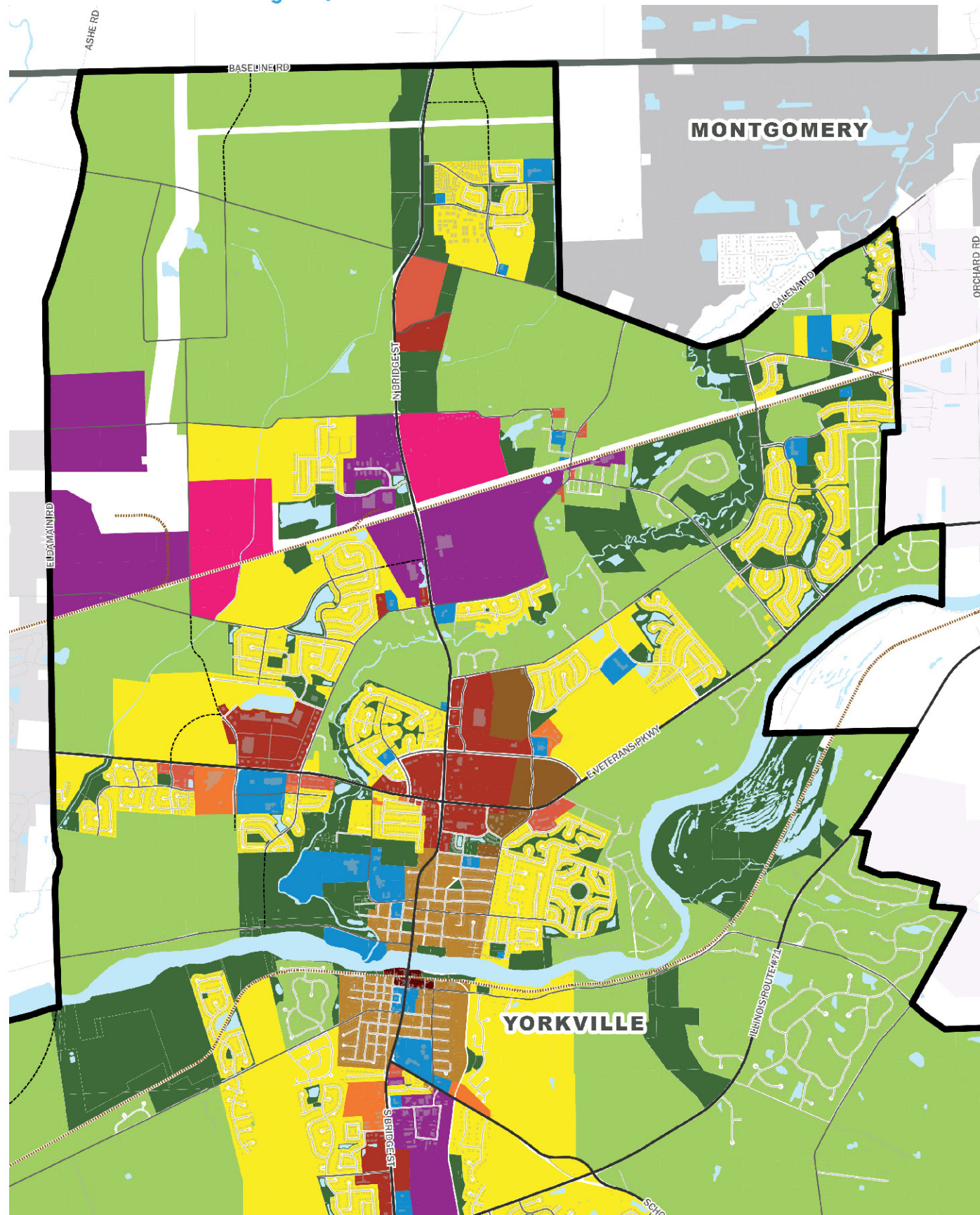
Accordingly, we request a meeting with you and your staff to go over these differences and see if how we can resolve the differences between our respective Future Land Use Maps. Please let me know if this request is possible by contacting me at 630-466-7204 or at mprochaska@co.kendall.il.us.

Sincerely,

Matthew G. Prochaska
Planning, Building, and Zoning Committee Chairman

cc: Bart Olsen, Administrator of the United City of Yorkville
City Council of the United City of Yorkville

Figure 4.1: Future Land Uses North of the Fox River



LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

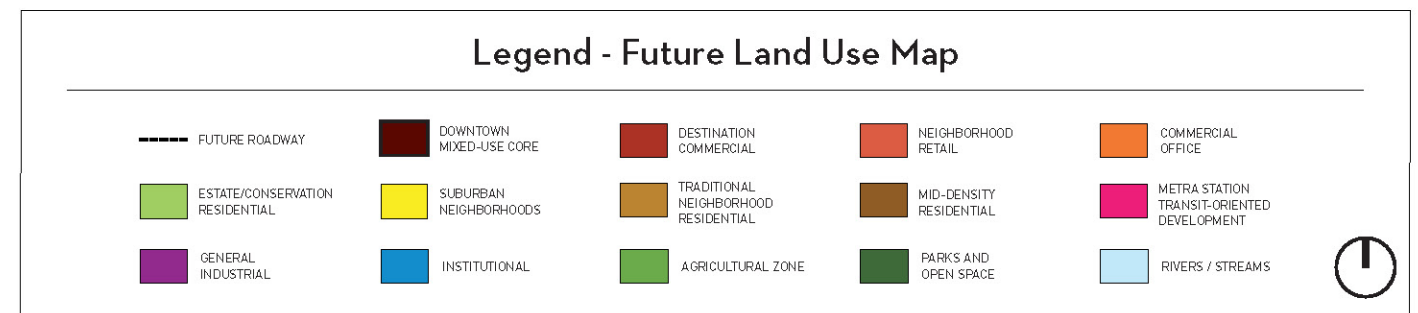
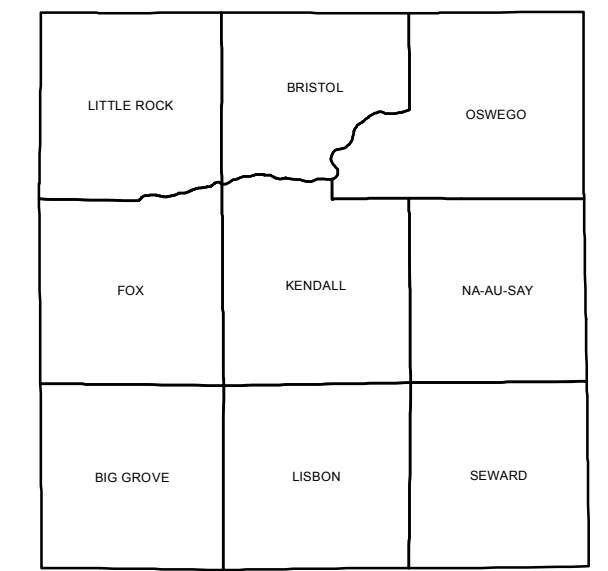


Figure 4.1 - Future Land Uses North of the Fox River

Future Land Use Plan

Kendall County, Illinois



LEGEND

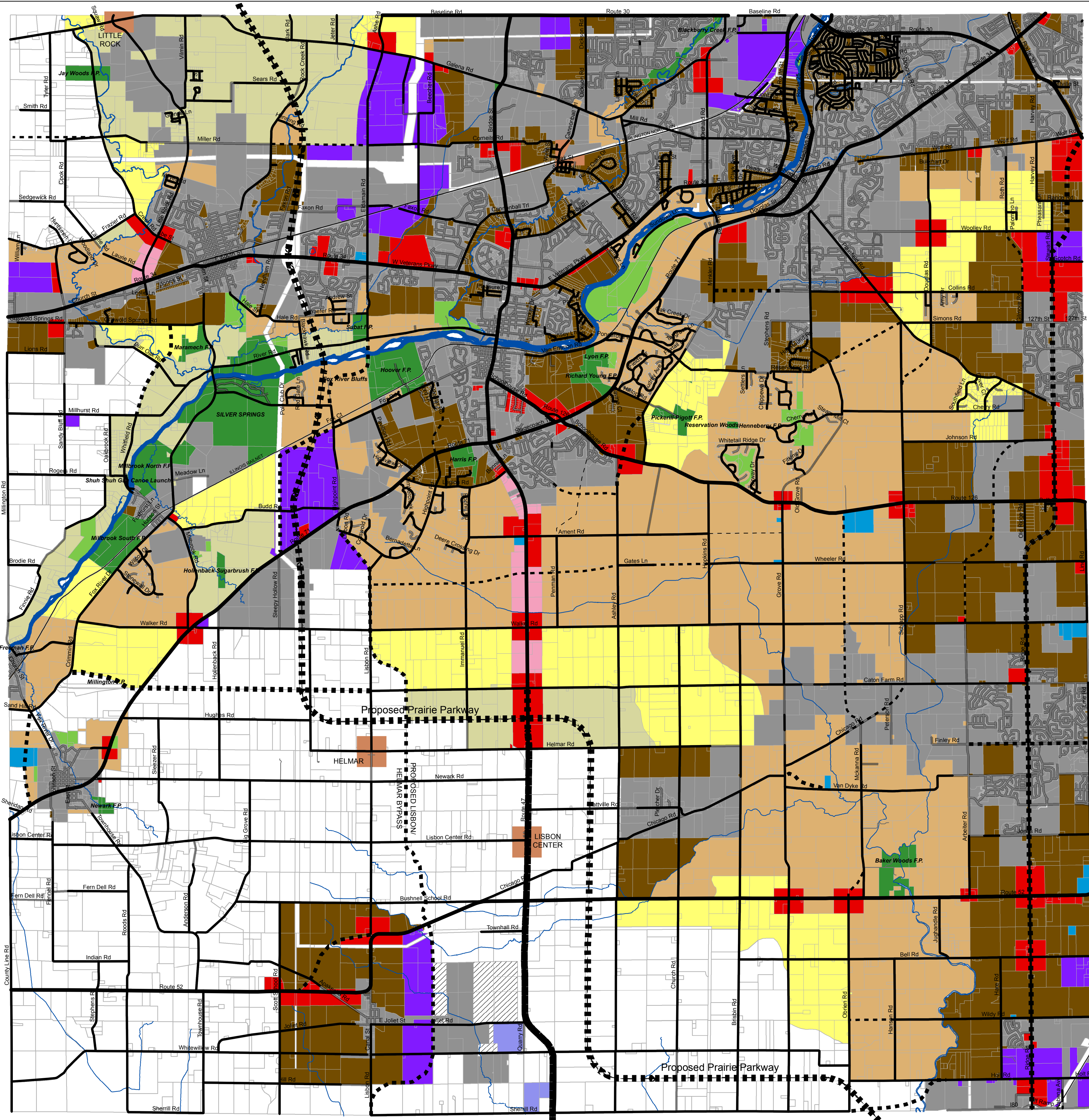
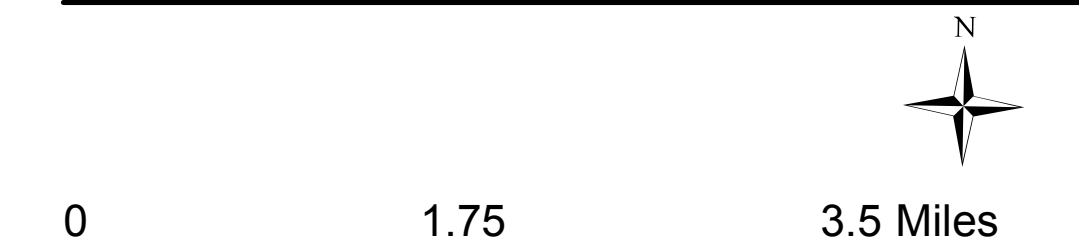
- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

*Note: Additional Density Bonuses up to 0.85 DU/Acre may be applicable; refer to individual township summaries for explanation of density bonuses

REVISIONS

RESOLUTION	DATE	CHANGE
2005-06	4/17/2005	MODIFIED CATEGORIES TO COORDINATE WITH PLANNED DEVELOPMENT ZONING. ADDED COMMERCIAL ROADS AND UPGRADE OF SEWARD AND NA-AU-SAY TOWNSHIPS
2007-21	06/20/07	ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK AND LISBON TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR BIG GROVE TOWNSHIPS
2009-14	4/17/2009	MODIFIED CATEGORIES TO COORDINATE WITH THE FUTURE LAND USE PLAN FOR THE NORTHERN THREE TOWNSHIPS
2009-04	3/16/2009	ADDED FUTURE LAND USE AREAS IN LITTLE ROCK, BRISTOL, AND OSWEGO TOWNSHIPS TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS AND REFLECT RECENT MUNICIPAL AMENDATIONS BY SEWARD AND OSWEGO
2009-04	3/16/2009	ADDED FUTURE LAND USE AREAS IN NA-AU-SAY TOWNSHIP TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NA-AU-SAY TOWNSHIP (LAST ROUTE 130 CORRIDOR PLAN)
2005-08	3/15/2005	ADDED FUTURE LAND USE AREAS IN FOX AND KENDALL TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2005-25	12/20/2005	ADDED & UPGRADED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AU-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2009-25	8/22/2009	UPGRADED PRAIRIE PARKWAY ALIGNMENT (REFERRED ALTERNATIVE B5 ALIGNMENT ANNOUNCED BY GOVT ON 06/15/07)
2009-24	06/30/09	UPGRADED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP AMENDMENTS AND THE FOX RIVER CORRIDOR PLAN
2009-03	1/20/2009	UPGRADED COUNTY AND TOWNSHIP LUMP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 130/MENUELL ROAD AREA
04/2011	04/20/11	UPGRADED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994 LAST REVISED - OCTOBER 2015



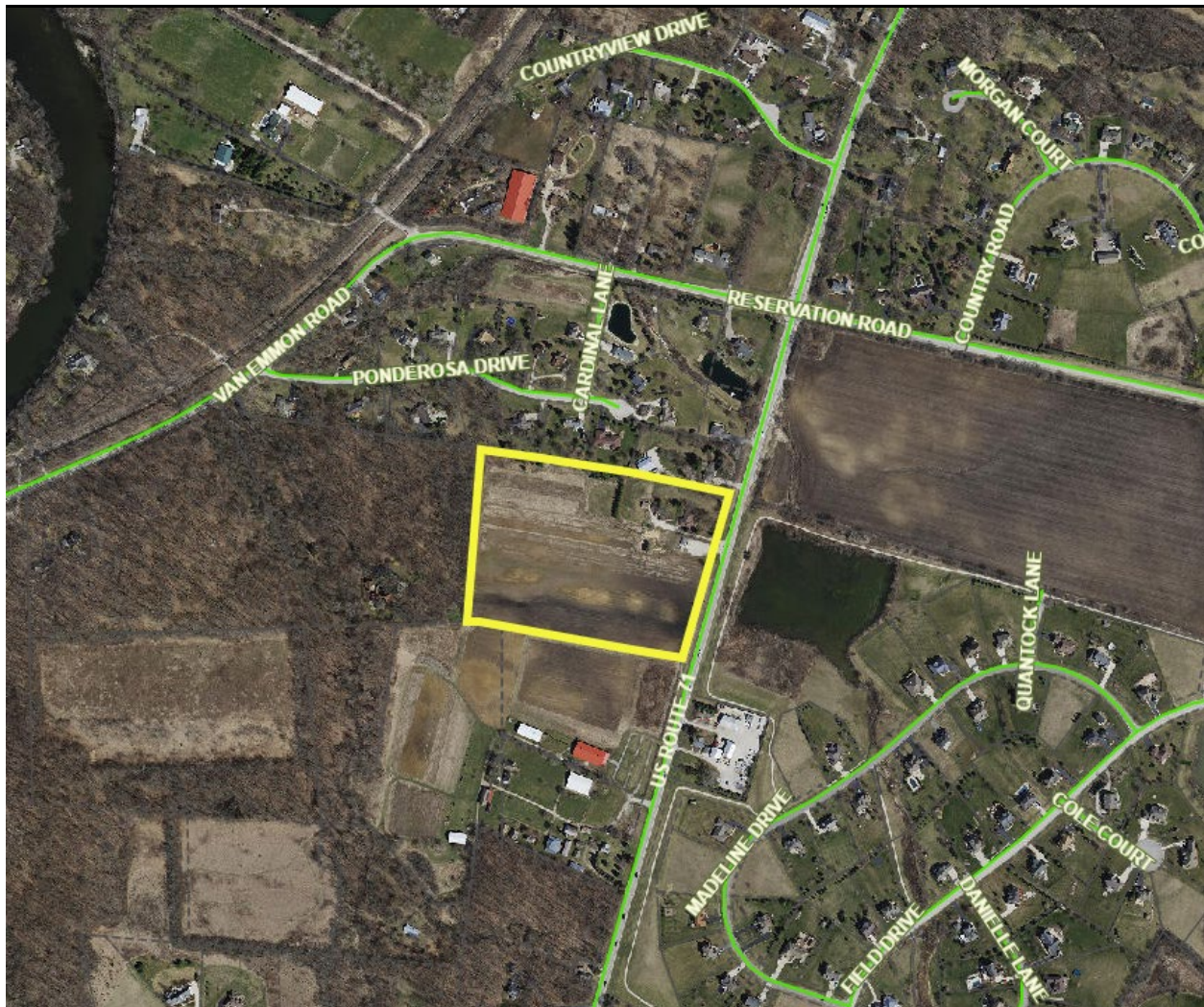


Memorandum

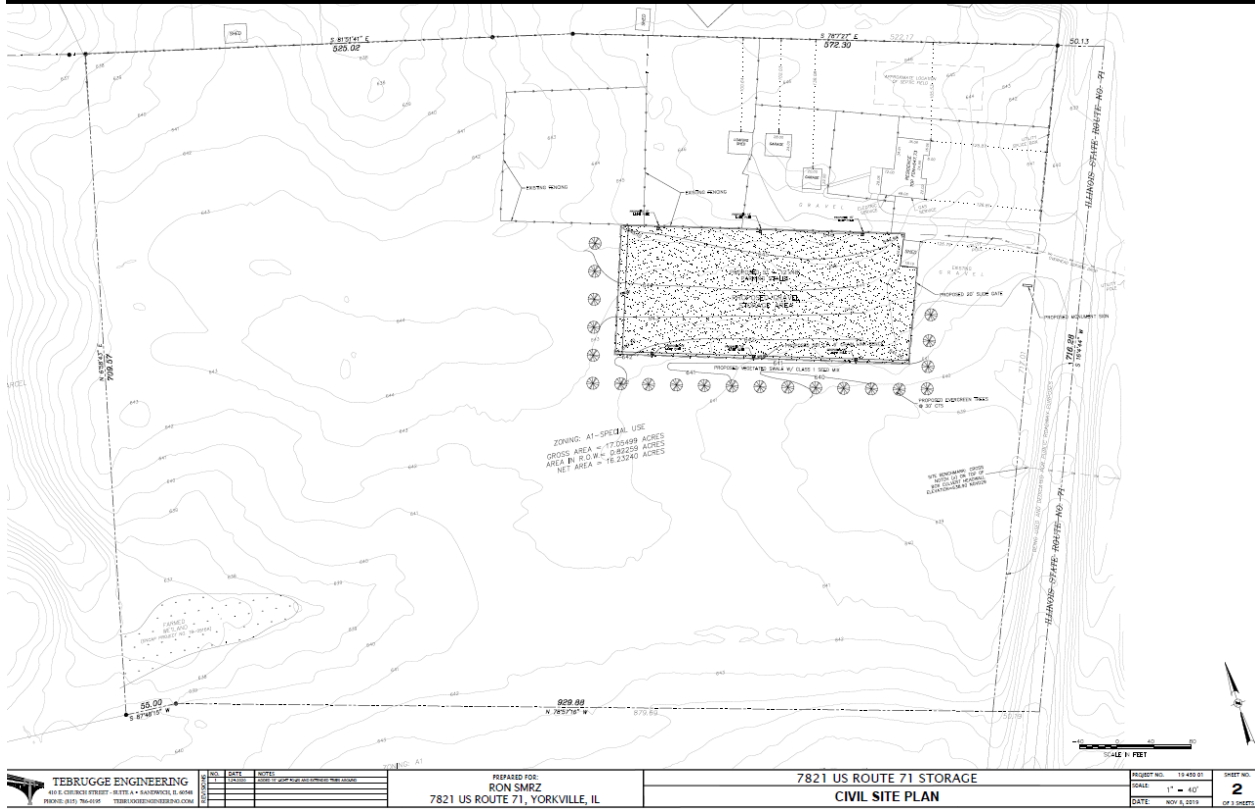
To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: February 5, 2020
Subject: **PZC 2020-04 –County Case 19-34 7821 Route 71 (special use)
1.5 Mile Review**

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.

Economic Development Committee

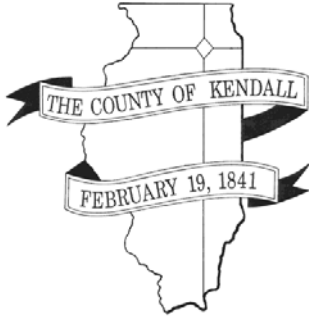
The Economic Development Committee did not have any outright objections to the request. A member was contacted by a neighboring property owner to let them know that they object to the request. Members emphasized to provide as much screening as possible to help mitigate the negative visual impacts to the residential neighbors.

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 Planning and Zoning Commission for this request.

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.

