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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
109 West Ridge Street • East Wing Conference Room •  
Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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October 6, 2020 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Matthew Prochaska, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Alyse Olson, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of September 1, 2020 ZPAC Meeting Minutes (Pages 3-9)

PETITIONS:

1. **Petition 20 – 23 – Patrick and Michele Morris (Pages 10-46)**  
Request: Vacate Four Five-Foot Wide Public Utility and Drainage Easements Along the South Property Line of Lot 37, the North and South Property Lines of Lot 36, and the North Property Line of Lot 35 in Grove Estates Subdivision  
PINs: 06-08-101-021, 06-08-101-022, and 06-08-101-023  
Location: 7229, 7251, and 7287 Joyce Court, Na-Au-Say Township  
Purpose: Petitioners Want To Merge Lots and Construct a House on the Property; Property is Zoned RPD-2
  
2. **Petition 20-24 – Grainco FS, Inc. (Pages 47-57)**  
Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan Changing the Classification of the Subject Property from Agricultural to Mixed Use Business  
PIN: 09-36-400-002  
Location: 17854 N. Wabena Avenue, Minooka, Seward Township  
Purpose: Petitioner Wants to Rezone Property to M-1 Limited Manufacturing District
  
3. **Petition 20-25 – Grainco FS, Inc. (Pages 58-77)**  
Request: Map Amendment Rezoning the Subject Property from A-1 with a Special Use Permit to M-1 Limited Manufacturing  
PIN: 09-36-400-002  
Location: 17854 N. Wabena Avenue, Minooka, Seward Township  
Purpose: Petitioner Wants to Lease the Property to a Company that Performs Construction and Maintenance Work for Gas Utilities.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 19-39 Map Amendment and Special Use Permit for Four Seasons Storage
2. Petition 20-15 Final Plat Approval for the Go Pro Sports Subdivision
3. Petition 20-14 Zoning Ordinance Project
4. Petition 20-21 Fee Schedule Amendment

OLD BUSINESS/ NEW BUSINESS

1. Recommendation on Fiscal 2020-2021 Meeting Calendar (Page 78)

CORRESPONDENCE

None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on November 3, 2020

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

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
September 1, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:03 a.m.

Present:

Matt Asselmeier – PBZ Department  
Brian Holdiman – PBZ Department (Attended Remotely)  
Commander Jason Langston – Sheriff’s Department (Attended Remotely)  
Alyse Olson – Soil and Water Conservation District (Attended Remotely)  
Matthew Prochaska – PBZ Committee Chair  
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS  
Greg Chismark – WBK Engineering, LLC  
David Guritz – Forest Preserve  
Fran Klaas – Highway Department

Audience:

Greg Dady and Mary Murray

**AGENDA**

Mr. Rybski made a motion, seconded by Chairman Prochaska, to approve the agenda as presented.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

**MINUTES**

Mr. Rybski made a motion, seconded by Chairman Prochaska, to approve the August 4, 2020, meeting minutes.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

**PETITIONS**

**Amended Petition 20-02 Greg Dady on Behalf of DTG Investments, LLC**

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

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“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

This use is not listed as a permitted or special use in any zoning district.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenances Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

The Agricultural Zoning Map with road classifications was provided.

Mr. Asselmeier noted that Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials of higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126.

Mr. Rybski made a motion, seconded by Mr. Holdiman, to recommend approval of the request text amendment with the restriction that use be placed on roads classified as Minor Arterials of higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

**Amended Petition 20-05 Greg Dady on Behalf of DTG Investments, LLC**

Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to operate a trucking company, specifically offices related to a trucking company, minor repair facilities for company trucks, and company truck parking at the subject property.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

The proposed text amendment (Amended Petition 20-02) would add the following to the list of special uses in the A-1 District:

“Truck Parking Area or Yard Including Offices and Maintenances Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The application materials, aerial of the property, aerial with the flood zone, plat of survey, and site were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

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The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Na-Au-Say Township on August 25, 2020.

Petition information was sent to the Village of Oswego on August 25, 2020. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on August 25, 2020. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on August 25, 2020. The Oswego Fire Protection District noted that the fire alarm system at the property was not functioning. Other than that concern, they had no objections to the proposal.

The subject property has been used as a landscaping business and repair and restoration business. The order and special use permit that allowed these businesses were provided. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

According to the business plan, the property is leased to United Group Logistics. United Group Logistics is a trucking company that hauls freight throughout the State. They use the property for office space, minor truck repair/maintenance and a truck depot. The office space is used for accounting and dispatch and the bays are used for maintenance. Ten (10) employees are at the site and the hours of operation are Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m.

According to the site plan, there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. The site plan also shows one (1) metal silo and one (1) corn crib in the planned truck parking area. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway. No storage or parking should take place in the floodway.

Depending on the nature of new construction, which is not planned as part of this special use permit, stormwater management permits could be required.

The property has two accesses off of Route 126. The western most access would be used by the existing house and the eastern most access would be used by the business operating out of the metal barn.

According to the site plan, a parking area for trucks is shown north of the metal building. The parking area is gravel. No dimension information is provided.

The site plan shows fifteen (15) additional parking spaces to the north of the metal building and ten (10) parking spaces south of the metal building, including two (2) handicapped accessible spaces. A proposed asphalt addition is shown on the site plan. No information was provided regarding a timetable for installing the parking addition.

No information was provided regarding a plan to address spills or other motor vehicle related leaks.

No additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

The site plan shows a sign. The sign is four feet by eight feet (4'X8') in size. A light exists next to the sign. A sign permit will be required.

The site plan shows a wooden fence around the property and a single gate east of the metal building. No information was provided regarding the size of the fence or gate.

A berm and several mature trees are between the metal building and Route 126. No specific landscaping information was provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

Before issuing a recommendation, Staff would like comments from Na-Au-Say Township, the Village of Oswego, the Village of Plainfield, and ZPAC members.

Mr. Rybski asked about the septic assessment and catching spills in the maintenance bays. Greg Dady responded that a triple catch basin exists in the maintenance bays and then into the tank. A soil analysis may be necessary.

Mr. Holdiman noted that a change of occupancy is required for the office and maintenance building.

Mr. Asselmeier noted that parking is not allowed in the front yard setback. Mr. Dady stated that no parking signs would be installed on the east side of the parking lot, rear of the property, and in front of the building. Mr. Dady was agreeable to have the parking lot asphalted within ninety (90) days of approval of the special use permit.

Mr. Dady said that the hours of operation could be impacted if an emergency breakdown occurred.

Mr. Dady will provide information on the berm and number of trees on the berm.

Mr. Dady noted that nobody will sleep at the site.

Chairman Prochaska noted that flyovers have increased and Mr. Asselmeier noted that Mr. Dady needs to make sure that the conditions in the special use permit were workable.

Mr. Asselmeier made a motion, seconded by Mr. Rybski, to recommend approval of the special use permit.

The votes were as follows:

Ayes (6):	Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (4):	Briganti, Chismark, Guritz, and Klaas

The motion passed.

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The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

**Amended Petition 20-01 Kendall County Planning, Building and Zoning Committee**

Mr. Asselmeier summarized the request.

At the end of 2019, the Kendall County Planning, Building and Zoning Committee started reviewing the existing 1983 Recreational Vehicle Park and Campground Regulations.

After review by the Committee and the State's Attorney's Office, the suggestion was made to incorporate the amended regulations into the Zoning Ordinance.

On August 26, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal and offered their suggested changes.

On August 31, 2020, the Kendall County Planning, Building and Zoning Committee initiated the text amendment to the Zoning Ordinance.

In summary, the proposed changes are as follows:

1. Repeals the 1983 Recreational Vehicle Park and Campground regulations in their entirety.
2. The purpose section from 1983 regulations was not incorporated into the Zoning Ordinance because a purpose section already exists in the Zoning Ordinance.
3. The definitions of Camper, Sanitary Station, Service Buildings, and Tent were added to the Zoning Ordinance from the 1983 regulations.
4. The definition of Collector Streets or Collector Roads was added to the Zoning Ordinance, but requires discussion.
5. The definition of Minor Streets was added to the Zoning Ordinance, but requires discussion.
6. The definition of Picnicker was added to the Zoning Ordinance.
7. The definition of Recreational Vehicle Park or Campground was added from the 1983 regulations and additional language was added regarding permanent place of abode.
8. The definition of Register was added to the Zoning Ordinance.
9. The definition of Accessory Building or Use was amended.
10. The definition of Lot was amended.
11. The definition of Recreational Areas was amended.
12. The definition of Recreational Vehicles was amended by incorporating the language from the 1983 regulations combined with the existing definition found in the Zoning Ordinance. Also, the reference to pickup campers was deleted. Finally, the reference to jet skis, boats, snowmobiles, and other similar vehicles was clarified to apply to the parking regulations only.
13. Section 2 from the 1983 regulations was placed inside the Zoning Ordinance with an amendment that the reference to the Kendall County ACSC office was changed to the Soil and Water Conservation District (Section a.6.xv).
14. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
15. Throughout the regulation, numbers are spelled out completely.
16. Section 3 from the 1983 regulation was placed inside the Zoning Ordinance.