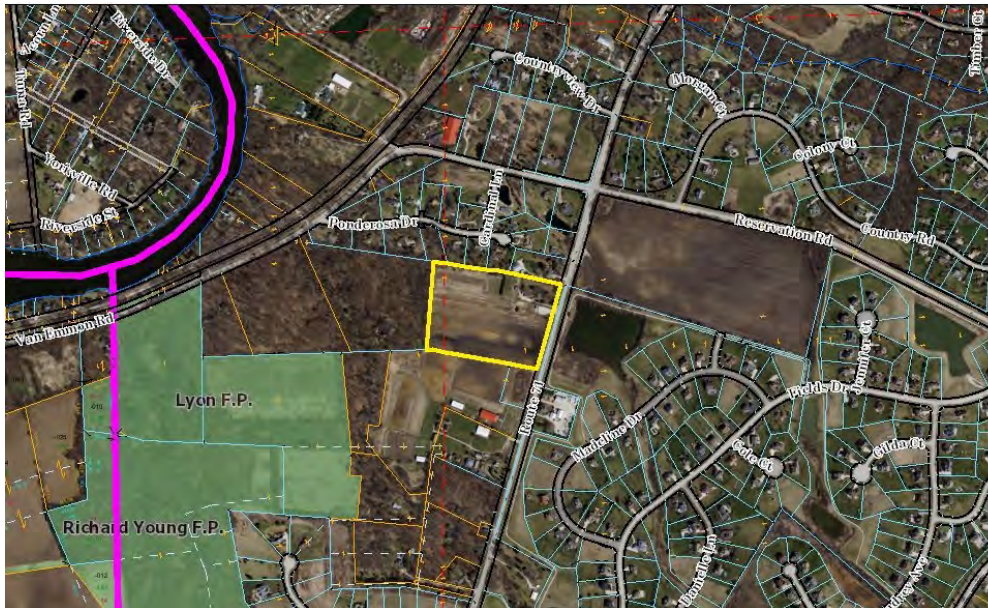
The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10, a copy of which is included as Attachment 3. This proposal will not impact the existing special use permit.

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.

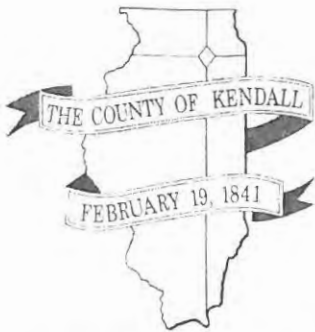
The Petitioner agreed that all items stored on the property would remain licensed and in good working order. The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special 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 <input type="checkbox"/> MAP AMENDMENT (Rezone to ____) <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹ PRIMARY CONTACT <u>RONALD SMRZ</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]	DATE <u>9/9/19</u>	

FEE PAID: \$ 1155
 CHECK #: 690440

RECEIVED

SEP 16 2019

KENDALL COUNTY
 PLANNING, BUILDING
 & ZONING

Date Stamp Here If
 Checklist Is Complete

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

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° 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

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.

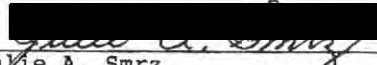
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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

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

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

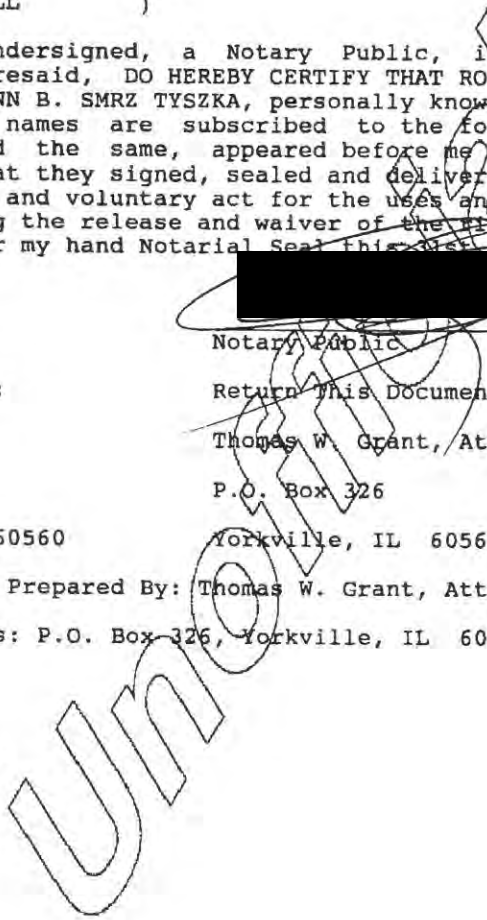
Return This Document To:

Thomas W. Grant, Attorney at Law

P.O. Box 326

Yorkville, IL 60560

DW15\A:\SMRZ.DD



That part of the Northeast Quarter of Section 34 and part of the West Half of Section 35, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the angle point in the Southerly line of a subdivision known as "Ponderosa, Oswego Township, Kendall County, Illinois"; thence Easterly along said Southerly line and said line extended 1,000.21 feet; thence Southeasterly along a line forming an angle of 178° 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

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
 1 ss.
COUNTY KENDALL 1

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

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


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

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


Thomas W. Grant

SUBSCRIBED and SWORN to before me this

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


Notary Public



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

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

Dated this 6th day of December 1986

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

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

INSTRUCTIONS

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

Section 4:

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

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

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

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

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

Alternate Name and Address

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

Site Address
 7821 ROUTE 71
 YORKVILLE, IL 60560

Legal Description
 SEC 35-37-7

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

Exemption Information

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

Assessment Information

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

Parcel Genealogy:

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant RONALD SMRZ
Address 7821 RT 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

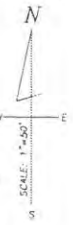
That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. _____ YES

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 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 95° 02' 00" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE 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.



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

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

VICINITY MAP
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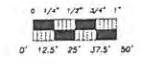
STATE OF ILLINOIS } s. s.
 COUNTY OF KENDALL }

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.

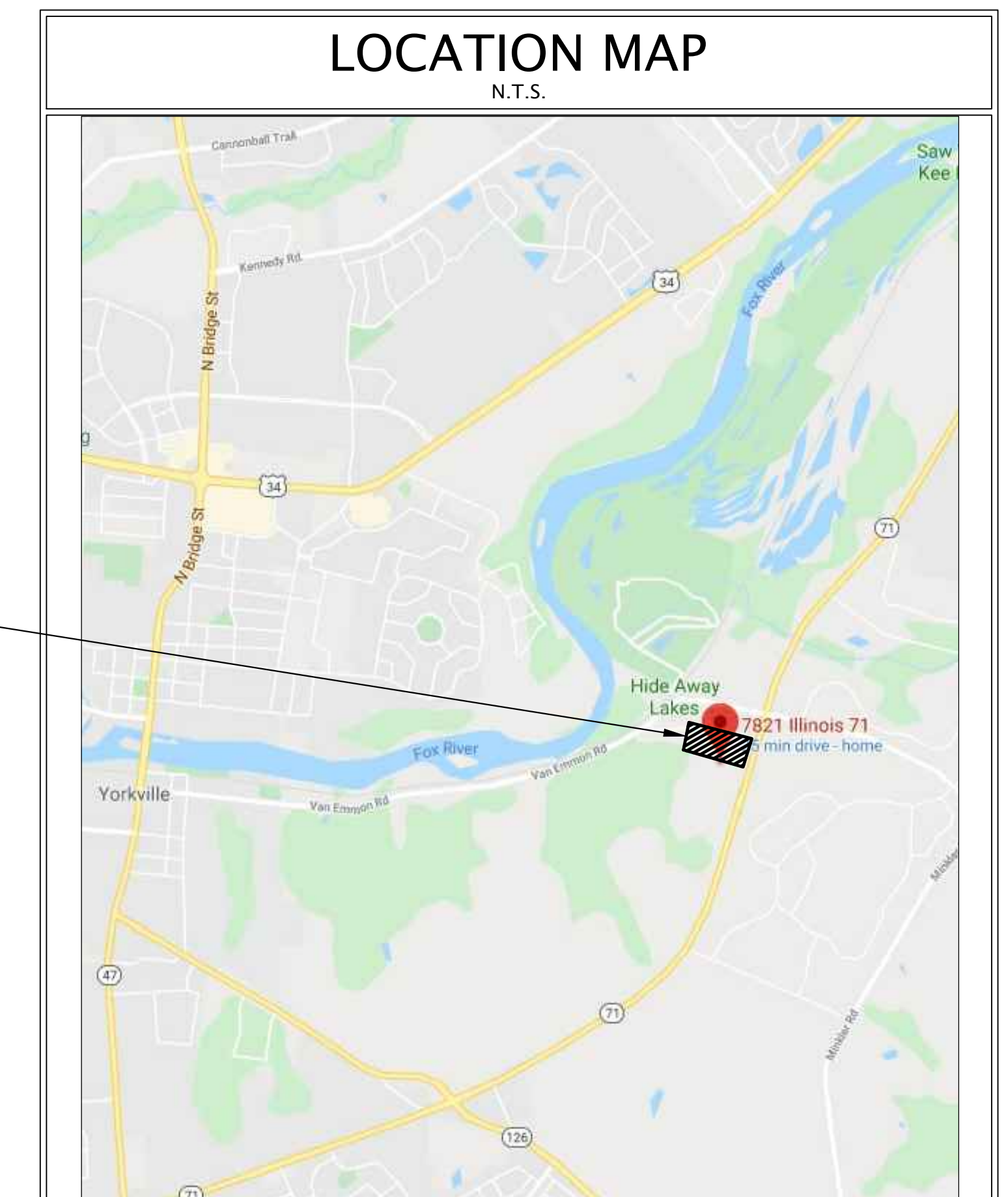
7821 RT 71
 Yorkville IL 60560

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.

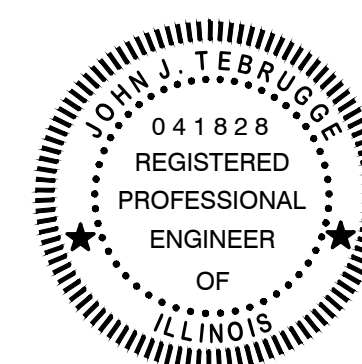
UTILITY STATEMENT

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.

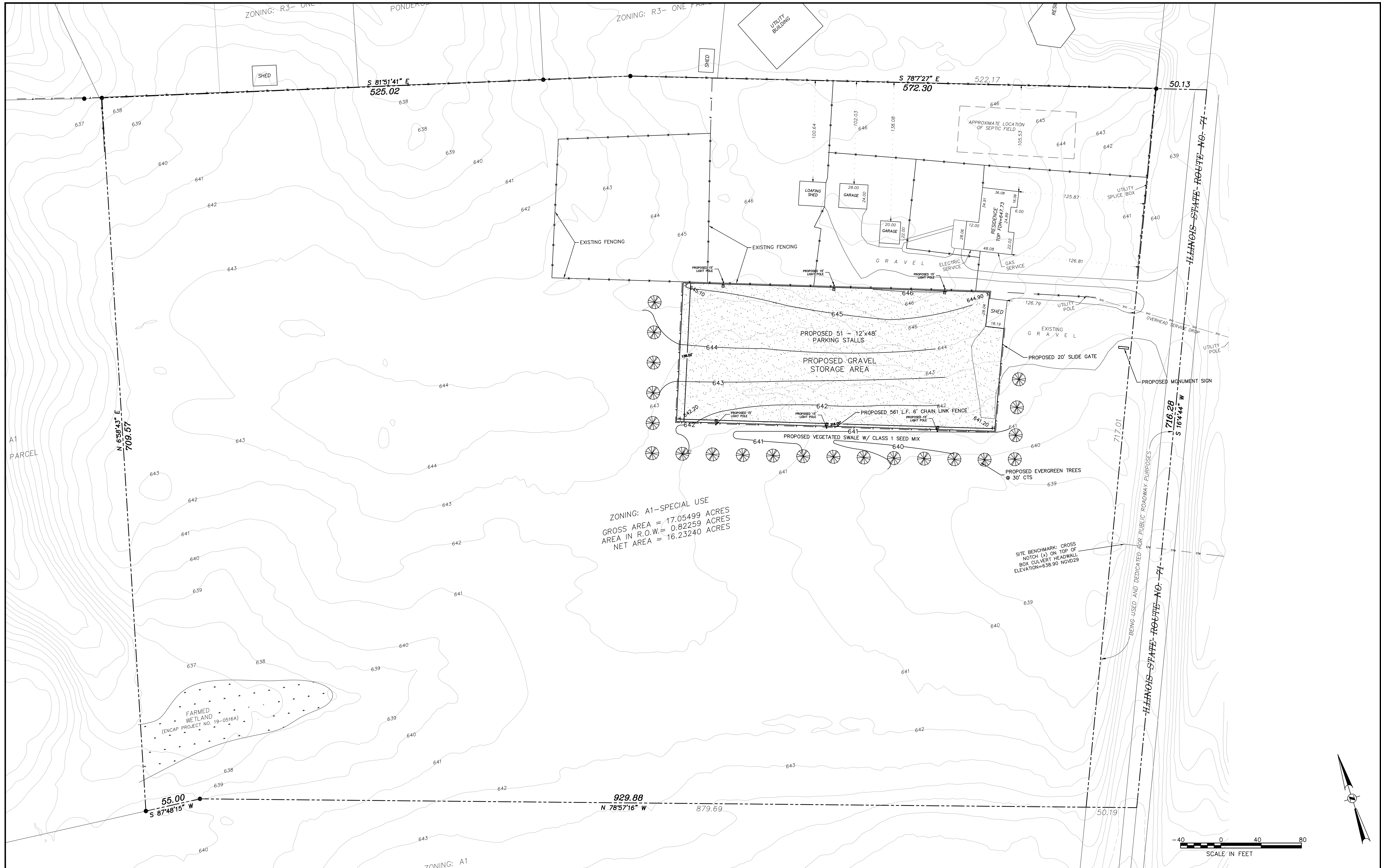
GIVEN UNDER MY HAND & SEAL THIS 24TH DAY OF JANUARY, 2020.



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

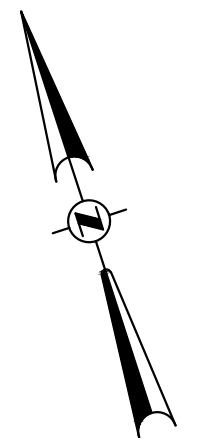
COPYRIGHT © 2019 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE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

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



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

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



REVISIONS	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 DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN 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

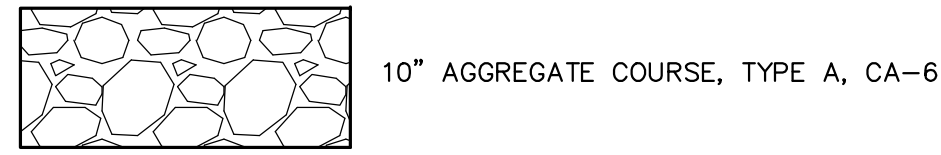
1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY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

EARTHWORK

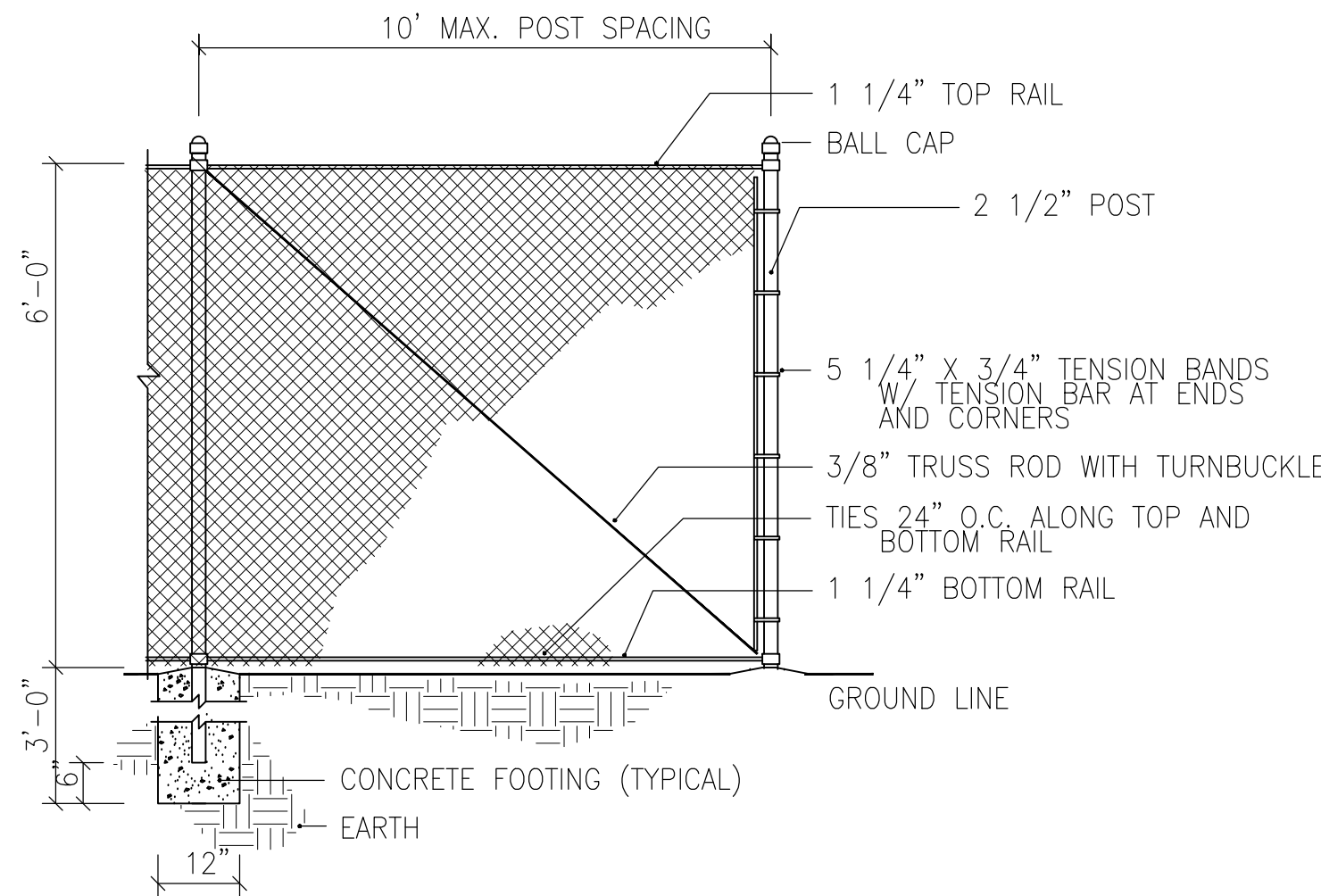
1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS, THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR SOILS 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 SOILS 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

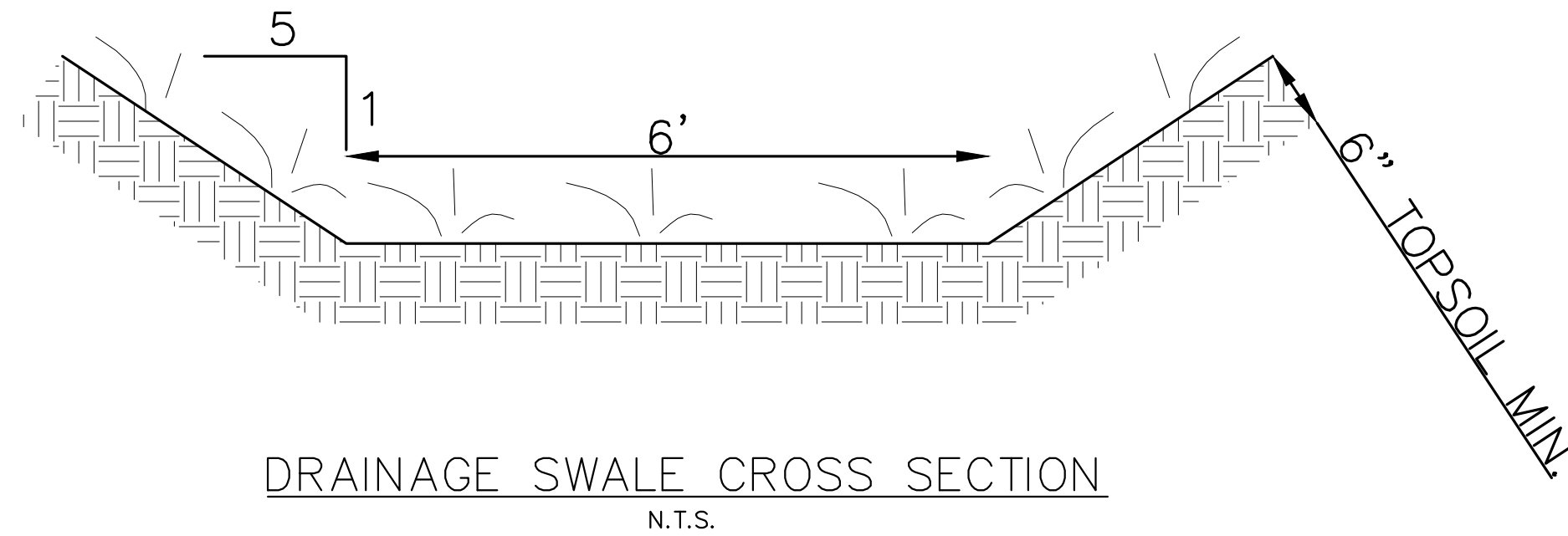
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND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



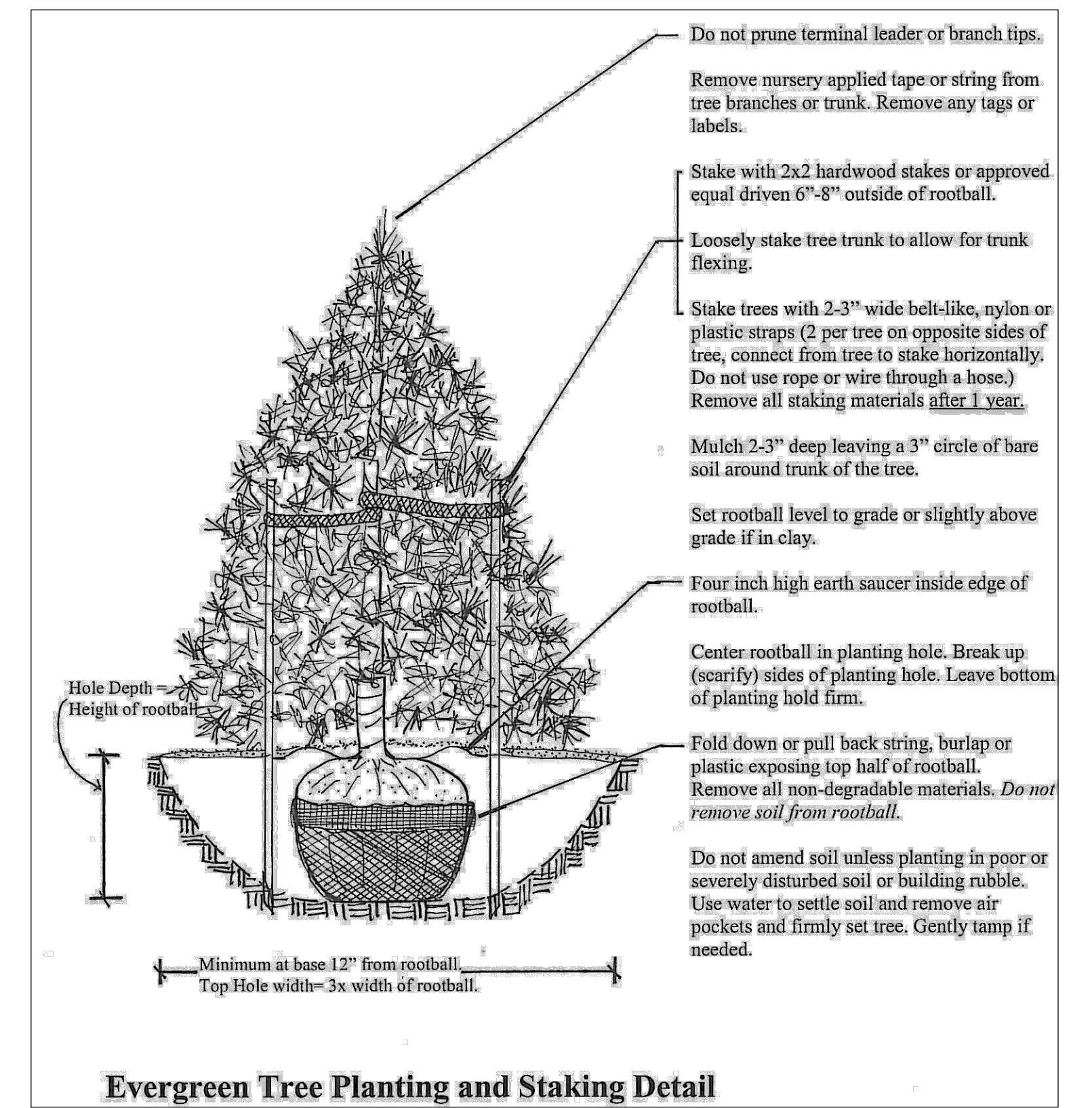
TYPICAL GRAVEL DETAIL
N.T.S.