17. The minimum lot size of twenty (20) acres was changed to minimum parcel size of twenty (20) acres (Section e).
18. The twenty percent (20%) maximum forest clearance was changed to exempt the clearing of invasive species. The definition of invasive species would be set by the Illinois Department of Natural Resources (Section k).
19. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section n).
20. Lots in park or campground would need to be clearly marked on the ground with landmarks on the lot corners and lot signage would be approved by the local fire protection district (Section dd).
21. The requirement that campgrounds and parks not cause demands that increase additional public funds to be expended for fire or police services was deleted because this requirement was difficult to quantify (Section hh). The subsequent sections of would be re-lettered to reflect this deletion.
22. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added and a recreational vehicle or tent would not be considered a location within a recreational vehicle park or campground. A camp caretaker would be exempt from the permanent resident requirement (Section jj).
23. The penalties section from the 1983 regulations was removed because a penalties section already exists in the Zoning Ordinance.
24. The requirement that recreational vehicle parks and campgrounds provide their registers to the Planning, Building and Zoning Department, Health Department, law enforcement agencies with jurisdiction, and the local fire protection district upon request was added. The register would be required to be updated daily at minimum. The register shall include campers, picnickers, and other visitors (Section kk.3).
25. A reasonable notice requirement for inspections was added (Section kk.4).
26. The Health Department standards were clarified to apply to all Health Department standards (Section ll).
27. Applicants must seek approval from fire and police departments at the time of application submittal for the special use permit (Section mm).
28. A street sign requirement was added and all trails shall be marked at their beginnings and ends (Section nn).
29. Submitting a map to KenCom and a timeline for changing the map was added (Section oo).
30. The maximum continuous stay requirement that is currently in Zoning Ordinance was deleted.
31. Section 9.05.C.15, regarding recreational camps and recreational vehicle parks as special uses in the B-4, M-1, and M-2 District was changed to reference the A-1 special use requirements.

A copy of the 1983 regulations and the redlined version of this proposal were provided.

Mr. Rybski requested clarification regarding Health Department as stated in the proposal. Mr. Asselmeier noted that the proposal applies to the Kendall County Health Department.

The proposal applies to new campgrounds and campgrounds that amend their special use permits.

Chairman Prochaska made a motion, seconded by Mr. Rybski, to recommend approval of the text amendment.

The votes were as follows:

Ayes (6):	Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (4):	Briganti, Chismark, Guritz, and Klaas



The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

None

**OLD BUSINESS/NEW BUSINESS**

Mr. Asselmeier informed the Committee that upcoming meetings will be at the Historic Courthouse because of renovations to the County Board Room.

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Rybski made a motion, seconded by Chairman Prochaska, to adjourn.

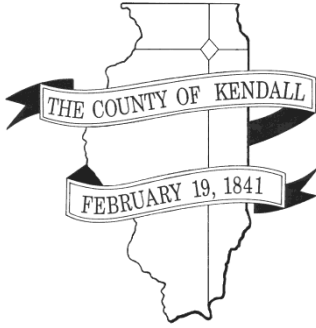
The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

The ZPAC, at 9:34 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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**Petition 20-23**  
**Patrick and Michele Morris**  
**Plat of Vacation of a Public Utility and Drainage Easement in**  
**Grove Estates Subdivision**

**INTRODUCTION**

A five foot (5') public utility and drainage easement exists on the north and south lot lines of Lots 35, 36, and 37 in the Grove Estates Subdivision.

Patrick and Michele Morris would like to merge the three (3) lots and construct a new house over the easements.

The application materials are included as Attachment 1. The plat of vacation is included as Attachment 2.

**SITE INFORMATION**

PETITIONER Patrick and Michele Morris

ADDRESSES 7229, 7251, and 7287 Joyce Court

LOCATION Lot, 35, 36, and 37 in Grove Estates



TOWNSHIP Na-Au-Say

PARCEL #S 06-08-101-021, -022, -023

LOT SIZE 2.1 +/- Acres

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Joyce Court is a Local Road Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Vacate the Public Utility and Drainage Easements Along the North and South Lot Lines of Lots 35, 36, and 37 in Grove Estates.

APPLICABLE REGULATIONS Section 7.06 (Subdivision Control Ordinance)

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single Family	RPD-2	Rural Residential	A-1 and RPD-2
East	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

**ACTION SUMMARY**

**NA-AU-SAY TOWNSHIP**

Na-Au-Say Township was emailed information on September 22, 2020.

**VILLAGE OF OSWEGO**

The Village of Oswego was emailed information on September 22, 2020.

**OSWEGO FIRE PROTECTION DISTRICT**

The Oswego Fire Protection District was emailed information on September 22, 2020.

**GENERAL**

The total area proposed for vacation is approximately one tenth (0.1) of an acre.

The Petitioners provided information stating that none of the utilities or the homeowners' association was in opposition to this request.

**RECOMMENDATION**

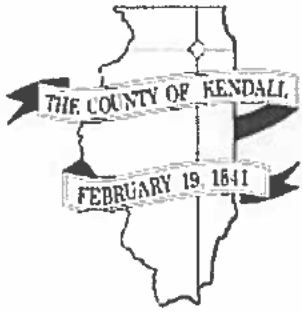
Staff recommends that the requested vacation with the following conditions:

1. Lots 35, 36, and 37 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation (Attachment 2). Within ninety (90) days of the effective date of this ordinance, the Petitioner shall submit a parcel consolidation request to Kendall County.

2. This vacation shall become effective upon the successful recording of the plat of vacation in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

**ATTACHMENTS**

1. Application Materials (Including Emails from Utilities and Homeowners' Association)
2. Plat of Vacation



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

<b>NAME OF APPLICANT</b> Patrick and Michele Morris		
<b>CURRENT LANDOWNER/NAME(s)</b> Patrick and Michele Morris		
<b>SITE INFORMATION</b> ACRES 2.1	<b>SITE ADDRESS OR LOCATION</b> Lot 35, Lot 36, Lot 37 Joyce Ch Oswayo	<b>ASSESSOR'S ID NUMBER (PIN)</b> 0608101021 0608101022 0608101023
<b>EXISTING LAND USE</b> Single Fam Residential	<b>CURRENT ZONING</b> RPD 2	<b>LAND CLASSIFICATION ON LRMP</b> Rural Residential 1
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b>1 PRIMARY CONTACT</b> Michele Morris	<b>PRIMARY CONTACT MAILING ADDRESS</b> [REDACTED]	
<b>PRIMARY CONTACT PHONE #</b> [REDACTED]	<b>PRIMARY CONTACT FAX #</b> [REDACTED]	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b> [REDACTED]
<b>2 ENGINEER CONTACT</b> David J. Zientek	<b>ENGINEER MAILING ADDRESS</b> [REDACTED]	
<b>ENGINEER PHONE # office</b> 815-744-6600	<b>ENGINEER FAX # Cell</b> [REDACTED]	<b>ENGINEER OTHER # (Cell, etc.)</b> [REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b> [REDACTED]	<b>DATE</b> 8-11-2020 8-11-2020	

FEE PAID: \$ 300.00  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

**TRUSTEE'S DEED  
JOINT TENANCY**

COPY

This indenture made this 28<sup>th</sup> day of June, 2019, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 12<sup>th</sup> day of November, 2010 and known as Trust Number 8002356103 party of the first part, and Patrick J. Morris and Michele R. Morris, husband and wife, whose address is: [REDACTED]

Reserved For Recorder's Office

[REDACTED] parties of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Kendall County, Illinois, to wit:

**LOT 35 IN GROVE ESTATES BEING A SUBDIVISION IN PART OF THE WEST ¼ OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NO. 200632893 IN KENDALL COUNTY, ILLINOIS.**

**Property Address: Vacant Lot 35, Oswego, Illinois**

**Permanent Tax Number: 06-08-101-021**

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.**

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

By: \_\_\_\_\_  
Assistant Vice President

State of Illinois  
County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 28<sup>th</sup> day of June, 2019

\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by:  
**MAUREEN PAIGE**  
**CHICAGO TITLE LAND TRUST COMPANY**  
2441 Warrenville Road, Suite 100  
Lisle, IL 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME Michele R. Morris

ADDRESS \_\_\_\_\_ OR BOX NO. \_\_\_\_\_

CITY, STATE \_\_\_\_\_

SEND TAX BILLS TO:

NAME Patrick J. Morris

ADDRESS \_\_\_\_\_

CITY, STATE \_\_\_\_\_

**WARRANTY DEED**

**STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant

To authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to **Patrick J. Morris and Michele R. Morris**, not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety, [REDACTED]

[REDACTED] to wit:

**Lots 36 and 37 in Grove Estates**, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded as document no. 2006-32893, in Kendall County, Illinois

SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

**Permanent Index No.:** Lot 36 06-08-101-022  
Lot 37 06-08-101-023

**Commonly Known as:** Lot 36 7251 Joyce Ct, Oswego, IL  
Lot 37 7229 Joyce Ct, Oswego, IL

**Grove Venture, LLC.**

By: [REDACTED]  
Michael J. Steck, Managing Member



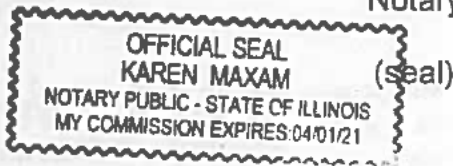
STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF WILL   )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Steck, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of July 2020

Commission Expires: 4/01/21

[Redacted] Notary Public



This instrument prepared by: Win Wehrli  
[Redacted]

Send Subsequent Tax bills to: Patrick and Michele Morris  
[Redacted]

Record and Mail to : Patrick and Michele Morris  
[Redacted]

JACALYN M FROST <jc1243@att.com>

8/17/2020 11:00 AM

**RE: Lot 35,36,37 Joyce ct Oswego utility vacate**

To Michele Morris [REDACTED] - Copy JACALYN M FROST <jc1243@att.com>

Michele,

I have approval for the vacation will you be having a plat of vacation produced for those easements? If you are please have the plat approved from the utilities before starting to acquire signatures.

Please make sure the vacation stops at the 10 ft easement running in the front of the lots where the facilities were located.

Any questions I am available from 6 a.m. to 2:00 p.m. M-T I am taking vacation days on Fridays for the next month.

*Jacalyn M. Frost*

Manager – Right of Way Construction & Engineering

AT&T Technology Operations

262 N. Ottawa St., Floor 2

Joliet, Illinois 60432

o 779-230-6095 m 815-210-3951 | [jc1243@att.com](mailto:jc1243@att.com)

**MOBILIZING YOUR WORLD**

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, proprietary and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you receive this in error, please contact the sender and delete material from all computers.