FENCING
CHAIN LINK FENCE



DRAINAGE SWALE CROSS SECTION
N.T.S.

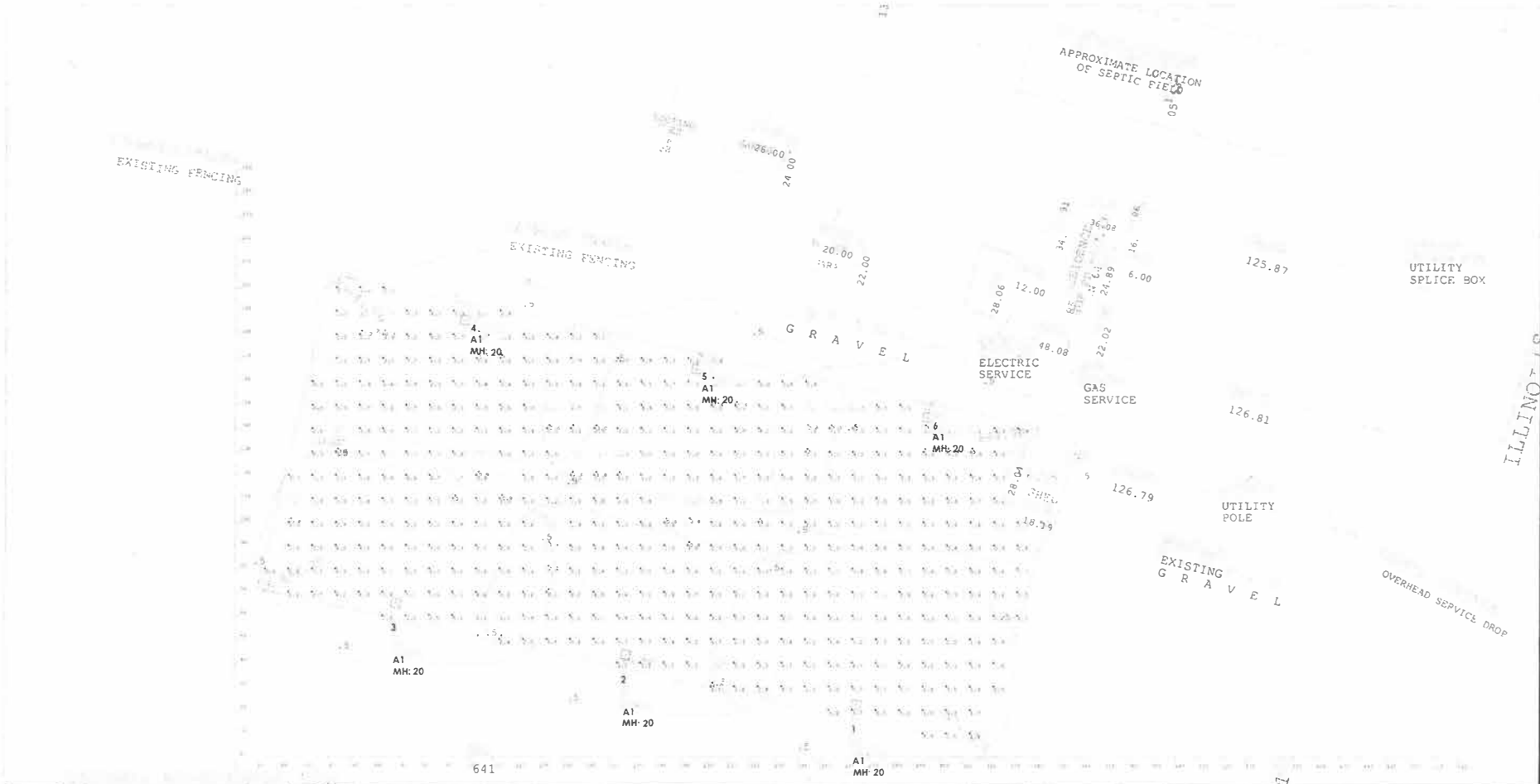


Evergreen Tree Planting and Staking Detail

ALL DISTURBED AREAS THAT ARE NOT BEING MULCHED SHALL RECEIVE A MINIMUM OF 6" OF PULVERIZED TOP SOIL & BE SEEDED

VEGETATED SWALE SHALL HAVE 6" TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX

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



enlighten

 Drawn By: Jipe Sotocedo
 Drawn By: jipe.sotocedo@enlighten.com
 Date: 12/20/2019
 Scale: 1" = 20'

ZONING: A1-SPECIAL USE

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

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

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

Parking Lot Design Guide	(for road conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security Lighting for public spaces	High Security (security lighting for public spaces)
Minimum Horizontal Illuminance (measured on parking surface without any shadowing from any object)	3.0 fc	3.0 fc	1.0 fc	1.0 fc
Uniformity Ratio (Maximum to Minimum)	20:1	2.5:1	5.0:1.0	10:1.0
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1			

Recommendations based on RP-33-99 RP-29-08 9th Edition ESNA Lighting Handbook

Project Name: **7821 US**
 Client Name: **Adom S. Kille**
 Project Logo: **BLIG HNG**
 Project Logo: **ROE 71**
 Project Logo: **TEBR GREEN NERRING**

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.

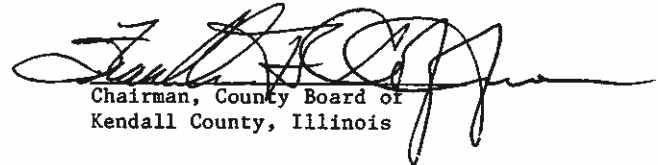
BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions and restrictions:

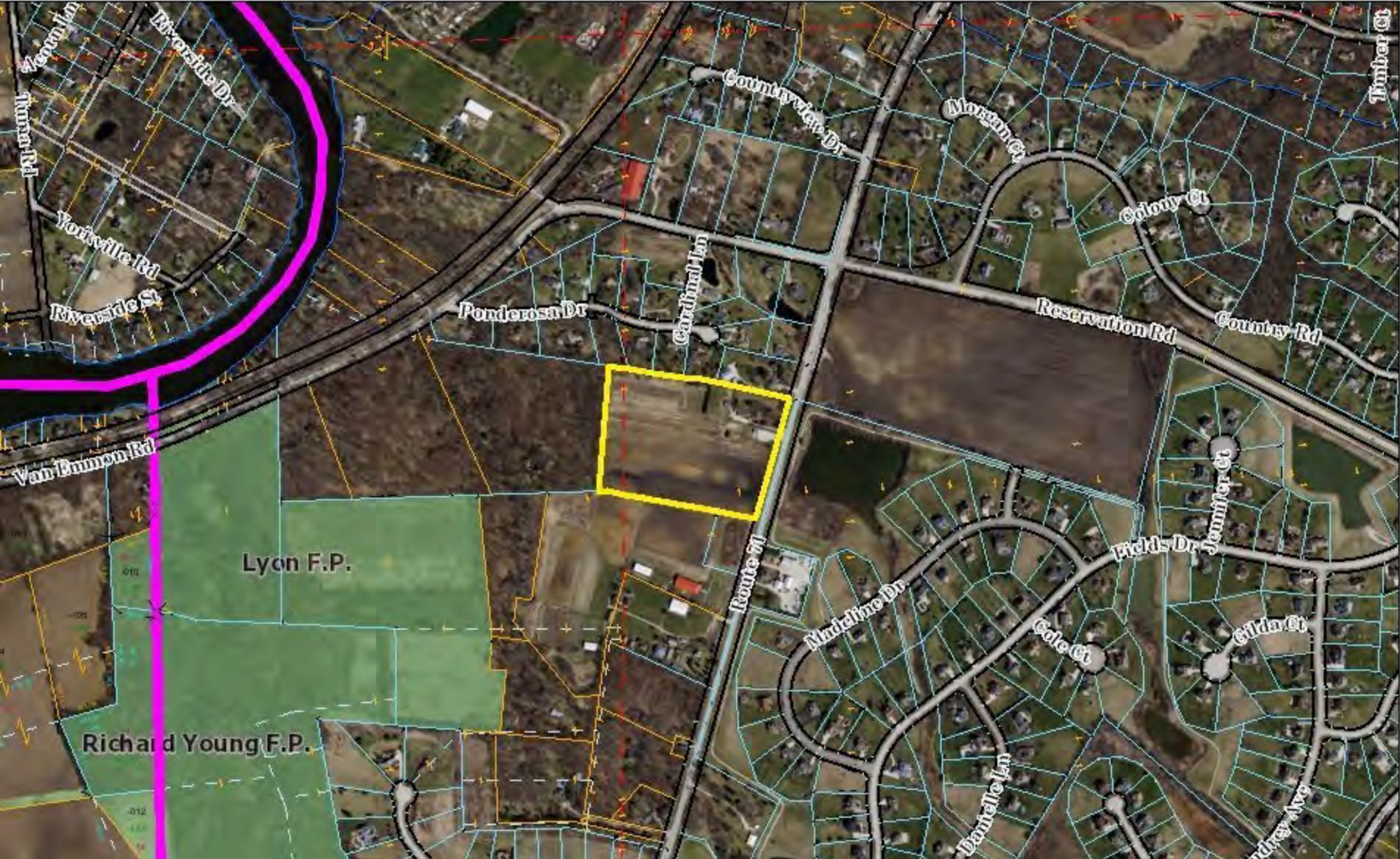
1. The property owner will provide and maintain a turn-around facility for cars leaving the parking area and entering Route 71 in a forward motion.

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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Fax: 815.748.4255
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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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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	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. sylvatica	River-Bank Grape	1 FACW	FAC	-1 Vine	Perennial	Native
xanstr	Xanthium strumarium	Xanthium strumarium var. canadense; Xanthium strumarium var. glabratum	Rough Cocklebur	0 FAC	FAC	0 Forb	Annual	Native

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 7821 IL Route 71 City/County: Yorkville / Kendall Sampling Date: 5/29/19
 Applicant/Owner: Smrz, Ron State: IL Sampling Point: A
 Investigator(s) R. Van Herik & S. Milano Section, Township, Range: S35 T37N R7E
 Landform (hillslope, terrace, etc.): Agricultural Field Depression Local Relief (concave, convex, none): Concave
 Slope (%): 0% Lat: 41.642582 Long: -88.406551 Datum: Farmed Wetland 1
 Soil Map Unit Name: Camden silt loam, 5 to 10 percent slopes, eroded (134C2) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no explain in remarks)
 Are vegetation Soil Hydrology significantly disturbed? Are normal circumstances present? Yes No
 Are vegetation Soil Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

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

VEGETATION – Use scientific names of plants.

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

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
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)
2. _____				
3. _____				
4. _____				
5. _____				
<u>15</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				
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>)				
1. <u>Cirsium arvense</u>	30	Y	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
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. _____				
<u>42</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>30'</u>)				
1. _____				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. _____				
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet) Photograph 7 (See Site Photos)				

Sampling Point C

SOIL

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

Depth (Inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%				
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.

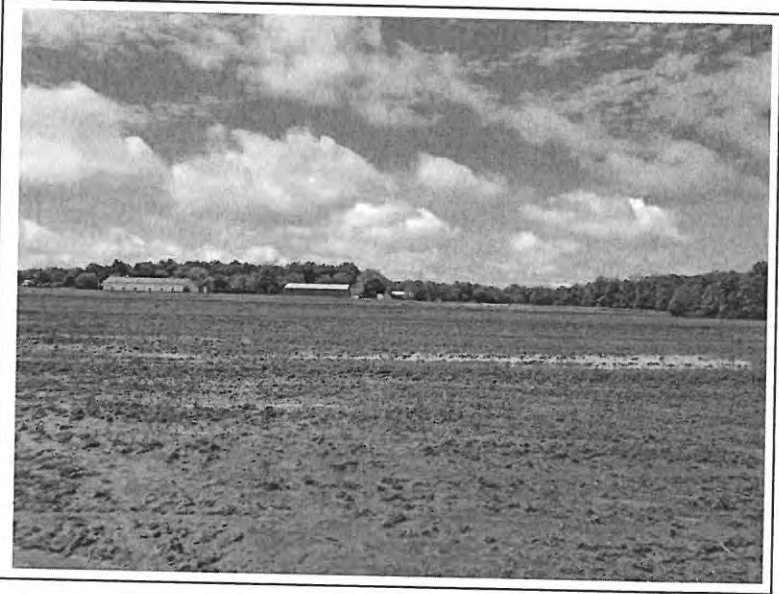
PHOTOGRAPH 13	
DESCRIPTION: 7821 Route 71 / Smrz, Ron Site Overview Facing North	
DATE PHOTO TAKEN: May 29, 2019	


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	

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.

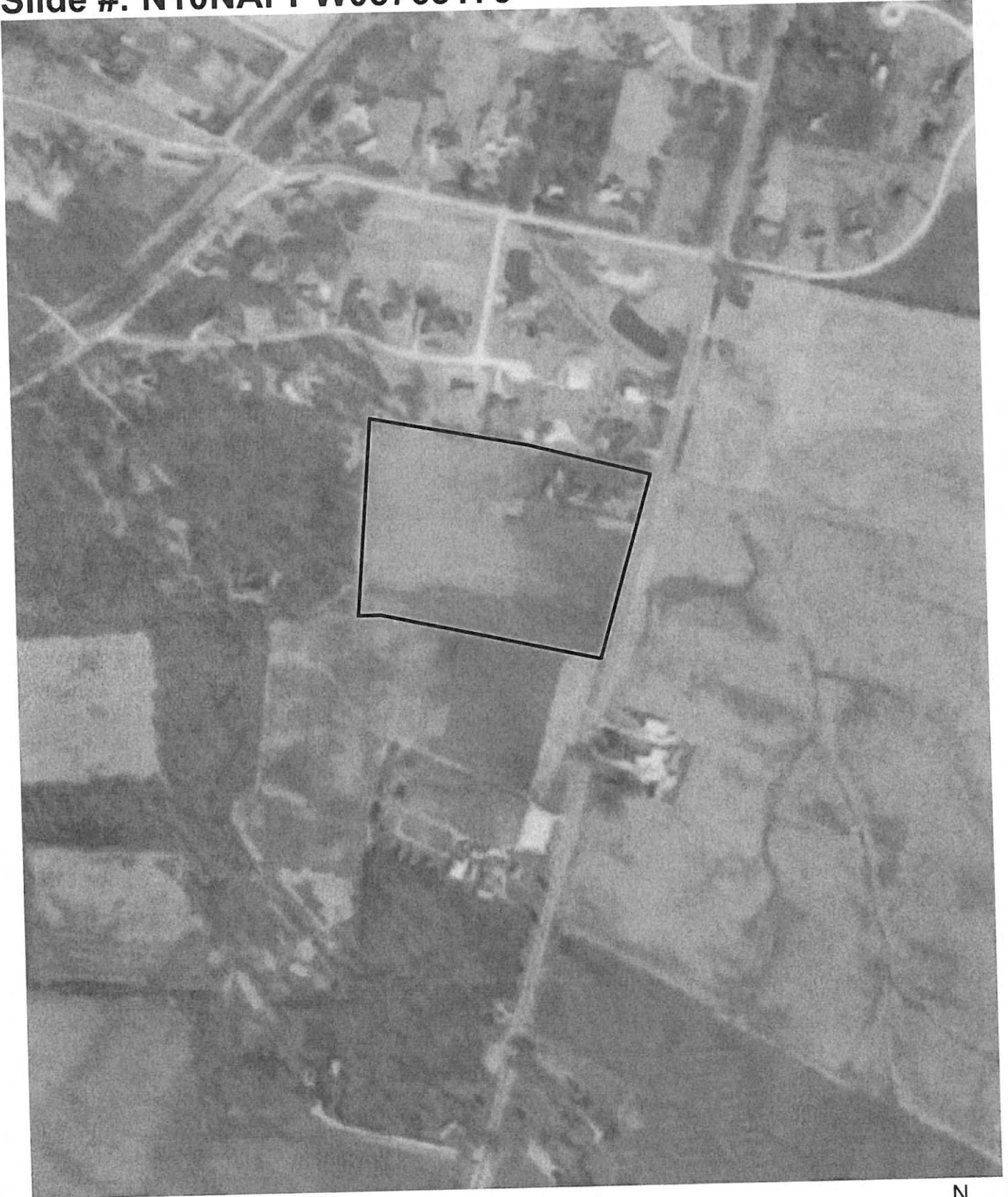
COMMENTS: _____

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

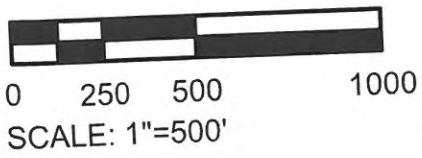
**Historical Aerial Slide Photographs: 1993, 2002, 2006, 2008, 2009, 2010 -
Wet**

Slide #: N10NAPPW05763175

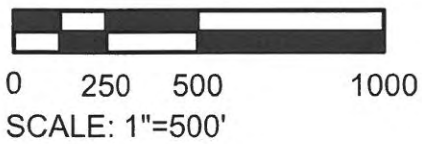
Year: 1993



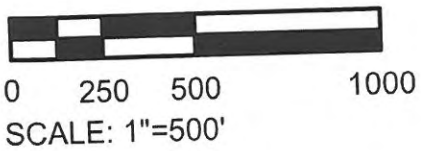
Year: 2002



Year: 2006



Year: 2008



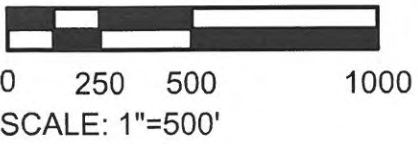
Year: 2009



0 250 500 1000
SCALE: 1"=500'



Year: 2010- WET

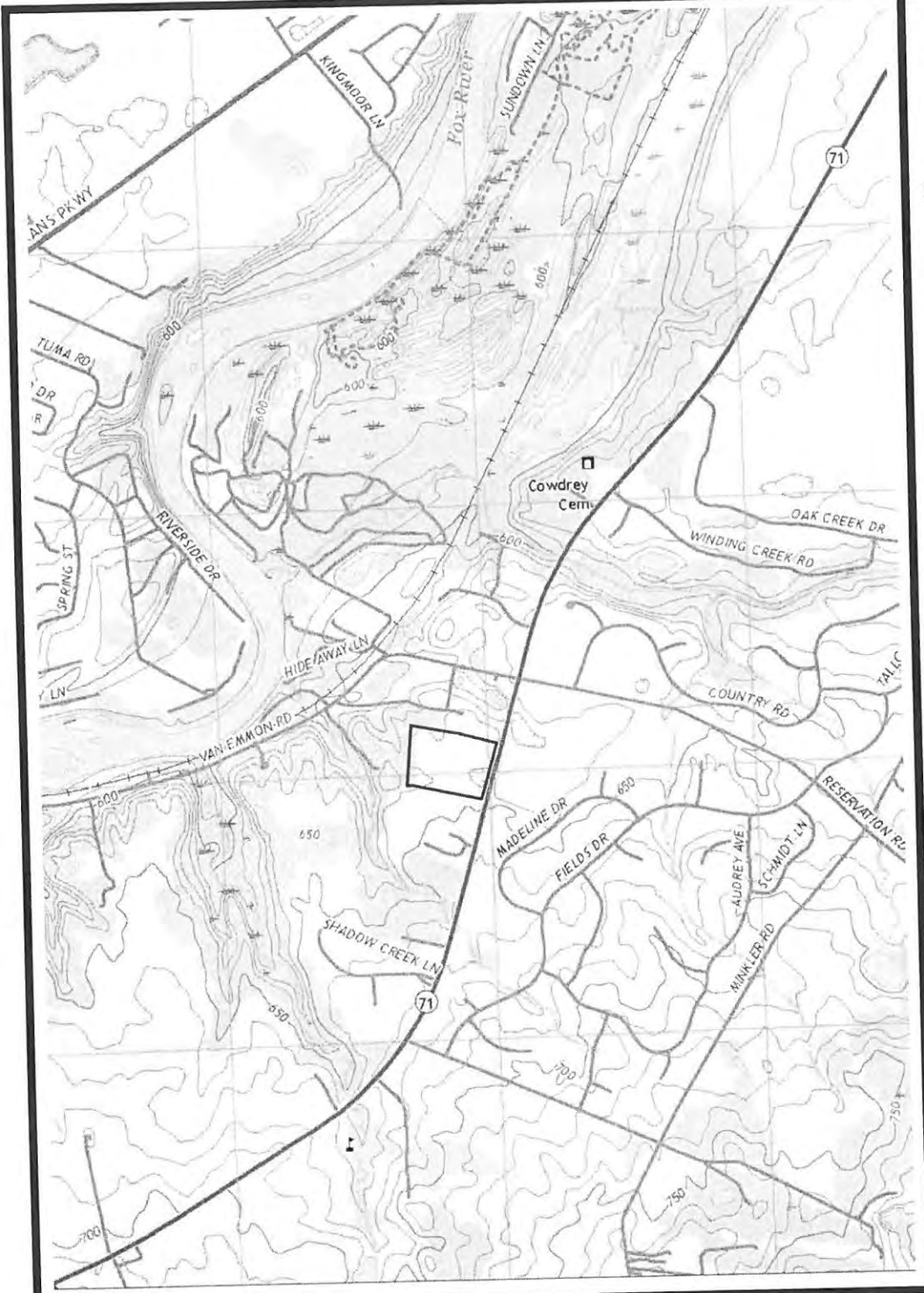


Exhibits A - G



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

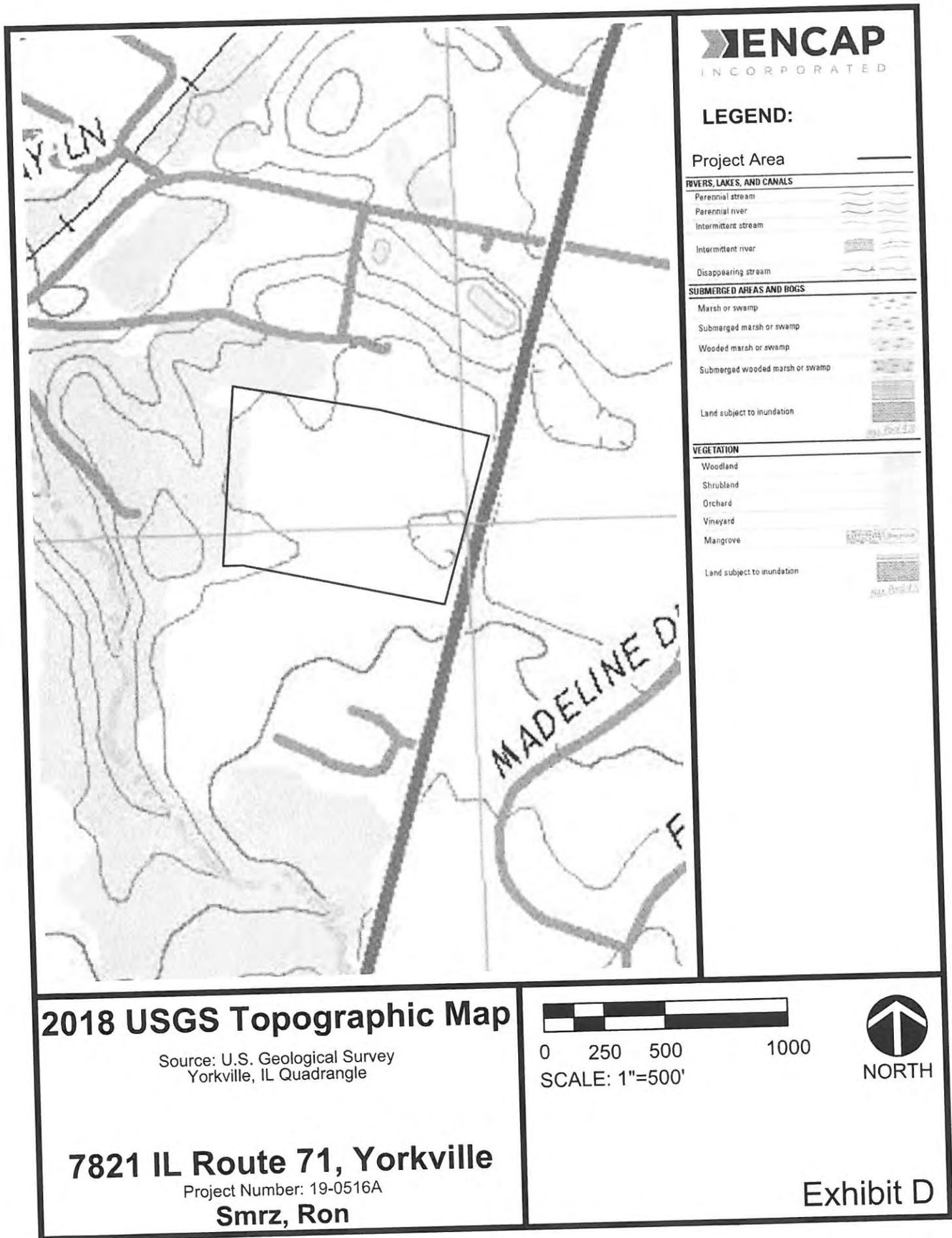


0 125 250 500
SCALE: 1"=250'



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



ENCAP
INCORPORATED

LEGEND:

- Project Area**
- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO MODIFICATION BY THE 1% ANNUAL CHANCE FLOOD**
The 1% annual chance flood (100-year flood) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AH, X, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE A** (see Flood Elevation Determination)
- ZONE AH** (see Flood Elevation Determination)
- ZONE AO** (see Flood Elevation Determination)
- ZONE AR** (see Flood Elevation Determination)
- ZONE ARS** (see Flood Elevation Determination)
- ZONE V** (see Flood Elevation Determination)
- ZONE VE** (see Flood Elevation Determination)
- FLOODWAY AREAS IN ZONE AE**
The location in the channel of a floodplain any structure foundation area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood height.
- OTHER FLOOD AREAS**
- ZONE X** (see Flood Elevation Determination)
- OTHER AREAS**
- ZONE A** (see Flood Elevation Determination)
- ZONE D** (see Flood Elevation Determination)
- COASTAL HAZARD REDUCED SYSTEM (CHRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CHRS areas and OPAs are normally marked with an adjacent to Special Flood Hazard Area.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- CHRS and OPA Boundary
- Boundary defining Special Flood Hazard Area Zone A and Non-Floodway Zone of Flood Hazard Area of 0.2% Annual Chance Floodplain Boundary
- Base Flood Elevation line and value, indicated in feet (3.3 feet)
- Indicated by the North American Vertical Datum of 1988
- COAST WETLAND**
- Wetland Line
- Channel
- Bridge
- 40'± or 10'± or 10'±
- Geographic coordinates referenced to the North American Datum (NAD 83) datum measurement
- 500 Feet Scale, Universal State Plane Coordinate System (SPCS Zone 1823, Lambert Conformal Conic projection)
- USGS-made Universal Transverse Mercator grid reality, zone 17
- Details may come explanation in Notes to Users section of this DSHF
- Map Title:

Flood Insurance Rate Map

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

7821 IL Route 71, Yorkville
Project Number: 19-0516A
Smrz, Ron

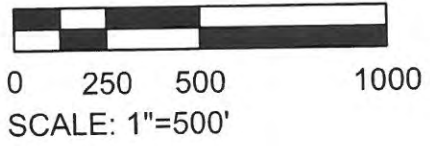
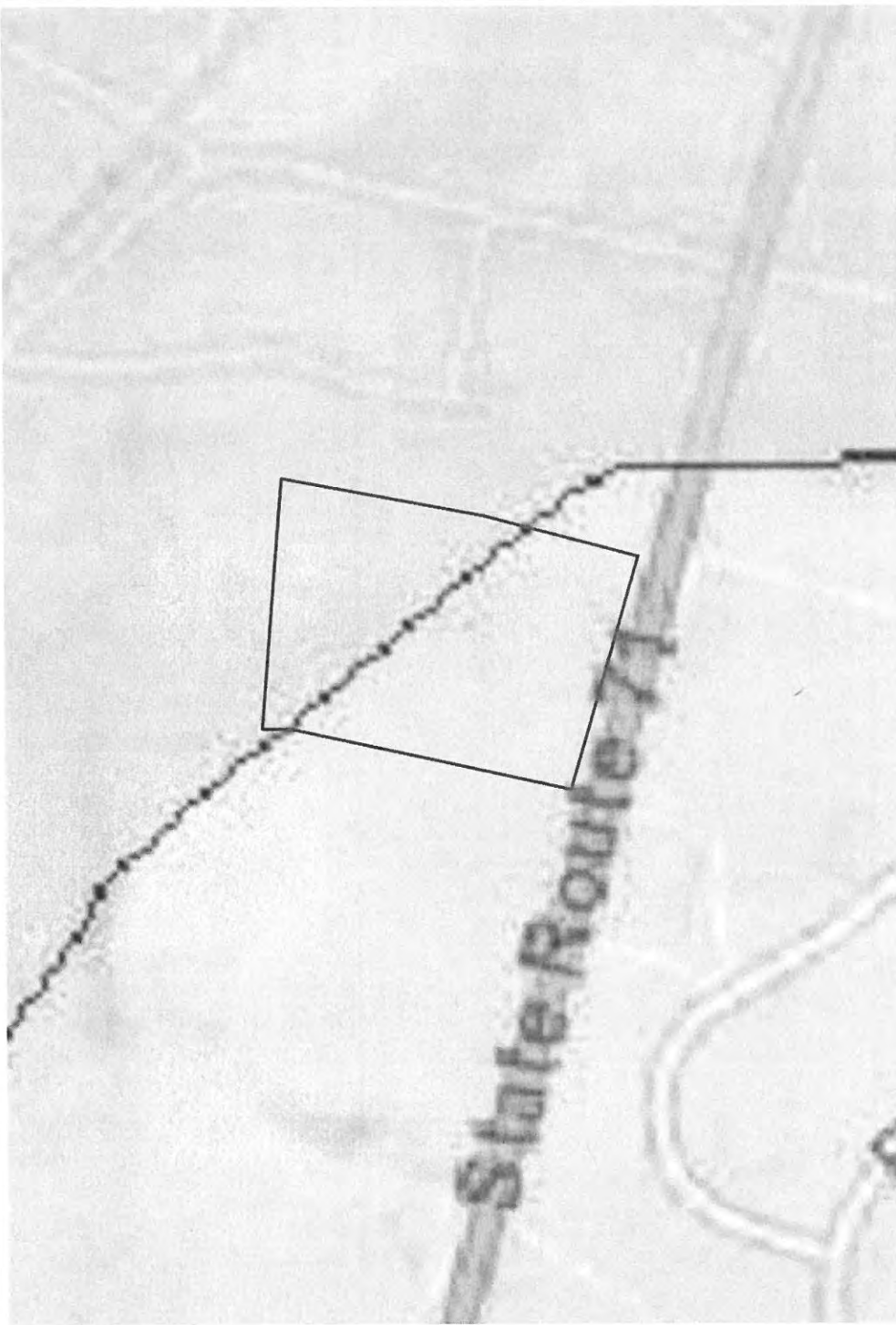


Exhibit E



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'






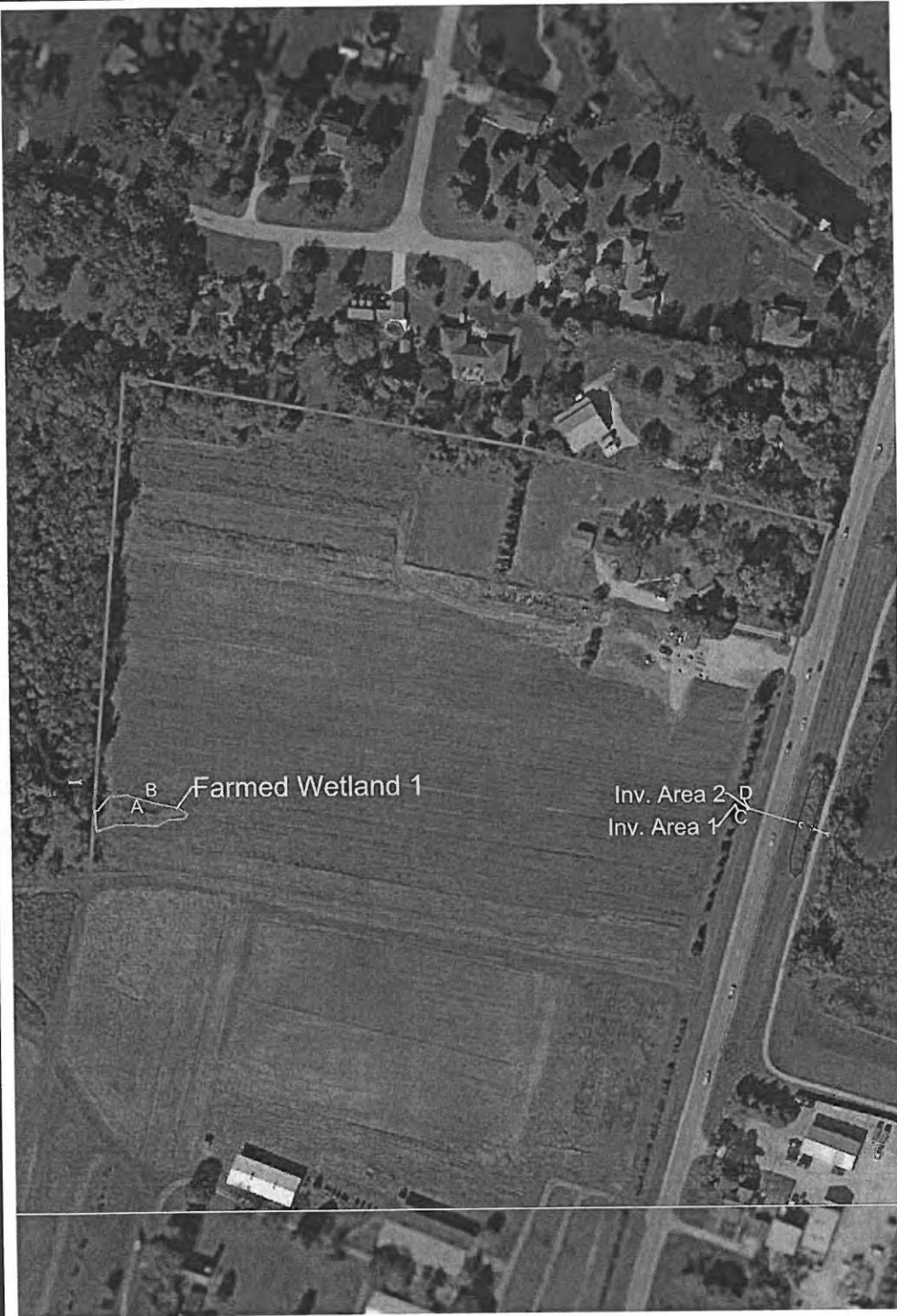
NORTH

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.

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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.

**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

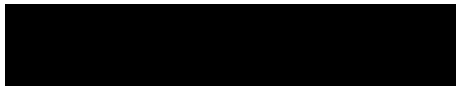
Dear Applicant:

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?

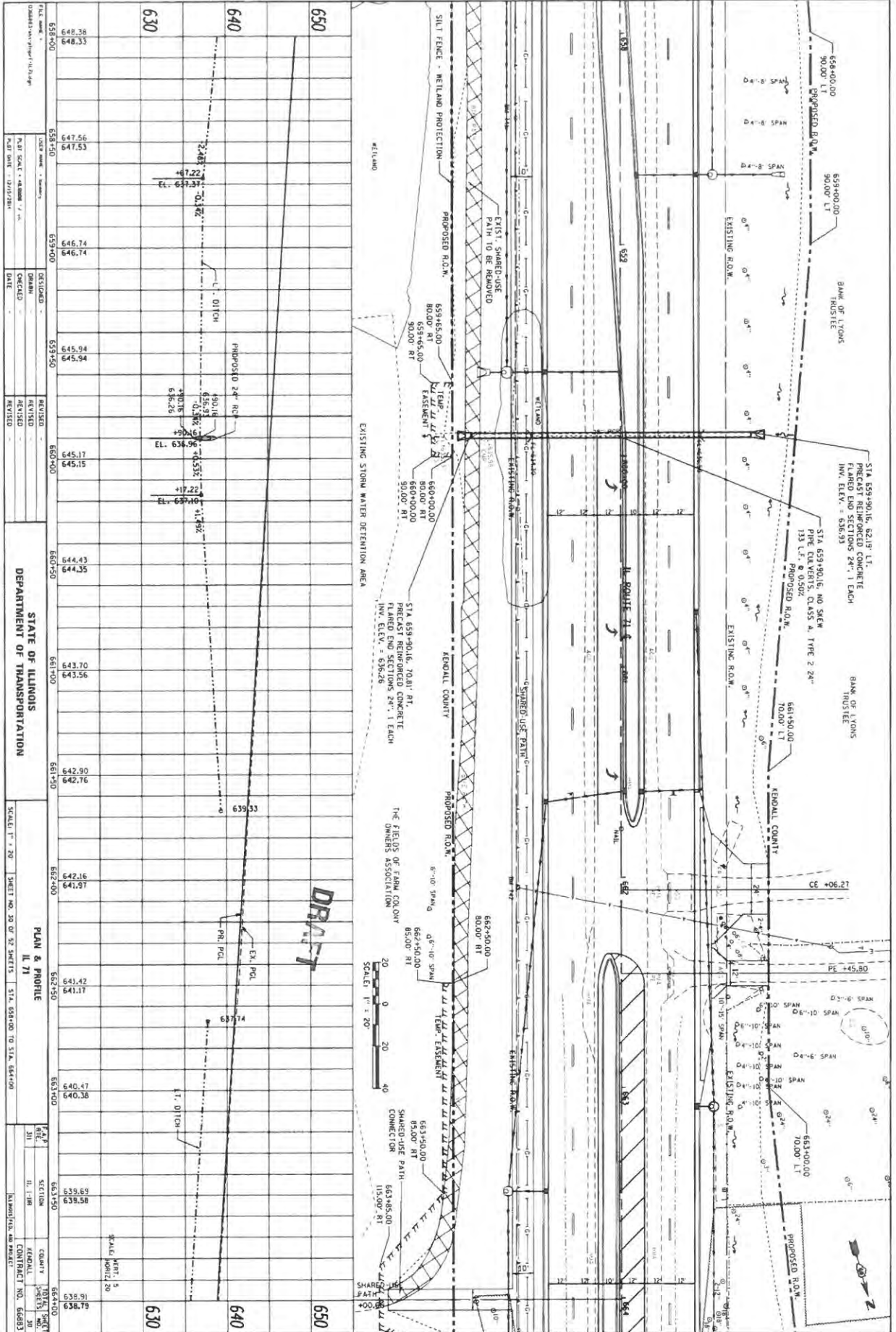
The proposed site plan is attached.

Thanks,

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

PROFILE	DATE	BY
DESIGNED		
CHECKED		
REVISION		

PLAN	DATE	BY
DESIGNED		
CHECKED		
REVISION		



FILE NAME	DATE	BY
DESIGNED		
CHECKED		
REVISION		

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PLAN & PROFILE
IL 71

SECTION	DATE	BY
DESIGNED		
CHECKED		
REVISION		

SECTION	DATE	BY
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REVISION		

**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

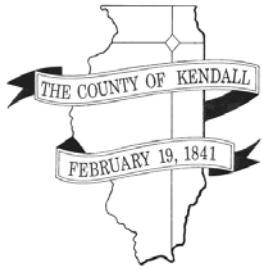
PUBLIC COMMENT

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

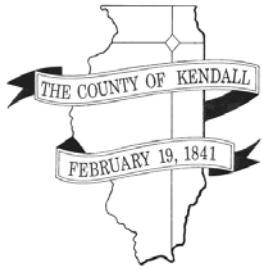
Member Cherry made a motion, seconded by Member Fox, to adjourn. With a voice vote of six (6) ayes, the motion passed. The Zoning Board of Appeals meeting adjourned at 8:17 p.m.

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

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>.

**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 Kammer	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]

CITY OF YORKVILLE YEAR IN REVIEW 2019



Community Development Department
February 12, 2020

Contents

- I. Executive Summary
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 - IV. Downtown Façade Program
 - V. Downtown Art Program
 - VI. Downtown Landscape Hill
 - VII. Unified Development Ordinance (UDO)
- V. Commissioner Training Series
- VI. Future Goals - 2020

Executive Summary

Over the past year, the Community Development Department, which serves as the liaison between the City Council and the City's appointed boards/commissions that are tasked with reviewing development proposals and requests for certain relief of zoning standards, has had several major accomplishments to share. We also have worked to proactively address challenges that may have previously impeded the efficiency of the approval process for developers and remedy inconsistent or unduly burdensome regulations for our residents.