From: Michele Morris [REDACTED]

Sent: Monday, August 17, 2020 8:41 AM

Andersen, Erin K. &lt;ekanders@southernco.com&gt;

8/13/2020 4:19 PM

**RE: Time sensation request to vacate utility easements**

To Michele Morris [REDACTED]

Nico has no objection to the vacation of these easements.  
Thank you

Erin K. Andersen  
Land Management Agent  
Land Services Department  
Direct 630.388.2094  
Cell 224.760.1374

[ekanders@southernco.com](mailto:ekanders@southernco.com)[nicorgas.com](http://nicorgas.com)

---

**From:** Michele Morris [REDACTED]  
**Sent:** Tuesday, August 11, 2020 5:49 PM  
**To:** Andersen, Erin K. <ekanders@southernco.COM>  
**Subject:** Re: Time sensation request to vacate utility easements

EXTERNAL MAIL: Caution Opening Links or Files

Thank you Erin for your quick reply. The addresses are as follows :

Lot 35 , 7251 Joyce ct , Oswego Il 60543

Lot 36 , 7251 Joyce ct Oswego Il 60543

Lot 37 , 7229 Joyce ct Oswego Il 60543

The easements that need to be vacated are the East west utility easements that runs the entire length of the lot in between lot 35/36 shared boundary and 36/37 shared boundary. The home is on lot 36 primarily but is too wide to fit entirely on that lot and do will encroach on the other two lots.

The deadline to submit my application to vacate is 8/18 which is Tuesday but the planner asked to review everything on Monday. If my package is complete it will go before the board on 9/1 and the county hearing is tentatively moved up because of Labor Day to 9/3. Once they approve the plat I will bring it to you for your signature and then record it. I need something in writing stating you do not have an objection to me vacating your utility easements before Tuesday in order for me to proceed. We are hoping to break ground late October so if I miss this deadline we will have to wait until spring. I appreciate any assistance you can give to expedite

## Attachment 1, Page 8

Ted Wyman &lt;ted\_wyman@comcast.com&gt;

8/12/2020 8:48 AM

**Lots 35, 36 & 37 Easement vacations - Oswego**

To

Mrs. Morris,

Comcast only has underground cable within the west Right-of-Way of Joyce Ct. and has no cable within the easements that are bordering Lots 35 & 36 and Lots 36 & 37, the easements you wish to have vacated. Therefore, Comcast has no objection to the vacation of said easements.

If you have any questions in regards to this information, please do not hesitate to contact me.

Sincerely,

Ted Wyman  
Comcast Cable  
Right-of-Way Engineer  
688 Industrial Drive  
Elmhurst, IL 60126  
Phone: (224) 229-5850 office (847) 652-6074 cell  
Fax: (630) 359-5482  
[Ted\\_Wyman@comcast.com](mailto:Ted_Wyman@comcast.com)

**PARTIAL EASEMENT DISCLAIMER**

**KNOW ALL MEN BY THESE PRESENTS:**

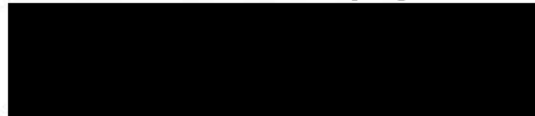
That, COMMONWEALTH EDISON COMPANY, having no facilities located thereon and anticipating no future need thereof, hereby disclaims all right, title, and interest it may have in and to the following described premises under and by virtue of the utility easement set forth, granted and reserved on the Plat of Subdivision for, Whitetail Ridge recorded in the office of the Recorder of Deeds of Kendall County, Illinois, on October 12th, 2006, as Document No. 200632893 to wit:

**\*See Exhibit "A" sketch for specific areas being released; attached hereto and made part hereof the property legally described on Exhibit "B".**

This disclaimer is not intended to and shall not in any way affect the easements set forth and reserved on the aforesaid Plat of Subdivision, except as to the premises hereinbefore specifically described.

Signed and dated this 18TH day of AUGUST, 2020, at OAK BROOK TERRACE, Illinois.

Commonwealth Edison Company



NAME: Jerry Bouska  
TITLE: Real Estate Representative

This instrument prepared by Jerry Bouska, Three Lincoln Centre, 4<sup>th</sup> Floor, Oakbrook Terrace, Illinois 60181, on behalf of Commonwealth Edison Company.

STATE OF ILLINOIS

COUNTY OF DuPAGE

I, the undersigned, a notary public, in and for said county, in the state aforesaid, do hereby certify that JERRY BOUSKA, PLAL STATE REPRESENTATIVE, of Commonwealth Edison Company, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Supervisor, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18TH day of AUGUST, 2020.



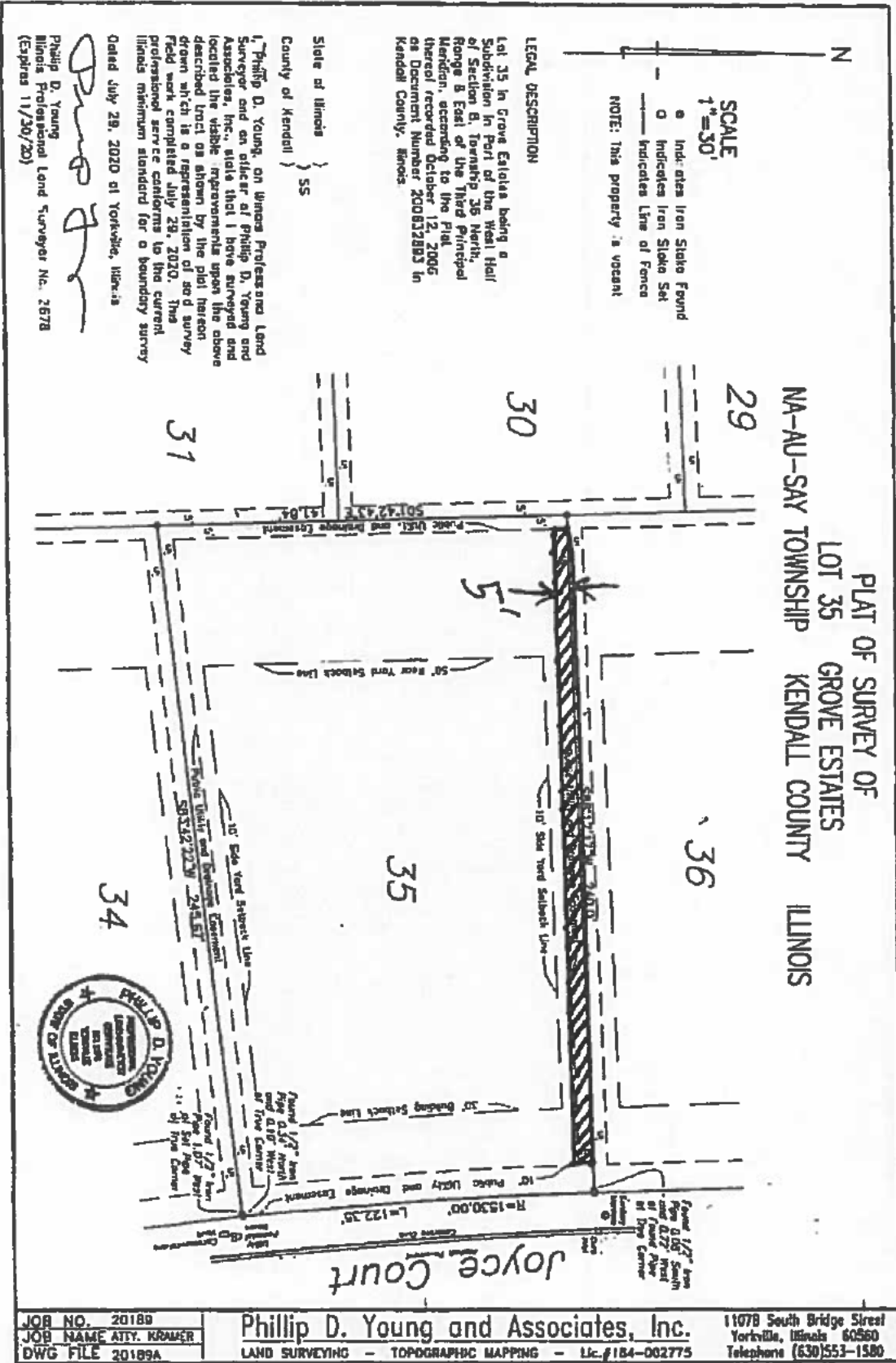
Notary Public



**EXHIBIT A**

**EASEMENT VACATED**

**LEGEND**



# EXHIBIT A

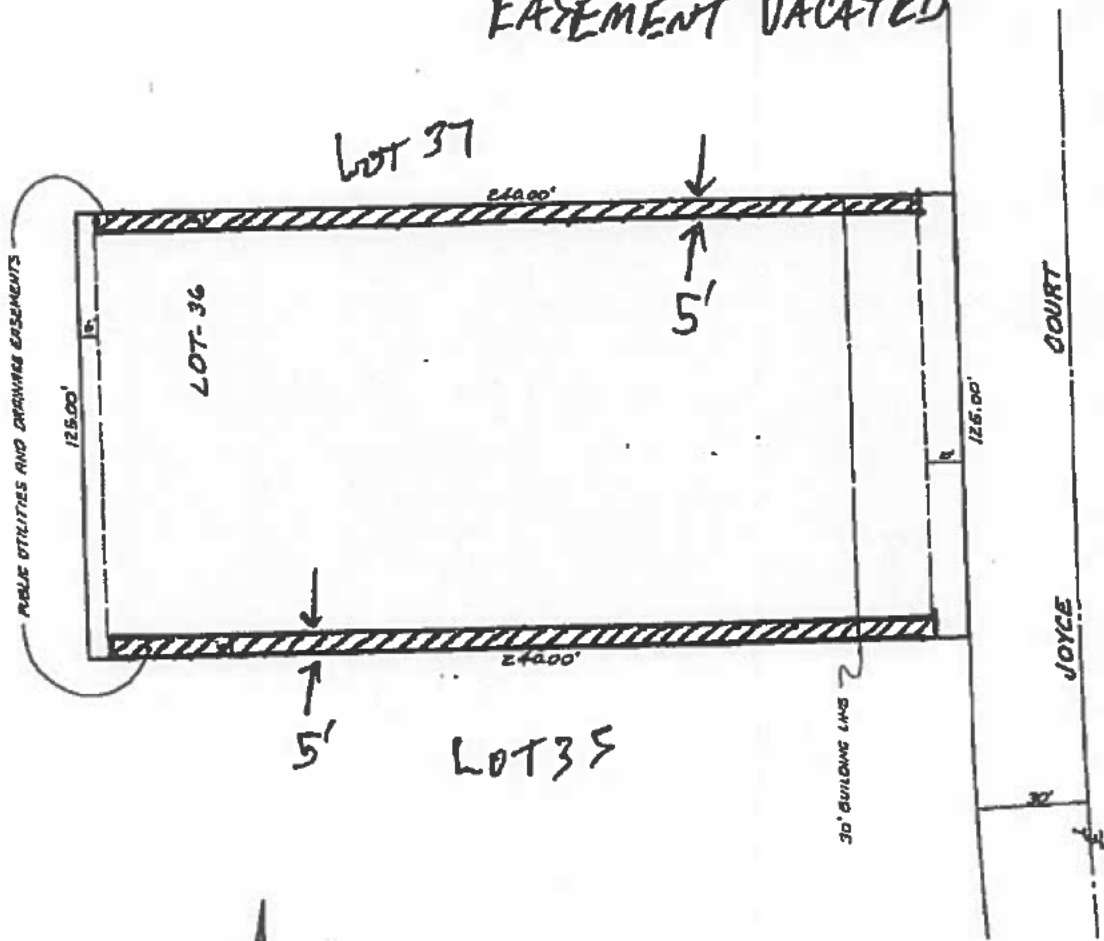
## PLAT OF SURVEY

LOT 36 IN CRONE ESTATE, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WINDHAM COUNTY, ILLINOIS

### LEGEND



EASEMENT VACATED



State of Illinois )  
 County of )  
 I, THOMAS E. FISHER, a duly qualified and duly sworn land surveyor, do hereby certify that the above described plat was prepared by me and is a correct and true representation of the land shown thereon.

THOMAS E. FISHER  
 No. 020425

**INTECH CONSULTANTS, INC.**  
 CONSULTING ENGINEERS / SURVEYORS  
 24 S. BROADWAY, SUITE 2000, CHICAGO, ILLINOIS 60604-3356

NOTA: THIS PLAT WAS PREPARED FOR THE PURPOSE OF RECORDING THE ABOVE DESCRIBED PLAT OF SURVEY IN THE PUBLIC RECORDS OF THE COUNTY OF WINDHAM, ILLINOIS. IT IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE DATA HEREON.