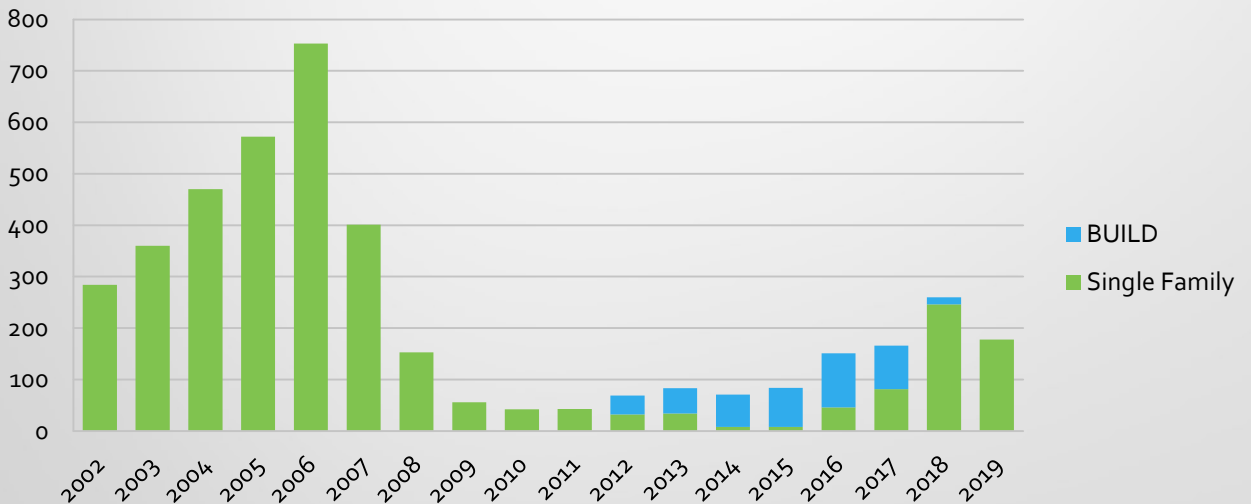
All efforts were done with an eye towards encouraging future growth and orderly development within Yorkville. Therefore, this report highlights the role the Planning and Zoning Commission (PZC) has had in achieving those accomplishments, as well as an introduction of goals for the year ahead which includes the following:

- ❖ **There were a total of 2,143 Building Permits issued in 2019.**
- ❖ **178 new residential housing starts.**
- ❖ **Foreclosures continued a steady decline with 51 newly filed foreclosures in 2019.**
- ❖ **Large development projects recently approved, opened or under construction include: Holiday Inn Express, Martini Banquet Hall, Arby's, Morton Buildings and Lenny's Gas N Wash.**
- ❖ **There were 27 applications for various planning and zoning related requests filed in 2019.**
- ❖ **Continued implementation of the Comprehensive Plan with several projects underway, such as Downtown Art Program, Tactical Urbanism, Downtown Façade Program & Downtown Landscape Hill project.**
- ❖ **Unified Development Ordinance (UDO) Kick-Off**
- ❖ **2018 International Council of Codes building code series adopted.**

Buildings & Development

- Below are some highlights from the Community Development Department in calendar year 2019:
- Building permit figures:
 - **178** new housing starts (143 Single Family Detached and 35 Single Family Attached).
 - **2,143** total building permits issued in calendar year 2019.
 - Total permit fees collected (all types) **\$1,857,999.71**
 - Total Construction Value **\$59,154,430.00**
 - Average Single Family Detached permit construction value **\$156,381.95**

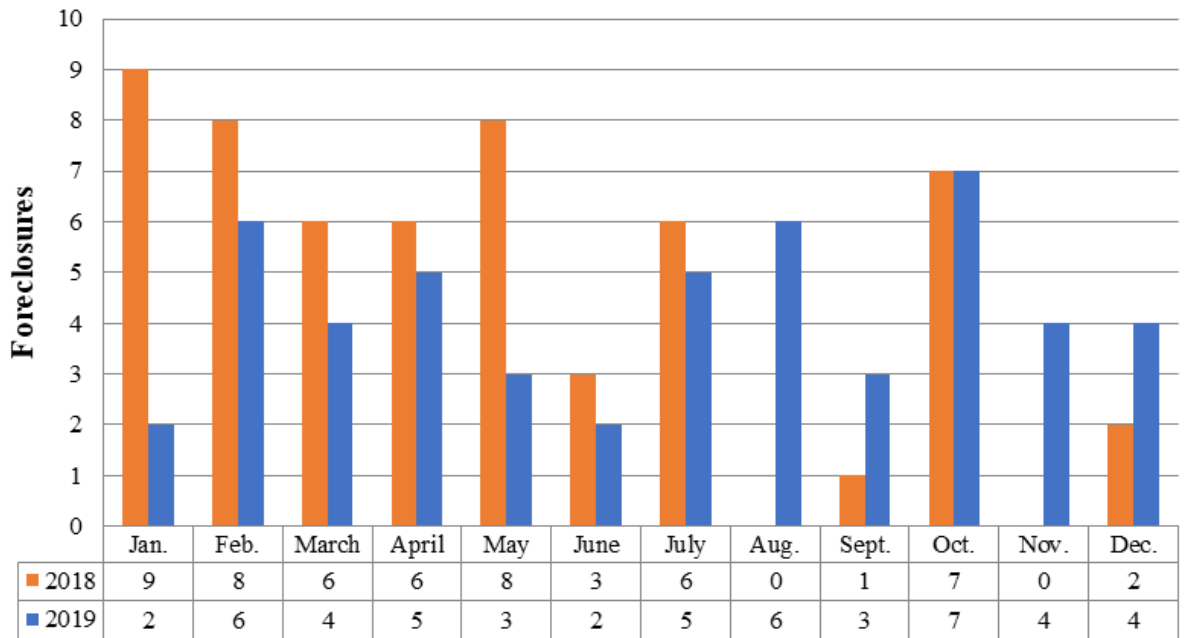
Building Permits Issued



Foreclosure Data

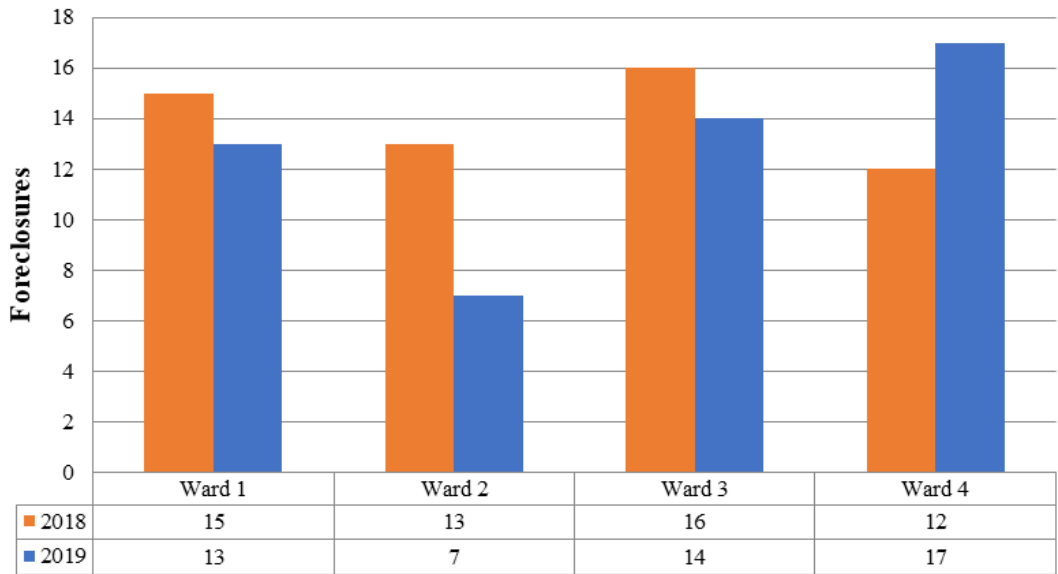
The number of total foreclosures from 2018 to 2019 decreased by approximately 9%. In total, there were 56 newly filed foreclosures in 2018 and 51 in 2019, a decrease by five (5) less filings. While this represents a marginal decline in new foreclosure filings, the overall effect appears to represent stabilization in the housing market for Yorkville.

2018 vs. 2019 Foreclosures

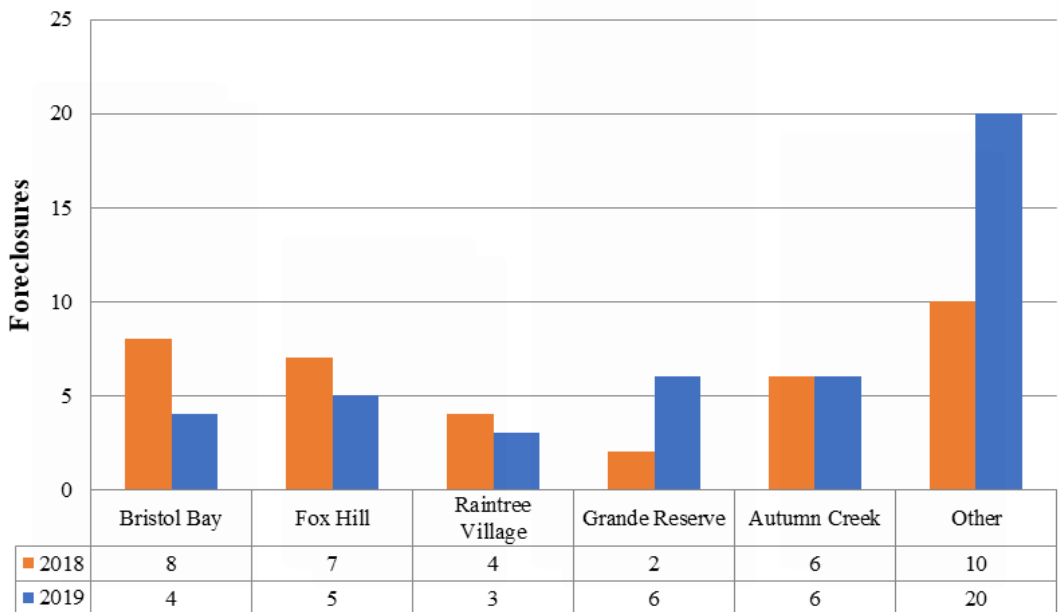


Foreclosure Data

2018 vs. 2019 Ward Breakdown

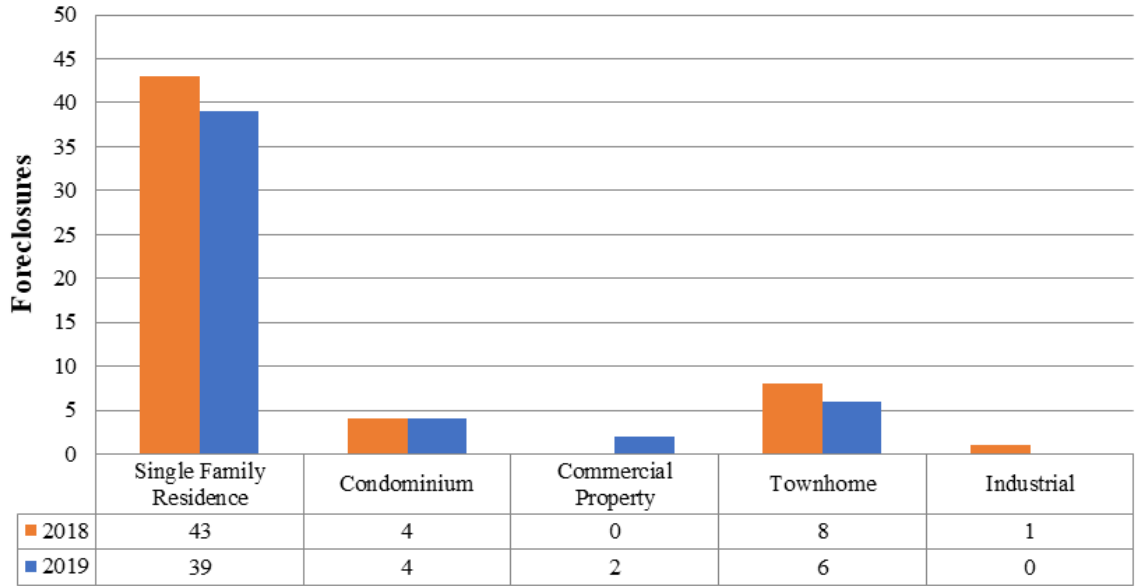


2018 vs. 2019 Subdivision Breakdown

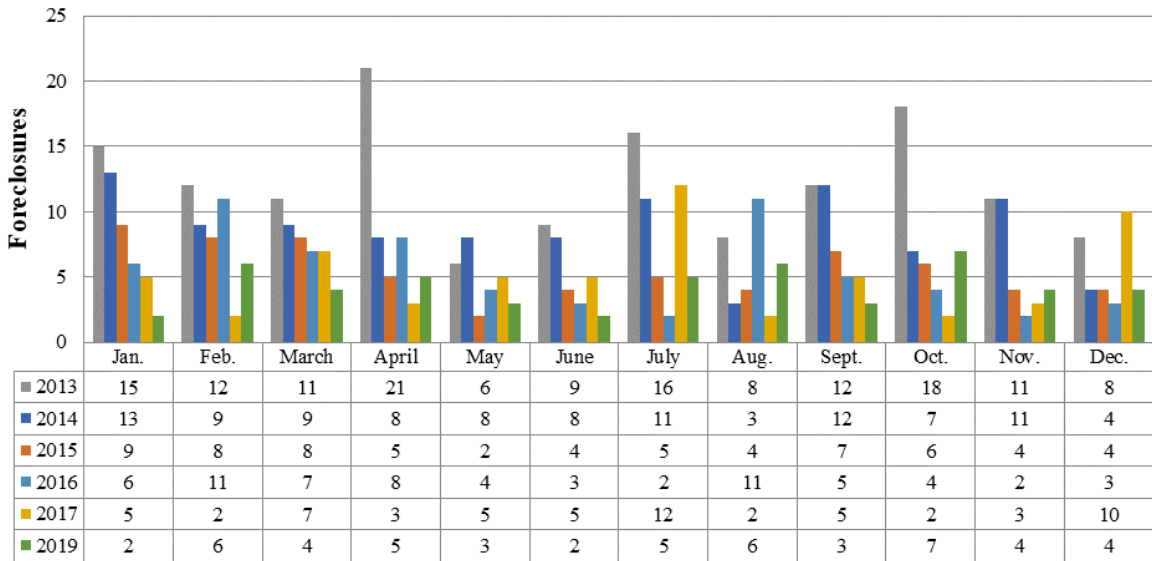


Foreclosure Data

2018 vs. 2019 Property Type Breakdown



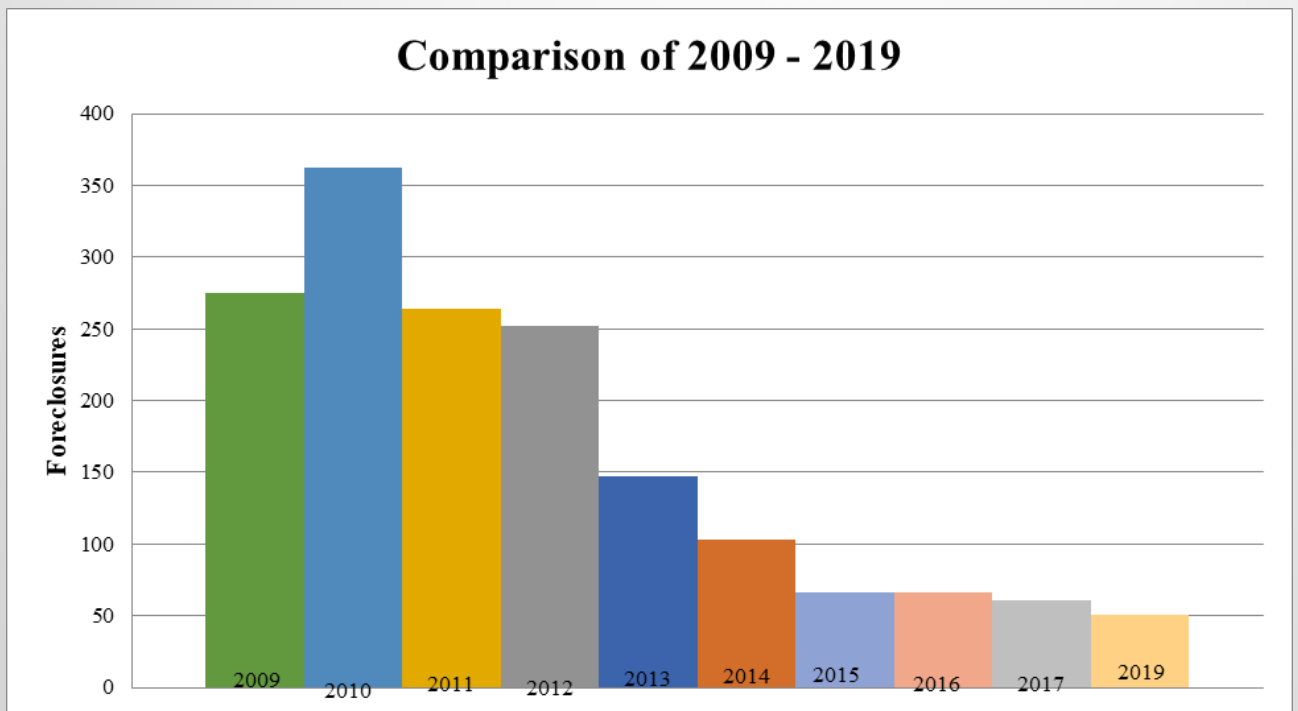
Comparison of 2013 - 2019



Foreclosure Data

According to *RealtyTrac*, Illinois has a newly filed foreclosure rate of 1 in every 1,336 (down from 1 in every 1,420 in 2018). In 2019, Kendall County is no longer ranked in the top 5 counties with the highest rates of foreclosures in Illinois. While Kendall County had a newly filed foreclosure rate of 1 in every 840 homes, Yorkville faired slightly better with 1 foreclosure for every 872 homes, as of October 2019. Expectations are that the foreclosures will continue to level off or decrease in 2019. Below is a graph illustrating the trend of foreclosures in Yorkville for the past decade.

<http://www.realtytrac.com/statsandtrends/foreclosuretrends/il>



Current Development Projects

Holiday Inn Express

- Completion of the new four (4) story hotel occurred in winter 2019. The building consists of 93 rooms, meeting areas and indoor pool. Located within the Kendall Crossing development at the northwest corner of IL 47 (Bridge St) and US 34 (Veterans Pkwy), the hotel is part of the Countryside TIF.



Current Development Projects

Martini Banquet Hall

- A new two-story, 9,500 square foot banquet hall venue completed construction in late Summer 2019.
- The property consists of approximately 1.75 acres, and is generally located southwest of IL 71 (Stagecoach Trail) and Bridge Street (IL 47), in Yorkville, Illinois.



Arby's

- A new 2,700 square foot fast food chain restaurant completed the approximately \$700,000 construction project in August 2019. The property is generally located northeast of US 34 (Veterans Parkway) and N. Bridge Street (IL 47), in Yorkville, Illinois.

Current Development Projects

Morton Buildings

- A new one-story, 7,000 square foot office and manufacturing building is was approved in 2019. The property consists of approximately 2 acres, and is located within the Yorkville Business District north of Boombah Boulevard, in Yorkville, Illinois.



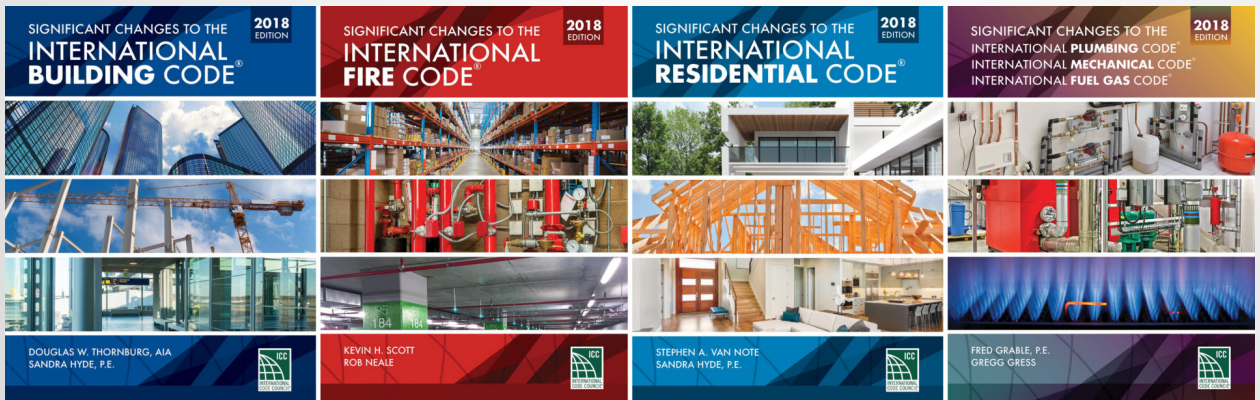
Lenny's Gas N Wash

- Construction has begun on the recently approved 3.43-acre full-service gas station , car wash and convenience store project located north of Raging Waves at the northeast corner of N. Bridge Street (IL-47) and Waterpark Way, in Yorkville, Illinois.



Building Code Update


In Summer/Fall 2019, the update to the City's Building Code from the 2009 series of the International Code to the 2018 series was approved. The 2018 International Codes represent the most current comprehensive building standards available for the construction community.



Land Use Planning

2019 Applications & Petitions


During the calendar year of 2019, the United City of Yorkville's Plan Commission, Zoning Board of Appeal and now the Planning and Zoning Board reviewed a total of thirty-three (33) applications for various planning and zoning related requests.



United City of Yorkville
800 Garner 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 type="checkbox"/> Engineering Plan	
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> PUD	
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre	
# of Acres	Answer 2	Amount for Fee
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre	
# of Acres	Answer 2	Amount for Fee
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre	
# of Acres	Answer 2	Amount for Fee
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00	
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00	
PUD FEE	<input type="checkbox"/> \$500.00	
FINAL PLAT FEE	<input type="checkbox"/> \$500.00	
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres, less <input type="checkbox"/> Over 10 acres, less than 40 acres, less <input type="checkbox"/> Over 40 acres	
OUTSIDE CONSULTANTS DEPOSIT	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres	



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APPLICATION FOR AGREEMENT AMENDMENT



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APPLICATION FOR AGREEMENT AMENDMENT

STAGE 2: PLAN COUNCIL REVIEW

Petitioner must present the proposed amended plan to the Council at 7:00 p.m. on the 1st Tuesday of each month in the full City Council deliberations and provide informal feedback to the Planning & Zoning Commission hearing.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Petitioner must present the proposed amendment agreement at 7:00 p.m. on the 1st Tuesday of each month in the full City Council deliberations and provide informal feedback to the Planning & Zoning Commission hearing.

STAGE 4: PLANNING & ZONING COMMISSION

Petitioner will attend a public hearing conducted by the Planning & Zoning Commission on the 2nd and 4th Tuesdays of the month at 7:00 p.m. City Council will hold a public hearing on the 2nd and 4th Tuesdays of the month at 7:00 p.m. City Council will hold a public hearing on the 2nd and 4th Tuesdays of the month at 7:00 p.m. City Council will hold a public hearing on the 2nd and 4th Tuesdays of the month at 7:00 p.m.

STAGE 5: CITY COUNCIL PUBLIC HEARING

Petitioner will attend the City Council meeting where the 2nd and 4th Tuesdays of the month at 7:00 p.m. City Council will hold a public hearing on the 2nd and 4th Tuesdays of the month at 7:00 p.m. City Council will hold a public hearing on the 2nd and 4th Tuesdays of the month at 7:00 p.m.

DORMANT APPLICATIONS

The Community Development Director shall determine if the application is incomplete; if it becomes dormant and the petitioner has not responded in writing to a request for information within six (6) months from the date of that request, the petitioner has not responded in writing to a request for information within six (6) months from the date of that request, the petitioner has not responded in writing to a request for information within six (6) months from the date of that request.

APPLICATION PROCEDURE:

STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5
Submit Application, Fees, and All Pertinent Information to the Community Development Department	Plan Council Review (if applicable) Meets on the 2nd and 4th Thursday of the Month	Economic Development Committee Meets on the 1st Tuesday of the Month	Planning & Zoning Commission Public Hearing (PUD only) Meets on the 2nd Wednesday of the Month	City Council Public Hearing Meets on the 2nd and 4th Tuesday of the Month

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.

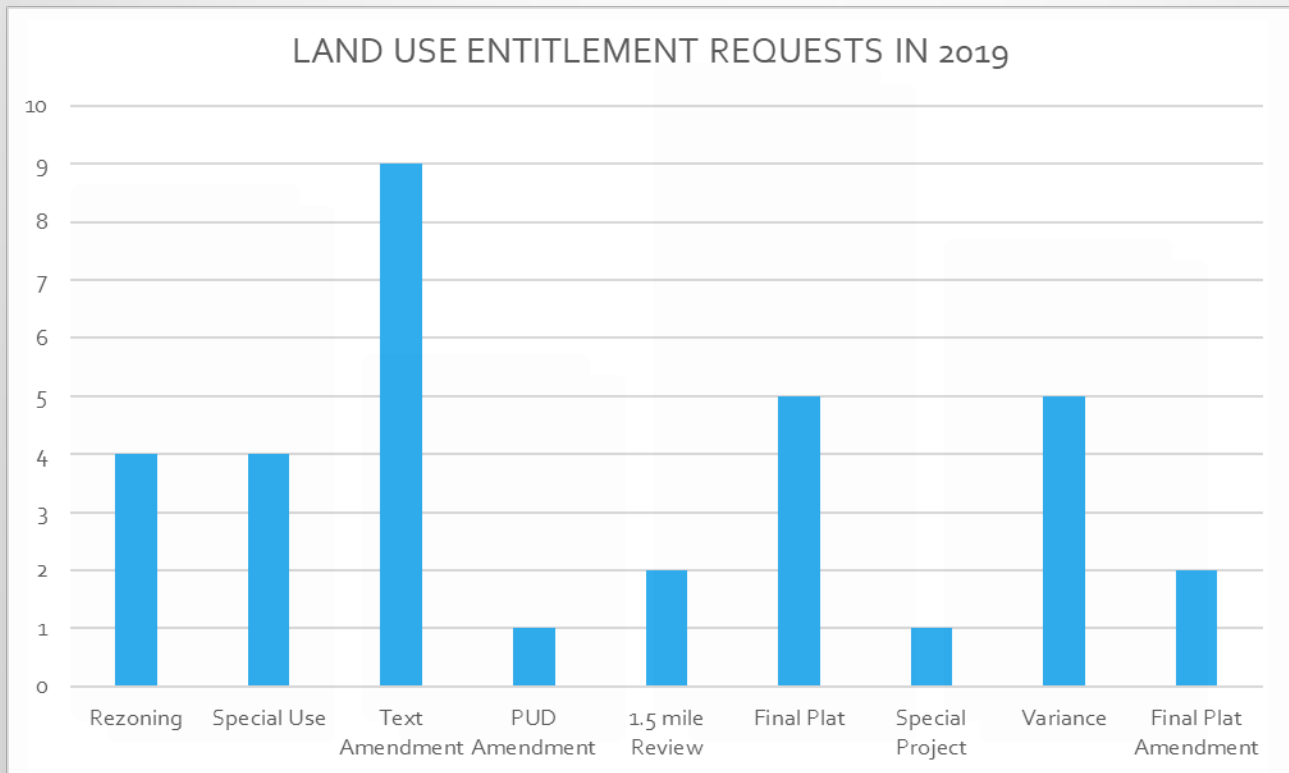
Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty-five (45) days prior to the targeted Planning & Zoning Commission meeting. An incomplete submittal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

Land Use Planning

Number of Requests

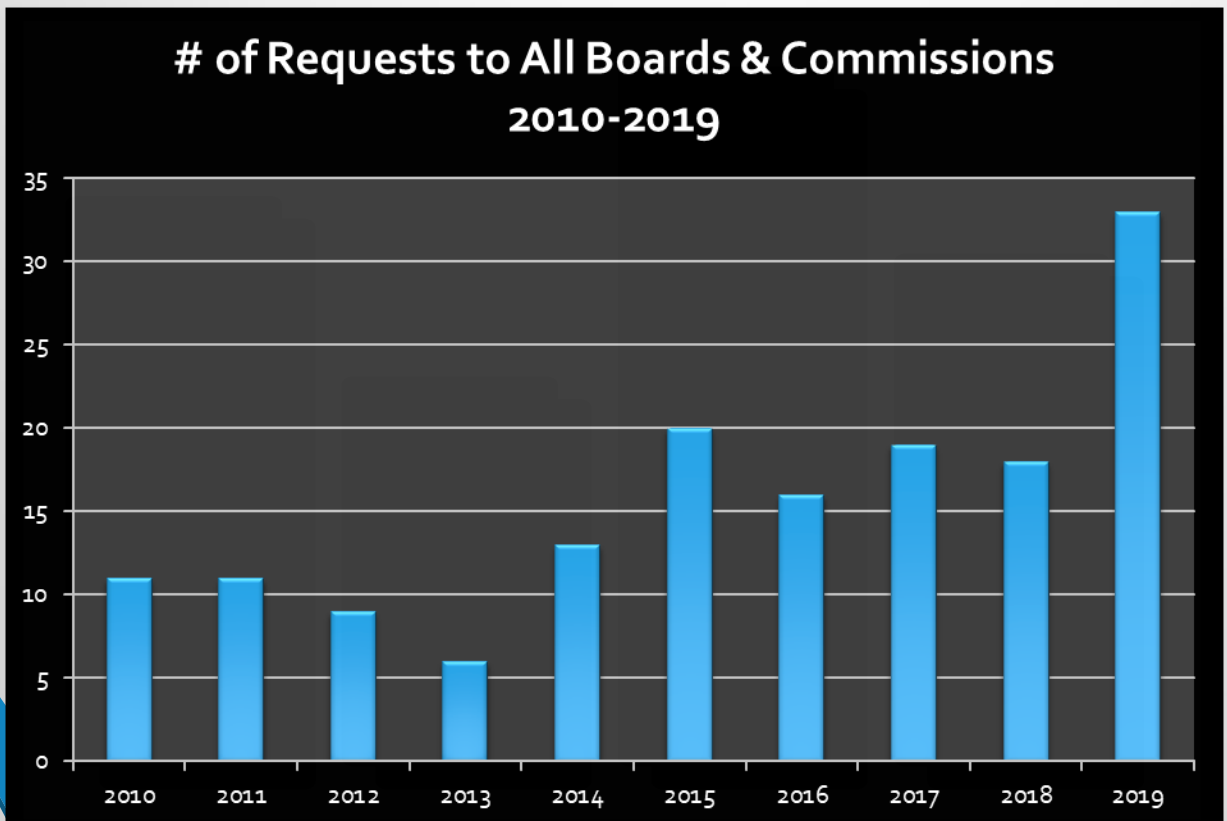
Over the past year, the Planning and Zoning Commission considered a totaled of 32 various land use entitlement requests and one (1) special project (Neighborhood Design Manual). The majority of these requests were text amendments (28%) which were primarily identification of new permitted uses (i.e., short-term rentals, accessory structures/uses, and adult-use cannabis) and creation of new regulations (i.e., Downtown Form-Based Code and Building Code Update).



Land Use Planning

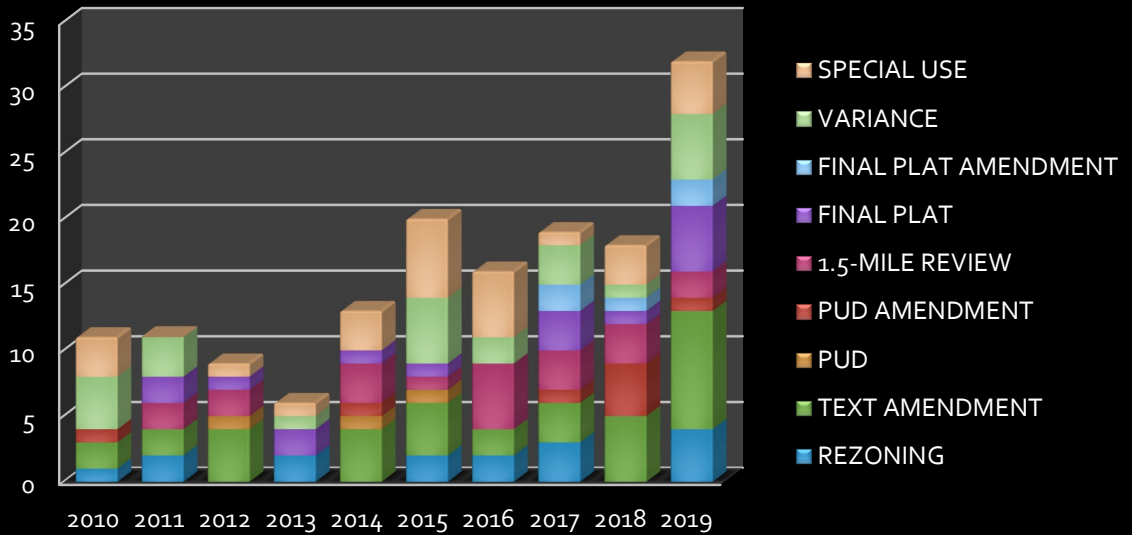
Historic Analysis of Entitlement Requests

Staff undertook a historical analysis of the number and various types of entitlement requests applied for between 2006 and 2019 to see if there was any insight to be gained for future reference, such as the effectiveness of the most recent adoption of the Zoning Code update completed in November 2014 and preparation for the Unified Development Ordinance (UDO). There were a total of 156 cases reviewed by the various boards and commissions regarding land use entitlements during that period. The following data tables represents the findings of the historical analysis.

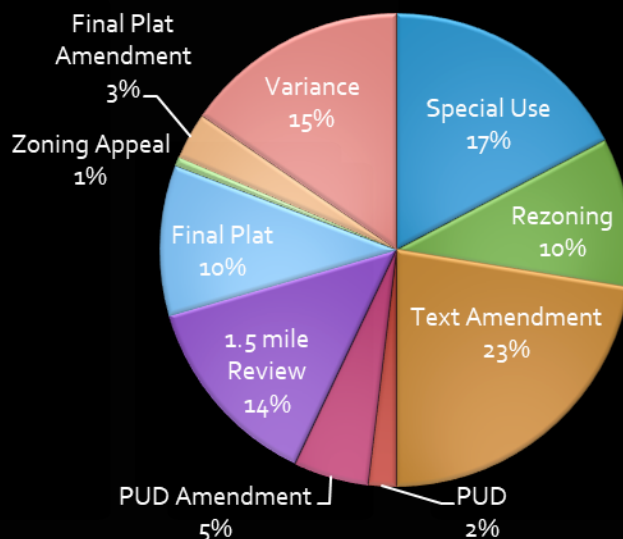


Land Use Planning

TYPES OF ENTITLEMENT REQUESTS BY YEAR BETWEEN 2010-2019

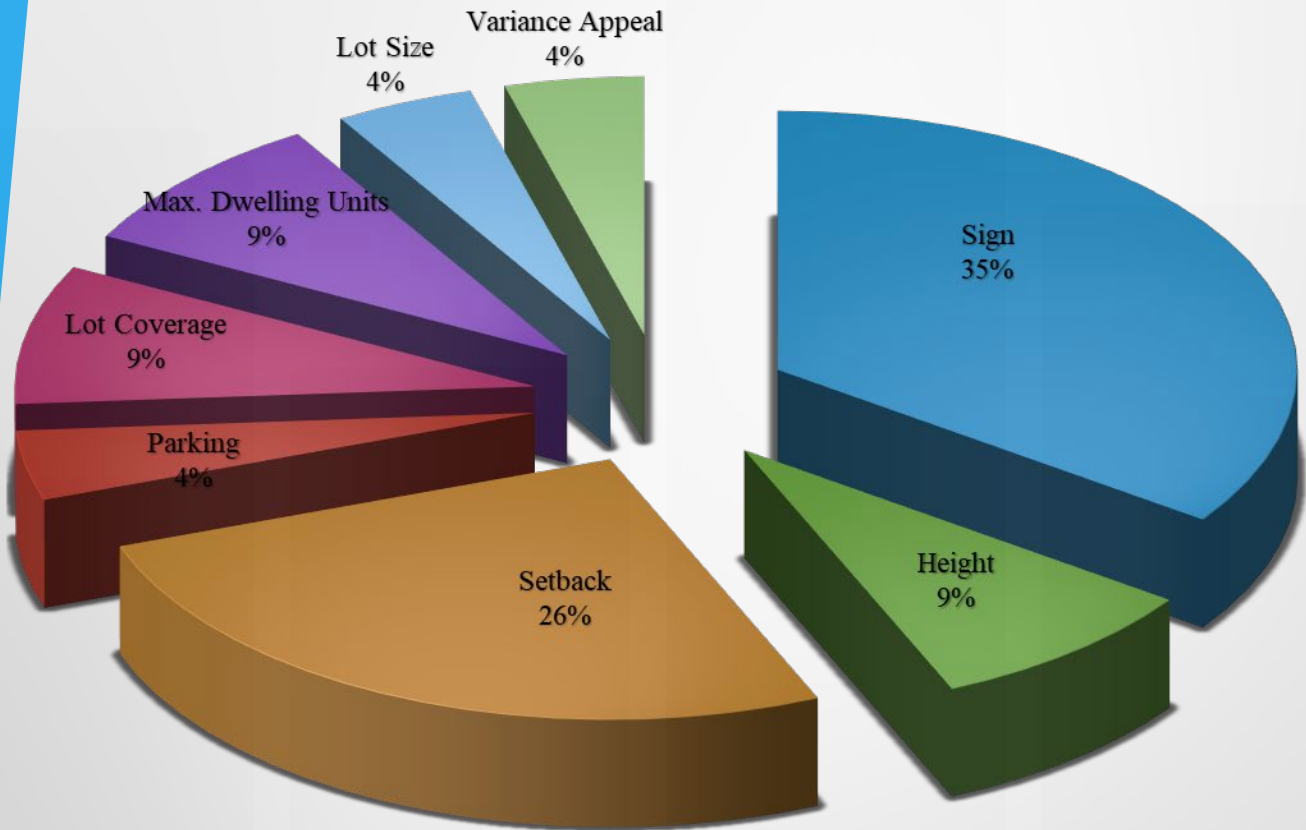


TYPES OF ENTITLEMENT REQUESTS BETWEEN 2010-2019



Land Use Planning

TYPE OF VARIANCE REQUESTS BETWEEN 2010-2019



Comprehensive Planning

Comprehensive Plan Implementation Update

As part of the 2016 Comprehensive Plan Update, several implementation goals were suggested to be completed within the first two (2) years as well as 3-10 years of adoption. Staff prepared a summary of those goals and their current status.

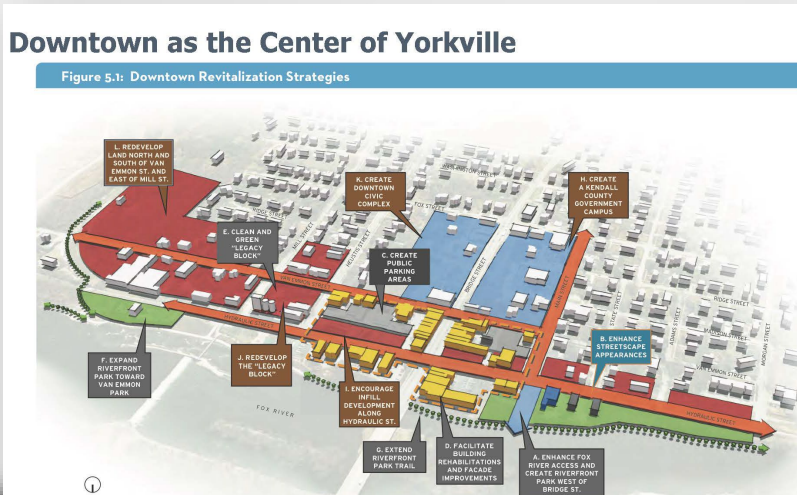


Figure 5.1: Downtown Revitalization Strategies

SECTION 5 - VIBRANT CITY

Section 5 of the Comprehensive Plan Update, "Vibrant City", outlines key planning goals and strategies for the Downtown district and Yorkville's other commercial areas along Illinois Routes 47 and 54. For Yorkville stakeholders, revitalizing Downtown Yorkville is a high priority while facilitating the build-out of recently developed commercial areas should be a focus of targeted community and economic development efforts.

DOWNTOWN YORKVILLE

Downtown Yorkville is defined by Van Emmon Park on the east, Chicago and First Streets on the north, Morgan Street to the west, and the Fox River on the south. The historic commercial core is centrally located between Van Emmon and Chicago Streets to the north, 4th Street to the east, and 1st Street to the west. The Comprehensive Plan Update identifies Downtown Yorkville as a vibrant core center of activity, a variety of shopping, dining, entertainment, living and recreational opportunities and capitalizing on its historic building stock and location adjacent to the Fox River and Yorkville's traditional neighborhood. To accomplish this, the Yorkville community will focus on implementing a series of planning objectives, including:

- Enhancing historic Downtown investment and facilitating the use of incentive programs to rehabilitate historic commercial buildings and structures and converting upper floors when appropriate for use for residential, business, office and residential uses.
- Maximizing existing business and retail uses.
- Encouraging new construction within the Downtown that allows the new urban scale and increasing functionality of the existing historic commercial building fabric.
- Facilitating new construction, renovation and parking development.
- Active marketing through promotional efforts in parking management led by the City of Yorkville.

It is recognized that maintaining and redeveloping Downtown Yorkville will cost time and money in terms of investment and development as well as need and involve a wide distribution of projects over time. Completed early projects will build momentum for more substantial investment efforts to follow.

Enhance the visual appearance, pedestrian environment and functionality of Downtown Yorkville

POLICIES

- Support the preservation, rehabilitation, and reuse of Downtown Yorkville's traditional commercial buildings.
- Consider "form and space" initiatives that improve Downtown blocks and spaces.
- Implement placemaking and streetscape programs that enhance Downtown's visual qualities and appearance.
- Consider design guidelines and new zoning tools to promote higher quality Downtown building design.
- Actively manage Downtown's parking supply.
- Consider urban centers in the Riverfront District Park as a destination recreation and business attraction.

IMPLEMENTATION STRATEGY

Implementation actions may include parking opportunities located west of Bridge Street and north of Hydraulic Street along the Fox River to create the new park area during the construction and construction phase developed by the City of Parks and Recreation Department to guide the new park's design and construction.

STRATEGY A: ENHANCE FOR RIVER ACCESS AND CREATE RIVERFRONT PARK WEST OF BRIDGE STREET (ILLINOIS ROUTE 47)



Along the Fox River, near Hydraulic and Main Streets, an existing 100-year-old public access area could be reimagined by the installation of a new trail, beach system, and the creation of a new park space. This new park would bring needed green space to the edge of town, which would also help to connect residential and commercial properties more effectively for investment and development. Converting the Park and Recreation Department building located to the west of the river into an active area, such as a boating launch center, could also bring increased activity to the west side of Downtown and to the revitalization of an abandoned building (See Figure 5.1: Downtown Revitalization Strategies Map on page viii).

APA Illinois 2017,
Daniel Burnham Award for Comprehensive Planning

Comprehensive Planning Progress

SECTION 9 - STEWARDSHIP AND IMPLEMENTATION

Implementation Chart: Vibrant City

Goal	Policies for Decisions Makers	Strategy/Initiative	Within 2 Years	3 - 10 Years +	Ongoing
<p><i>Enhance the visual appearance, pedestrian environment and functionality of Downtown Yorkville.</i></p>	<ul style="list-style-type: none"> Support the preservation, rehabilitation, and re-use of Downtown Yorkville's traditional commercial buildings. Consider "clean and "green" initiatives that improve Downtown buildings, blocks and other spaces. Implement placemaking and streetscaping programs that enhance Downtown's visual qualities and appearance. Consider design standards and new zoning tools to promote higher quality Downtown building design. Actively manage Downtown's parking supply. Enhance Bicentennial Riverfront Park as a destination recreation and tourism attraction. 	A. Enhance Fox River riverfront access and create a riverfront park west of Bridge Street (IL Route 47).	X		X
		B. Enhance streetscape appearances and improve the walkability of Hydraulic, Main and Van Emmon Streets.	X		X
		C. Create public parking areas.	 DONE		X
		D. Facilitate building rehabilitation and facade improvements.	 DONE		X
		E. Clean and green the Legacy Block (Short-Term)	X		
		F. Expand Bicentennial Riverfront Park and Trail toward Van Emmon Park.	In-Process		
		G. Extend Bicentennial; Riverfront Park Trail.	In-Process		
<p><i>Strengthen and promote Downtown Yorkville as the community's primary mixed-use shopping district.</i></p>	<ul style="list-style-type: none"> Encourage and facilitate new commercial, institutional and mixed-use development on available opportunity sites. Address brownfield and environmental issues for targeted Downtown redevelopment sites. Manage Downtown Yorkville through effective business development and marketing efforts. 	H. Create a Kendall County Government Campus.		X	
		I. Facilitate infill development along Hydraulic Street.		X	
		J. Redevelop the Legacy Block (Long-Term).		X	
		K. Create a Downtown Civic Campus.		X	
		L. Redevelop land north and south of Van Emmon Street East of Mill Street.		X	
		M. Undertake active Downtown Yorkville management efforts			X

SECTION 9 - STEWARDSHIP AND IMPLEMENTATION

Implementation Chart: Vibrant City

Goal	Policies for Decisions Makers	Strategy/Initiative	Within 2 Years	3 - 10 Years +	Ongoing
<p><i>Facilitate development of Yorkville's existing destination and neighborhood shopping areas.</i></p>	<ul style="list-style-type: none"> Facilitate commercial development on available sites and outparcels for both large format destination and neighborhood-scaled commercial activity. Consider alternative uses to retail on sites that are unlikely to be fully built-out as commercial centers. Rezone for other uses remaining commercially-zoned land not likely to be built out over the time horizon of this Comprehensive Plan. Encourage and facilitate high quality building design and placemaking improvements in Yorkville's destination commercial areas. Plan for a future Metra Station TOD neighborhood. 	A. Build out the Yorkville Marketplace Development.		X	
		B. Reposition Yorkville Crossing with a mix of destination commercial and residential uses.		X	
		C. Develop remaining Kendall Marketplace outparcels.	In-Process		X
		D. Facilitate development of the Parkway site.		X	
		E. Facilitate a grocery-anchored development near the Illinois Routes 47 and 71 intersection.		X	
		F. Plan for neighborhood-oriented commercial development at the Illinois Route 47/Galena Road intersection.		X	
		G. Plan for a Metra Station Transit-Oriented Development District.	In-Process		X
<p><i>Attract new industries in existing and planned industrial areas.</i></p>	<ul style="list-style-type: none"> Encourage infill industrial development in existing industrial parks. Explore options for expanding and redeveloping existing Yorkville industrial areas. Redevelop additional industrial areas along major transportation corridors. Incorporate consistent urban design and placemaking elements as part of industrial developments in Yorkville. 	A. Facilitate completion of the Yorkville Business Center Industrial Park.	 DONE		
		B. Encourage infill development within the Fox Industrial Park.			X
		C. Redevelop and expand the Fox Industrial Park.		X	
		D. Develop the Lincoln Prairie industrial properties	In-Process		

Comprehensive Planning Progress

SECTION 9 - STEWARDSHIP AND IMPLEMENTATION

Implementation Chart: Yorkville Neighborhoods

Goal	Policies for Decisions Makers	Strategy/Initiative	Within 2 Years	3 - 10 Years +	Ongoing
<i>Retain and enhance the character and livability of Yorkville's traditional neighborhoods.</i>	<ul style="list-style-type: none"> Support the maintenance and rehabilitation of Yorkville's traditional residential building stock. Maintain and improve neighborhood infrastructure. Enhance connections to the Fox River waterfront. Explore potential for landmarks and historic districts to brand Yorkville's historic residential center. 	A. Implement on-going neighborhood capital improvements.	In-Process	X	
		B. Prepare a neighborhood design manual.	DONE		
		C. Explore a National Register District designation for Traditional Neighborhood areas.	X		
<i>Facilitate completion of Yorkville subdivision developments in the Tiers 1 and 2 residential neighborhoods.</i>	<ul style="list-style-type: none"> Maintain an active inventory of shovel-ready lots with available infrastructure in the Tiers 1 and 2 subdivisions. Consider the creation of new and incentives to spur residential development activity in Tier 1 and 2 subdivisions. Recruit developers and contractors as necessary to complete active subdivisions. 	A. Facilitate build out of Tier 1 subdivisions.	In-Process	X	
		B. Facilitate build out of Tier 2 subdivisions.	In-Process	X	
<i>Implement alternative land use and housing strategies in Tiers 3 and 4 residential neighborhoods</i>	<ul style="list-style-type: none"> Consider the re-platting of entitled subdivisions in Tier 3 and 4 subdivisions with alternative subdivision design and housing products that meet local housing needs, including duplexes, townhomes, apartments, senior housing and conservation subdivisions. Facilitate the re-zoning of certain Tier 3 and 4 subdivisions to lower density land uses, including open space and agricultural. 	A. Reposition Tier 3 and 4 subdivisions to accommodate different land uses and housing products.	In-Process	X	
		B. Reposition Tier 3 and 4 subdivisions to accommodate different land uses and housing product	In-Process	X	

SECTION 9 - STEWARDSHIP AND IMPLEMENTATION

Implementation Chart: Yorkville Neighborhoods and Community Systems

Goal	Policies for Decisions Makers	Strategy/Initiative	Within 2 Years	3 - 10 Years +	Ongoing
<i>Improve residential subdivision design and neighborhood physical appearances.</i>	<ul style="list-style-type: none"> Update existing subdivision code and design standards. Adopt new subdivision design codes that encourage quality development and protect and preserve Yorkville's environmental assets. 	A. Adopt conservation and estate residential subdivision codes.	In-Process		
		B. Consider neo-traditional neighborhood design for certain residential neighborhoods.	In-Process	X	
		C. Plan for future residential development in the Metra Station TOD District.	In-Process		
<i>Maintain an efficient and functional Yorkville roadway network.</i>	<ul style="list-style-type: none"> Continue building the community roadway network through new development and other state and local planned projects. Monitor State and County-financed roadway projects for potential impacts on local land use. 	A. Require developers to finance and construct new local and collector roadways in new developments.	In-Process	X	
		B. Monitor planning for the future Eldamain Road Bridge and other planned State and County-owned roadway projects.	DONE		X
<i>Yorkville transportation network accommodates various modes of transportation.</i>	<ul style="list-style-type: none"> Update the bike trail plans to reflect near-term growth trends in residential development. Continue building the Yorkville trail system through a combination of both off and on-street paths. Enhance pedestrian crossings in key locations and continue installation of sidewalks in areas of need. Continue planning for a Metra Station TOD district. 	A. Update the bike trail plan that consider on-street connections and bicycle facilities.	In-Process		
		B. Conduct a comprehensive pedestrian crossings assessment, potentially as part of an updated bike trail plan.	In-Process		
		C. Monitor Metra planning efforts regarding Yorkville station feasibility.	In-Process	X	

Comprehensive Planning Progress

SECTION 9 - STEWARDSHIP AND IMPLEMENTATION

Implementation Chart; Community Systems

Goal	Policies for Decisions Makers	Strategy/Initiative	Within 2 Years	3 - 10 Years +	Ongoing
<i>Manage Downtown Yorkville's parking supply effectively and efficiently.</i>	<ul style="list-style-type: none"> Assess and analyze Downtown parking conditions on a regular basis. Implement Downtown parking management initiatives that make more effective use of the existing parking supply while adding new public parking areas where and when needed. 	A. Conduct a Downtown parking assessment and management study.	✓ DONE		
		B. Create Downtown parking facilities.	✓ DONE		
		C. Review and revise parking requirements.	<i>In-Process</i>		
<i>Ensure City infrastructure systems are updated and modernized to meet the needs of current residents and future development.</i>	<ul style="list-style-type: none"> Update the City water supply infrastructure plan. Coordinate sanitary system improvements with the Yorkville-Bristol Sanitary District Evaluate and plan for future sanitary line extensions in areas where future growth and development is expected. 	A. Prepare an updated water supply infrastructure plan to accommodate system maintenance and future growth.	<i>In-Process</i>		
		B. Coordinate with the YBSD on preparation of a sanitary system and water main line expansion plan.	<i>In-Process</i>		X
		C. Focus sanitary line extensions in areas of infill development and where growth is anticipated.			X
<i>Promote and implement an effective growth management practices.</i>	<ul style="list-style-type: none"> Pursue new and updated boundary agreements with neighboring communities. Coordinate with Kendall County on annexations of subdivisions within Yorkville's extraterritorial jurisdiction. 	A. Prepare and adopt boundary agreements with the Village of Millbrook and Joliet.	<i>In-Process</i>		
		B. Adopt a new planning boundary.	✓ DONE		
		C. Prepare an annexation plan for subdivisions within the extraterritorial jurisdiction.	✓ DONE		X

SECTION 9 - STEWARDSHIP AND IMPLEMENTATION

Implementation Chart: Community Systems and Corridors

Goal	Policies for Decisions Makers	Strategy/Initiative	Within 2 Years	3 - 10 Years +	Ongoing
<i>Maintain an enhanced and well-preserved parks and open space system.</i>		A. Update the Park and Recreation Department Master Plan.	X		
		B. Implement expansions to Bicentennial Riverfront Park.	X		
		C. Consider park and recreational facility expansion near the Raving Wave Water Park.	X		
		D. Explore park and Recreational Facility possibilities in Yorkville's south side neighborhoods.	<i>In-Process</i>		X
		E. Add open space and new parks incrementally through conservation subdivisions and planned developments.			X
		F. Explore public-private partnerships in the management of open space lands in Yorkville.		X	
		G. Institute a community gardens program.			X
		H. Establish a Yorkville Parks District.			X

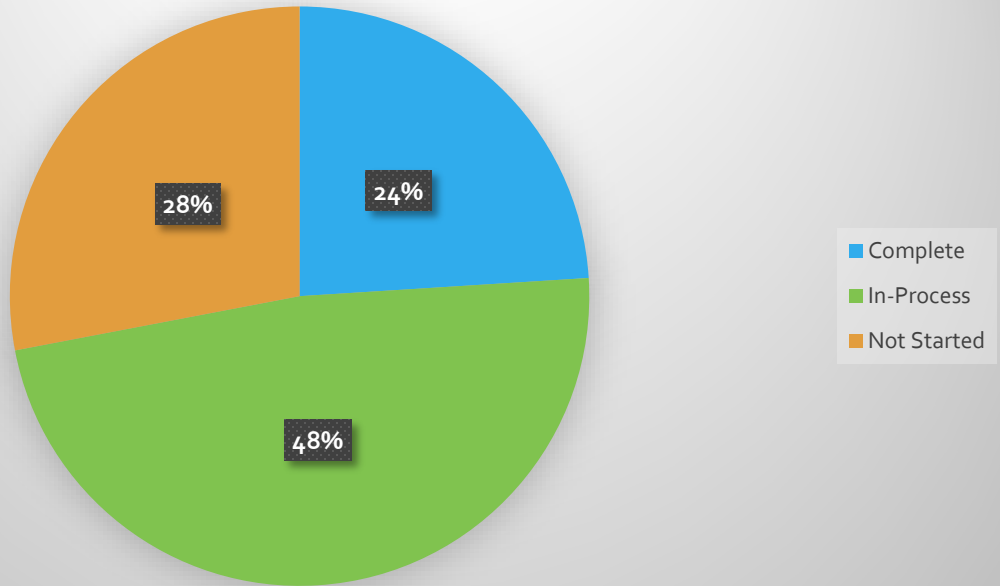
Comprehensive Planning Progress

Implementation Chart: Corridors

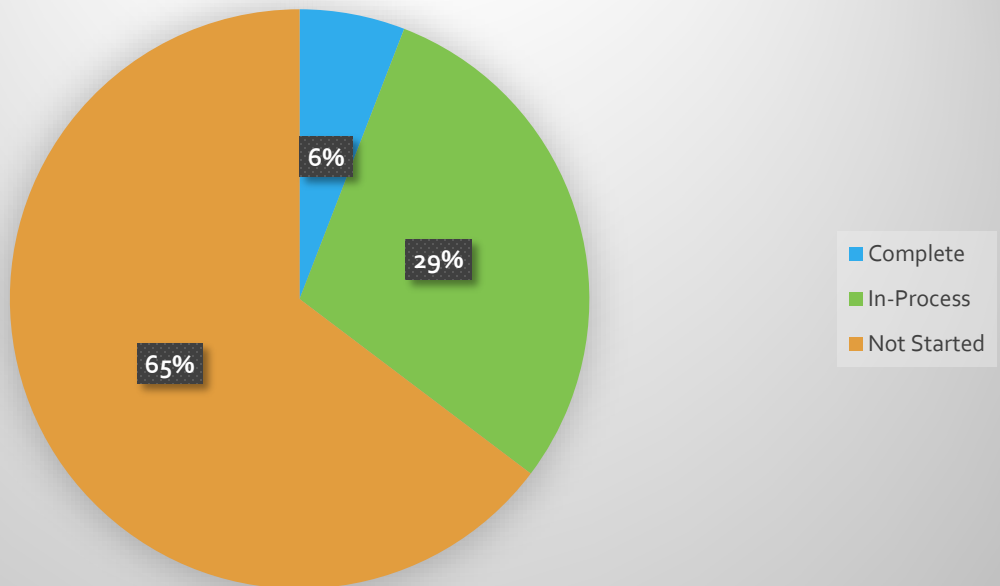
Goal	Policies for Decisions Makers	Strategy/Initiative	Within 2 Years	3 - 10 Years +	Ongoing
<p><i>Promote orderly growth along Illinois Route 47, and enhance and maintain the corridor's visual environment and land use pattern.</i></p> <p><i>Maintain the unique visual, scenic and environmental qualities of Eldanain Road while encouraging compatible development in appropriate locations.</i></p>	<ul style="list-style-type: none"> Concentrate new development in existing residential areas, commercial zones and industrial parks. Ensure that proposed new residential, business and industrial uses are compatible with surrounding areas and corridor character. Implement gateway, wayfinding, landscaping and other placemaking treatments. Promote high quality development design. Consider zoning overlays, new design standards or other tools to promote desired corridor character. Maintain the unique visual, scenic and support development options that enhance networks of open space, recreation, and environmentally-sensitive land. 		In-Process		X
			In-Process		X
			In-Process		X
			In-Process		X
			In-Process		X
					X

Comprehensive Planning Progress

Implementation Strategies Recommended within 2 years
(2016-2018)

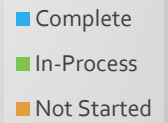
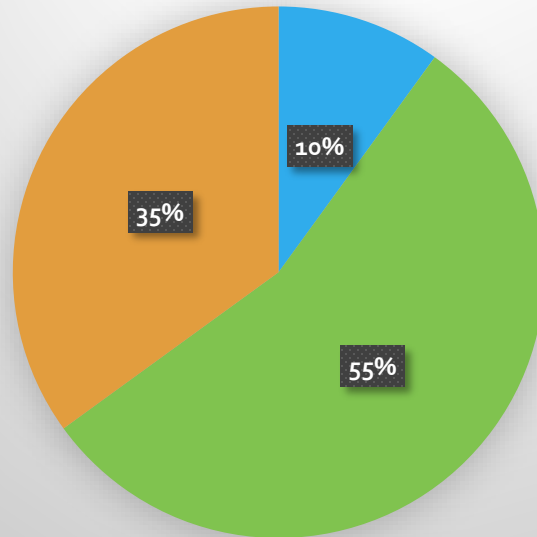


Implementation Strategies Recommended for
3-10 years (2019-2026)

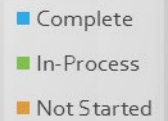
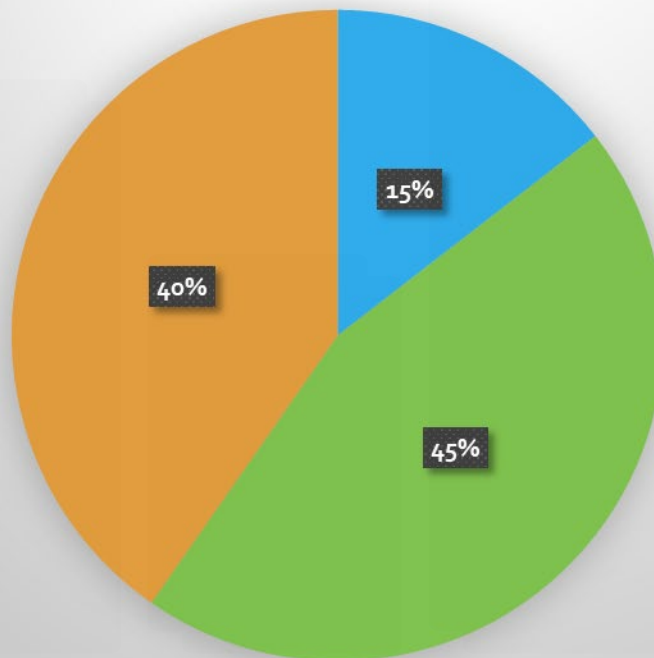


Comprehensive Planning Progress

Implementation Strategies Recommended On-Going



Overall Implementation Strategies Status



Comprehensive Planning

Downtown Overlay District

Creates concrete design guidelines and elements to enhance downtown redevelopment outcomes. Farr Associates hired to prepare the plan which begin in January 2018 and was adopted in Fall 2019.

Bridge Street (Long-Term)

Minor Upgrades Go a Long Way

The existing Bridge Street right-of-way affords very little flexibility for major improvements; however, that does not mean that meaningful upgrades would not make a positive impact. Squaring in improvements where possible, such as the addition of seasonal banners to the light poles, repaving the sidewalks with high-quality and interesting materials for pedestrian use, or replacing the damaged handrail with a feature handrail that may be an art installation, can make a surprisingly dramatic impact for both drivers and pedestrians. Additionally, if the buildings better engage the sidewalks through accessible entrances, signage, and outdoor seating actions, this would improve this highly visible stretch of downtown Yorkville.



Figure 13 - Improved Feature Handrail (Hype Science)

A reduction in lane width would require a reclassification from IDOT to remove its truck route status. With alternative routes already being considered, it may simply be a matter of time and funding before truck traffic is routed off of Bridge Street. In this case, a redesign of Bridge Street to a narrower, 3-lane section is recommended. In the meantime, it will be critical for the City to address the perception issues with Bridge Street through near-term solutions that may last many years.



Figure 14 - Seasonal Banners (Farr Associates)

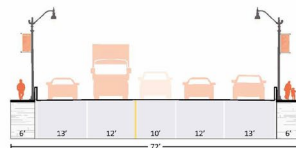
If IDOT does not provide an alternative route for truck traffic, a five-lane street may be the long-term reality. Though it would not be living up to its potential as Yorkville's iconic street, near-term strategies can add value to downtown Yorkville through amplified crosswalks, branding and wayfinding elements, visible outdoor seating, and much more.



Figure 15 - Improved Sidewalk Pavement (California DOT)



Bridge Street (Long-Term)



Building Types

A. Introduction to Building Type Standards

The building detail at the bottom of the Building Type description row corresponds to the building type. The details are listed in Section 10.2.2.

- General: All Building Types shall meet the following requirements to address the concerns outlined for the districts:
 - Signage: All Building Types shall be constructed of materials that are compatible with the district's signage standards. Refer to Table 10.2.4.1.1 for more information on signage.
 - Access: Each Building Type shall provide a variety of uses depending on the district in which it is located. Refer to 10.2.3 for more information on access. Some Building Types have additional restrictions on permit applications.
 - Other Building Types: All buildings constructed shall meet the standards of one of the Building Types within the zoning district of choice.
 - Permitted Structures: All buildings constructed shall be permitted to be used as a residential, retail, or vehicle or other structure that would not be the structure's primary use or function.
 - Accessory Structures:
 - Accessory structures are considered part of the

B. Accessory Structures are Permitted per each Building Type and shall comply with all of the following:

- Accessory structures are not permitted in the front yard.
 - Accessory structures shall be located behind the principal structure's front yard.
 - Accessory structures shall not exceed the height or lot coverage of the principal structure.
3. **Page Layout:** Content on this page is intended to provide the information on the building type. Refer to Figure 10.2.4.1.1 for the typical Building Type layout page.
4. **Notes:** Refer to Section 10.2.2.4B for further information on each table.
5. **Graphics:** Symbols represent the structure of a building that could be associated with the building type. Graphics are provided to better represent the building type, but do not represent the structure's appearance.

Building Type	Districts			
	DT1 Bridge Street	DT2 Yorkville District	DT3 Yorkville District	DT4 Yorkville District
Downtown Commercial	●	●	●	●
Downtown Living	●	●	●	●
Office Commercial	●	●	●	●
Office Building	●	●	●	●
Attached Building	●	●	●	●
Town Building	●	●	●	●

● Permitted ○ Prohibited

Table 10.2.4.1.1: Permitted Building Types by District

How to Use This Guide

Page Layout

Building Type is presented in an alphabetical order of the building type. The building type is presented in an alphabetical order of the building type. The building type is presented in an alphabetical order of the building type.

Building Type Tables

Table 10.2.4.1.1: Representative Building Type Tables

Building Type	DT1 Bridge Street	DT2 Yorkville District	DT3 Yorkville District	DT4 Yorkville District
Downtown Commercial	●	●	●	●
Downtown Living	●	●	●	●
Office Commercial	●	●	●	●
Office Building	●	●	●	●
Attached Building	●	●	●	●
Town Building	●	●	●	●

Figure 10.2.4.1.1: Representative Building Type Tables

Comprehensive Planning

Neighborhood Design Manual

Manual encourages the conservation and preservation of the housing stock in the traditional neighborhood areas of Yorkville, as well as guide new housing construction that is in scale and character with adjacent housing.

Neighborhood Overview

History

The first permanent structure in what would come to be the United City of Yorkville was built in 1833 by Earl Adams, located south of the Fox River along the hill which is now home to the Kendall County Courthouse. Around the same time, Lyman and Burr Bristol began to develop property on the north side of the Fox River. Between 1834 and 1836 the community of Bristol was platted north of the Fox River and in 1836 Relief Duray laid out the village of Yorkville on the south side. The designation of Yorkville as the Kendall County seat in 1839 would guarantee future development of Bristol and Yorkville and they would be incorporated by 1861 and 1887 respectively.

The coming of the railroad located south of the river along Hydraulic Street would spur the development of downtown Yorkville making it the business and industrial center of this growing region and leaving Bristol on the north banks of the river as a more residential area. The impacts of this can still be seen today. The area with the highest concentration of pre-1900 homes is overlooking the river on the north bank of the Fox River in what used to be Bristol.



Image 2. A Home along Fridge Street, nestled behind old growth trees on the North Bank of the River (Left)

Figure B (Table) & C (Map): Breakdown by Age

Year/Period	Number of Homes	% Total
Pre 1900	120	28%
1901 - 1949	85	20%
1950 - 1974	85	21%
1975 - 1999	60	14%
2000 - Present	22	5%
Unknown	25	6%
Total	421	100%

Figure D: 1909 Aerial Photography courtesy of Kendall Township CAMA Sales Viewer (Below)

By 1940, downtown Yorkville and Bristol had grown up and away from the River to define the boundaries of what we consider the Traditional Neighborhood area today.

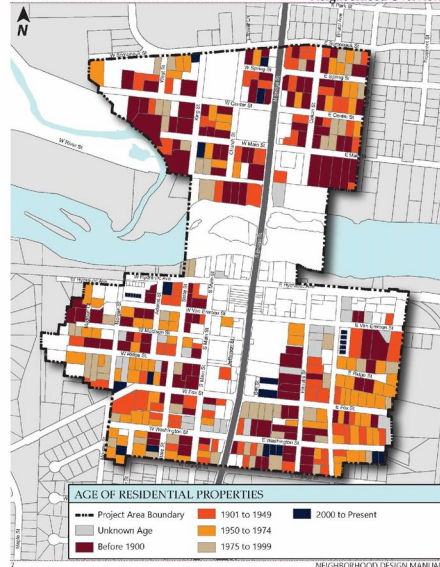
In the years following the Second World War, the population of Yorkville would explode leading to the consolidation of the Yorkville-Bristol governments in 1957. This period would be marked by the prevalence of American suburban tract style housing in previously undeveloped areas but the area around downtown Yorkville would see new infill development as well, particularly in the areas south of Fox Street in the cut-de-sacs West of Morgan and East of Mill Street.



Downtown Yorkville & Bristol in 1909

NEIGHBORHOOD DESIGN MANUAL

Neighborhood Overview



NEIGHBORHOOD DESIGN MANUAL

01 Neighborhood Overview

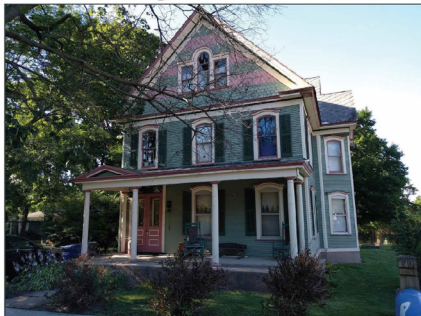
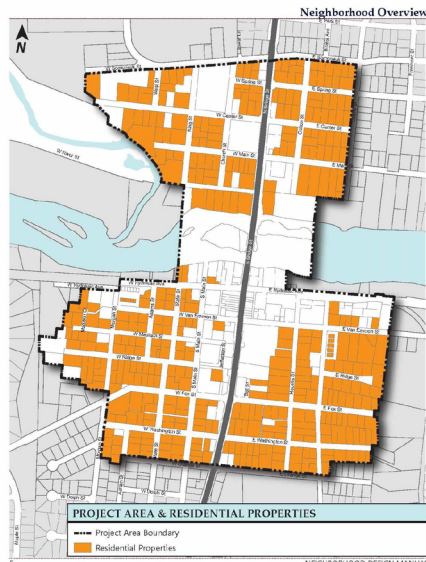


Image 1: A Home on the South side of the Fox River

Introduction

Yorkville's traditional neighborhoods are located around Downtown, both north and south of the Fox River (Figure A). The study area for this manual includes those areas with the highest concentration of old homes and irregular lots, consisting of the area running from Somersauk Street on the north side of the Fox River to Orange Street to the south and extending two to three blocks east and west from Bridge Street.

This neighborhood is defined by older homes dating from the original settlement of Yorkville and Bristol in the mid-1800s through the post-war period in the 1960s and includes a huge variety of home types and architectural styles.



NEIGHBORHOOD DESIGN MANUAL

Figure A: Traditional Neighborhood Area

4

NEIGHBORHOOD DESIGN MANUAL

Comprehensive Planning

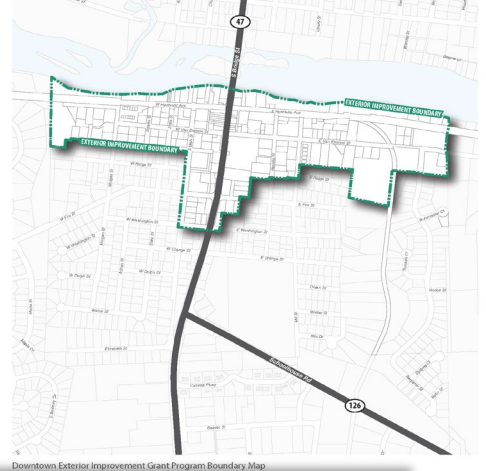
Downtown Façade Program

Grant program aimed at incentivizing property owners and businesses within the downtown to improve the exterior appearance of their buildings to help revitalize the area.



DESIGNATED DOWNTOWN AREA

WHICH PROPERTIES ARE WITHIN THE DOWNTOWN DESIGNATED AREA?



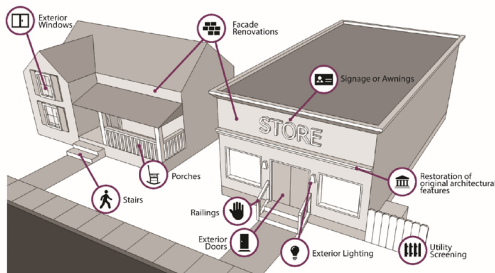
QUALIFICATIONS & COSTS

HOW DO I KNOW IF I QUALIFY?

All applicants must meet the following qualifications to apply to the grant program:

- ◆ Projects must be within the Designated Downtown Area.
- ◆ Projects must have a minimum budget of **\$1,000**.
- ◆ Building owners and tenants (with written consent from the building owner for all proposed improvements) are eligible to participate in the Program.
- ◆ All improvements must conform to the City's regulations including, but not limited to, the Zoning and Building Codes. The municipal code is available online www.yorkville.il.us.
- ◆ Projects are required to comply with the Illinois Prevailing Wage Act (820 ILCS 130/0.01 et. seq.). By submitting an application for these grants, applicant acknowledges and agrees that they will comply with the provisions of the Act.
- ◆ Project location property taxes must be current and no other debts outstanding to the City.

ELIGIBLE COSTS INCLUDE:



INELIGIBLE COSTS INCLUDE:

Payroll; Day-to-day operational costs (i.e. utilities, taxes); Refuse management; Production equipment; Any interior improvements; and Work completed before any program funds are approved

APPLICATION & APPROVAL PROCESS

WHAT IS THE APPLICATION PROCESS?

STEP 1	Contact the Community Development Department for program information and to determine project eligibility.
STEP 2	Submit an application along with all other require documents. Applications will be accepted from January 1st to March 1st and be reviewed in the order in which they are received.
STEP 3	The Community Development Department will evaluate the application for compliance with program regulations. Upon completion, the City may request revisions to the application. When the required revisions have been made, the application will be forwarded to the Economic Development Committee and City Council for consideration at the next available meetings for each.
STEP 4	Application is considered by the Economic Development Committee and City Council. Applicant's attendance is required at each meeting as part of the application review process. The Economic Development Committee meets on the first Tuesday of the month and the City Council meets the 2nd and 4th Tuesday of every month.
STEP 5	An agreement will be drafted by the City Attorney for review by the applicant. This agreement will be signed by the applicant and City Council if approved by both parties.
STEP 6	Proposed improvements must be completed and be operational within one year of award approval by the City Council.

WHAT ARE THE SELECTION CRITERIA?

- ◆ Projected impact on the value of the subject property, especially with respect to the value of the particular improvement for a future occupant of the unit or building.
- ◆ Extent to which the improvements are eligible for the program.
- ◆ Condition of building façade and signage and need for renovation.
- ◆ Extent to which proposed improvements restore, maintain or enhance the aesthetic character of the downtown.
- ◆ Extent to which the improvements follow the Downtown Overlay District Plans and the Yorkville Neighborhood Design Manual.

TERMS AND CONDITIONS

- ◆ The application window for the program starts on January 1 and closes on March 1 of each calendar year.
- ◆ The improvements must be completed within twelve (12) months from the date of the grant approval.
- ◆ Grants are issued in the form of reimbursements after eligible expenses are incurred (receipts or other acceptable proof of payment are required).
- ◆ Reimbursement is limited to a maximum of 50% of verified eligible expenses.
- ◆ Award limit of 50% of the total project cost or \$15,000, whichever is less.

Comprehensive Planning

Downtown Art Program

Proposed comprehensive policy and plan to encourage the display of art in various installations (wall murals, manhole covers, utility box wrappings, free-standing interactive art sculptures and temporary works) within outdoor public spaces throughout the downtown.



THE BASICS



PERMANENT ART

The installation of artwork for a perpetual timeframe and is intended to integrate into the overall streetscape design.

PLACEMAKING

A multi-faceted approach to the planning, design and management of public spaces which capitalizes on a area's amenities, cultural or historic character, local identity, environmental/architectural attributes and/or recognized theme, to provide a cohesive sense of place.

PUBLIC ART

Art in any visual media that has been approved by the Economic Development Committee (EDC) and installed in the public domain.



PAGE 6

THE SPECIFICS

SITE SELECTION PROCESS & PROJECT OPPORTUNITIES.

The Yorkville Downtown Overlay District's Streetscape Masterplan identifies several locations for potential public art installations, as illustrated in the map below. The city may select public art based upon either (1) identifying the location where art work would be a valuable addition to the community and soliciting proposals from artist for that specific site, or (2) receiving artwork proposals from qualified artists and then determining the most suitable location for the installment.

- WALL MURAL
- UTILITY BOX
- LIGHT POLE BANNERS
- INTERACTIVE SCULPTURE
- TEMPORARY ART
- MANHOLE COVER



PAGE 10

DOWNTOWN PUBLIC ART PROGRAM

Comprehensive Planning

Downtown Landscape Hill

Installation of a landscaped wall feature with signage within the downtown to beautify and improve the visual character of the IL Route 47 (Bridge Street) corridor. The project, part of a larger concept design, is proposed to be located along the tall embankment slope on the west side of IL Route 47 between Van Emmon and Fox Streets.



Comprehensive Planning

Unified Development Ordinance

Kick-off of the Unified Development Ordinance (UDO) began in Spring 2019 and the UDO Advisory Committee was appointed by the Mayor in Summer 2019. The consultant, Houseal Lavigne, and the Advisory Committee will work over the next 24 months to prepare a comprehensive ordinance covering all aspects of zoning, site development, engineering, landscaping and appearance standards for the city. Additionally, the final ordinance will be accompanied by a “smart code” which allows the public to interface with the code provisions to calculate regulations specific to their property.

United City of Yorkville Unified Development Ordinance (UDO)

Houseal Lavigne Associates - Scope of Services

Note: Scope is amended to include Advisory Committee workshops (in place of PZC)

Step 1: Project Initiation and Outreach

Step 1 represents the kick-off of the project and is designed to provide City staff and the consultant team with opportunities to set project expectations and protocols, convey issues and concerns with the existing code, and engage those who administer and are impacted by the code.

1a: Project Initiation – Staff Meeting & Review of Preliminary Issues

This step will include a meeting with City staff to review various aspects of the project, including the schedule, expectations of local appointed and elected leaders, and public outreach and adoption process. This meeting will also provide an opportunity for staff to discuss any current zoning issues or projects already identified by staff where current zoning objectives.

1b: UDO Advisory Committee Meeting

This step will include a meeting with the UDO Advisory Committee to provide a unique perspective a feedback and project difficulties in navigating procedures and enforcement.

1c: Residential Areas Zoning Workshop

A workshop will be conducted with neighborhood groups, business community to review, and discuss zoning matters pertaining to residential areas.

1d: Commercial and Industrial Areas Zoning Workshop

A workshop will be conducted with neighborhood groups, business community to review, and discuss zoning matters pertaining to commercial and industrial areas.

1e: Subdivision Ordinance Review

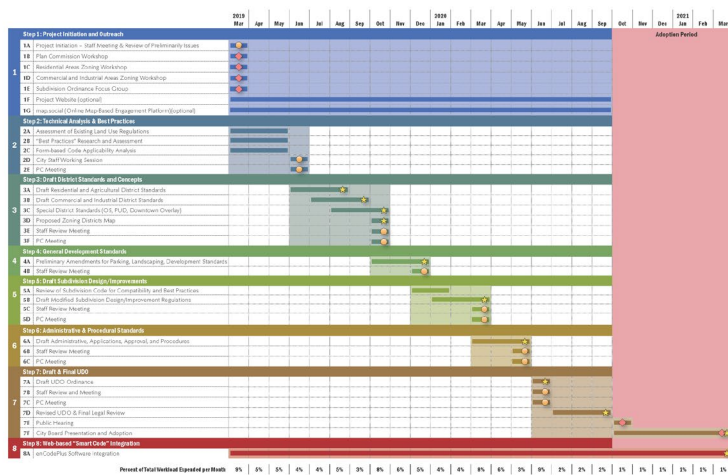
We will work with City staff to review and understand the existing subdivision ordinance, and significant changes to ensure that recommendations are made.

1f: Project Website Development

Houseal Lavigne is recommended to develop a project website to provide information and assignment, we will work with City staff to ensure that the website is user-friendly and provides all necessary information.

United City of Yorkville
Unified Development Ordinance

SECTION 5 PROJECT SCHEDULE



Commissioner Training Series

2019 Planning & Zoning Commission Training Series

At the end of 2018, the Planning and Zoning Commission expressed an interest in having training sessions on a variety of specialized topics which would further aid them in the performance of their duties recommending entitlements for land development, overseeing the Comprehensive Plan and making amendments to the Zoning Ordinance for the City of Yorkville.

In that regard, staff created a series of planning "primers" specifically tailored to Planning and Zoning Commissioners at the end of each meeting on a quarterly schedule. Each primer lasted about 20-30 minutes and was presented by staff or a qualified professional and covered the following subject matters:

DATE	SERIES TOPIC	PRESENTER
Spring 2019	Construction Plan Basics for Planning & Zoning Commissioners	Commissioner Jeff Olson
Summer 2019	Civil Engineering Basics for Planning & Zoning Commissioners	Engineering Enterprises, Inc.
Fall 2019	Urban Design Basics for Planning & Zoning Commissioners	Jason Engberg & Krysti Barksdale-Noble
Winter 2019	Economic Development Basics for Planning & Zoning Commissioners	Lynn Dubajic, Economic Development Consultant



Future Goals 2020

- **Unified Development Ordinance – On-Going!!**
 - Combines all development standards (zoning, subdivision control, appearance standards, building & landscaping codes) into a single easy-to-read document.
- **Downtown and Strategic Planning**
 - Downtown Tactical Urbanism Project Installation
 - Downtown Art Program Implementation
 - Downtown Façade Improvement Program Funding
 - Downtown Landscape Hill Project Funding
- **Special Projects**
 - Planning Boundary Agreement updates and extensions (Plano, Plainfield, Oswego, Millbrook and Joliet).
 - Planning & Zoning Commission Training Series continuation.



ECONOMIC DEVELOPMENT & PLANNING

Planning and Zoning Commission
February 12, 2020



AGENDA

- Introduction
- Economic Development Purpose
- Responsibilities
- Strategies
- Business Retention
- Planning Process
- PZC Review



WHO AM I?

- Lynn Dubajic, DLK LLC
- Business & Economic Development Consultant
- Over 20 years experience in Economic Development field
- I work for Yorkville as an
 - ✓ Advisor
 - ✓ Ambassador
 - ✓ Confidant
 - ✓ Connector
 - ✓ Educator
 - ✓ Facilitator
 - ✓ Moderator
 - ✓ Promoter
 - ✓ Researcher
 - ✓ Supporter

GRACE

WHAT IS ECONOMIC DEVELOPMENT?

A program or activity that seeks to improve the economic well-being and quality of life for a community, by creating and/or retaining jobs that facilitate growth and provide a stable tax base.



ENHANCING
EXISTING
BUSINESSES



ATTRACTING
NEW
BUSINESS



ENCOURAGING
GROWTH OF NEW
BUSINESSES THROUGH
ENTREPRENEURSHIP



RESPONSIBILITY

- Identify market and economy trends
- Identify Yorkville's needs and opportunities
- Provide informational material online
- Establish relationships with developers/brokers
- Have knowledge of available sites and spaces
- Maintain relationships with financial institutions & programs
- Facilitate specifically tailored workforce development programs
- Prepare developers with zoning, site plan, and permit information



STRATEGIES



**Connect
businesses &
property
owners**



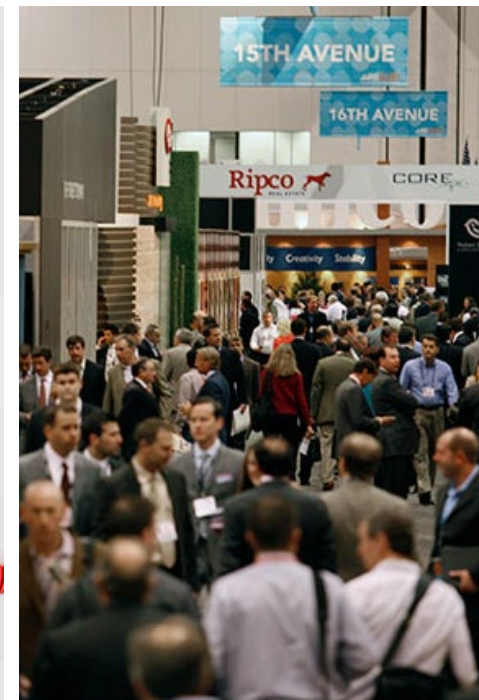
**Work with
utilities
to identify
requirements**



**Find assistance
through
government
programs**



**Constant
contact with
potential
businesses**



**Promote city at
conferences and
professional
events**



RETENTION

- Access to financing
- Access to workforce/workforce education
- Sustainability & strategic planning
- Adjusting to trends
- Local, regional, and global economy
- Marketing & product awareness
- Area infrastructure weaknesses
- Risks & Problem Solving
- Customer & business development
- Technology & Innovation
- Facility obsolescence



PROCESS

PRIVATE SECTOR'S ROLE IN DEVELOPMENT



MARKET ANALYSIS

A private developer determines if their business will be supported and patronized in the area.



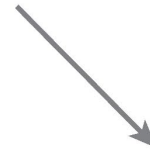
SITE SELECTION

They will choose a site or existing structure where they think their business will be successful.



PROPERTY/LAND ACQUISITION

The business will either buy the land or become a contract purchaser depending on their plans for development.



LOCAL GOVERNMENT'S ROLE IN DEVELOPMENT



LONG TERM PLANNING

The City creates and adopts long term planning visions with input from the public such as the Comprehensive Plan.



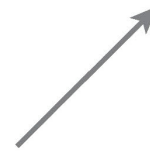
REGULATORY CODES AND ORDINANCES

The City adopts regulations to make private developers follow certain standards that accomplishes the City's vision.



GOALS FOR ECONOMIC DEVELOPMENT

The City Council develops goals for economic development annually to guide future decisions.



DOES THE BUSINESS REQUIRE A PUBLIC HEARING FOR FURTHER REVIEW?



CONDUCT PUBLIC HEARING PROCESS

If special authorization or relief from the City Code is needed, a public process of review is required.



APPROVED BY CITY COUNCIL



APPLY FOR BUILDING PERMIT

The business may now begin construction or apply for commercial occupancy for their new business.





PZC REVIEW

- Does this create jobs?
- Does this meet a community need?
- Does this support other businesses?
- Does this drive adjacent businesses?
- Does this increase the tax base?
- Does this advance our economic development goals?

ECONOMIC DEVELOPMENT & PLANNING

Planning and Zoning Commission
February 12, 2020



Lynn Dubajic

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