36



# EXHIBIT A

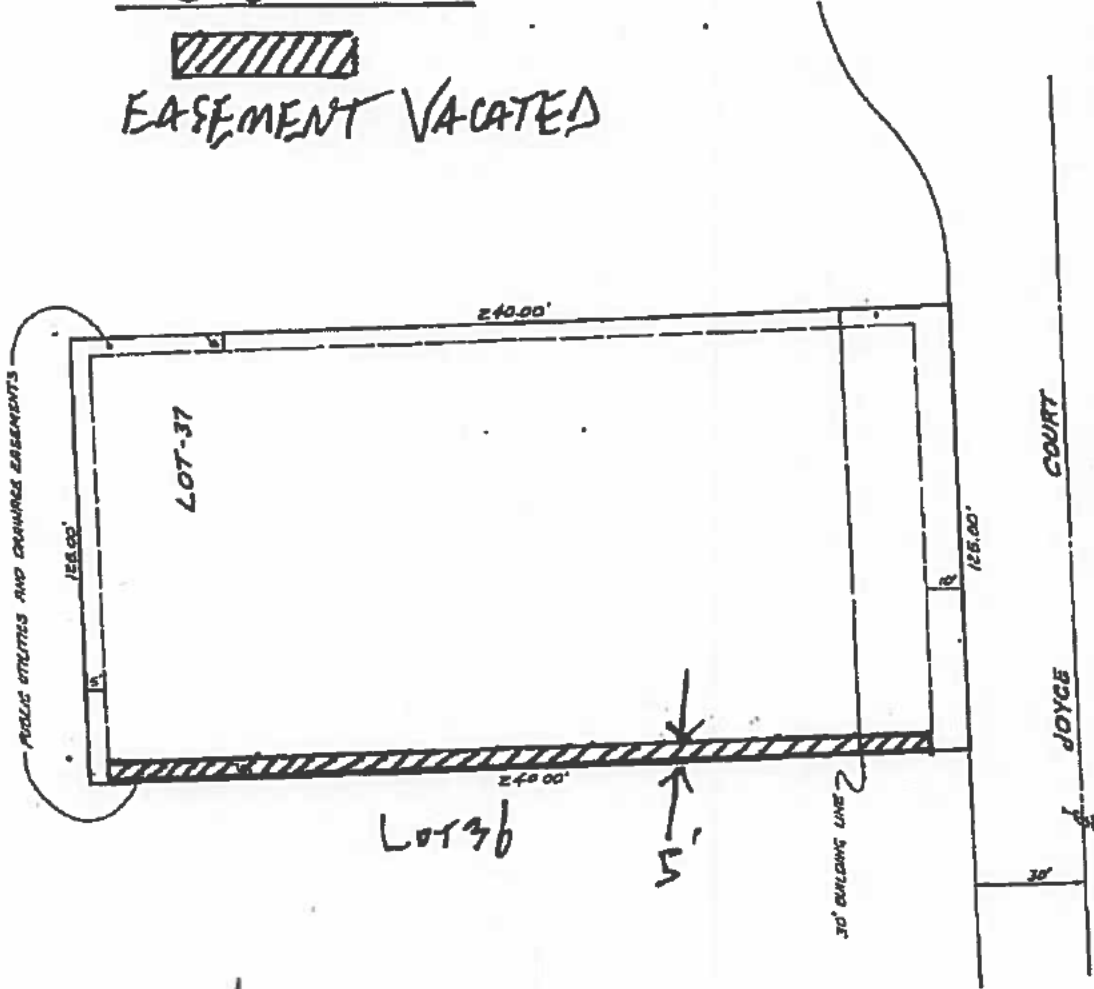
## PLAT OF SURVEY

LOT 37 IN GRIME ESTATES, BEMOLA SUBDIVISION PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

### LEGEND



EASEMENT VACATED



SCALE: 1" = 20'

**INTECH CONSULTANTS, INC.**  
CONSULTING ENGINEERS/SURVEYORS

111 S. Main St., Suite 200, Springfield, Illinois 62762-1000



STATE OF ILLINOIS )  
COUNTY OF KENDALL )  
I, THOMAS R. HOFFMANN, INC.,  
Surveyor, do hereby certify that the above  
described plat was prepared and filed  
in accordance with the laws of the State  
of Illinois.

NOTE: COMPLETE ALL RIGHTS RESERVED AND ALL RIGHTS ARE RESERVED BY THE SURVEYOR. ANY REVISIONS MUST BE APPROVED BY THE SURVEYOR AND THE CLIENT. THIS PLAT IS NOT VALID UNLESS IT IS SIGNED AND SEALED BY THE SURVEYOR. ANY CHANGES TO THIS PLAT MUST BE APPROVED BY THE SURVEYOR AND THE CLIENT.

**Exhibit "B"**

**Legal Description**

**LOTS 35, 36 AND 37 IN GROVE STATES BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 200632893 IN KENDALL COUNTY, ILLINOIS.**

**Property Address: 7229 Joyce Court, Oswego, Illinois 60543**

**7251 Joyce Court, Oswego, Illinois 60543**

**7287 Joyce Court, Oswego, Illinois 60543**

**P.I.N(S): 06-08-101-021, 06-08-101-022 & 06-08-101-023**

**PARTIAL EASEMENT DISCLAIMER**

**KNOW ALL MEN BY THESE PRESENTS:**

That, **COMMONWEALTH EDISON COMPANY**, having no facilities located thereon and anticipating no future need thereof, hereby disclaims all right, title, and interest it may have in and to the following described premises under and by virtue of the utility easement set forth, granted and reserved on the Plat of Subdivision for, Whitetail Ridge recorded in the office of the Recorder of Deeds of Kendall County, Illinois, on October 12th, 2006, as Document No. 200632893 to wit:

**\*See Exhibit "A" sketch for specific areas being released; attached hereto and made part hereof the property legally described on Exhibit "B".**

This disclaimer is not intended to and shall not in any way affect the easements set forth and reserved on the aforesaid Plat of Subdivision, except as to the premises hereinbefore specifically described.

Signed and dated this 18TH day of AUGUST, 2020, at OAK BROOK TERRACE, Illinois.

Commonwealth Edison Company



NAME: Jerry Bouska  
TITLE: Real Estate Representative

This instrument prepared by Jerry Bouska, Three Lincoln Centre, 4<sup>th</sup> Floor, Oakbrook Terrace, Illinois 60181, on behalf of Commonwealth Edison Company.

STATE OF ILLINOIS

COUNTY OF DUPAGE

I, the undersigned, a notary public, in and for said county, in the state aforesaid, do hereby certify that JERRY BOUSKA, REAL ESTATE REPRESENTATIVE, of Commonwealth Edison Company, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Supervisor, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18TH day of AUGUST, 2020.

[Redacted Signature]

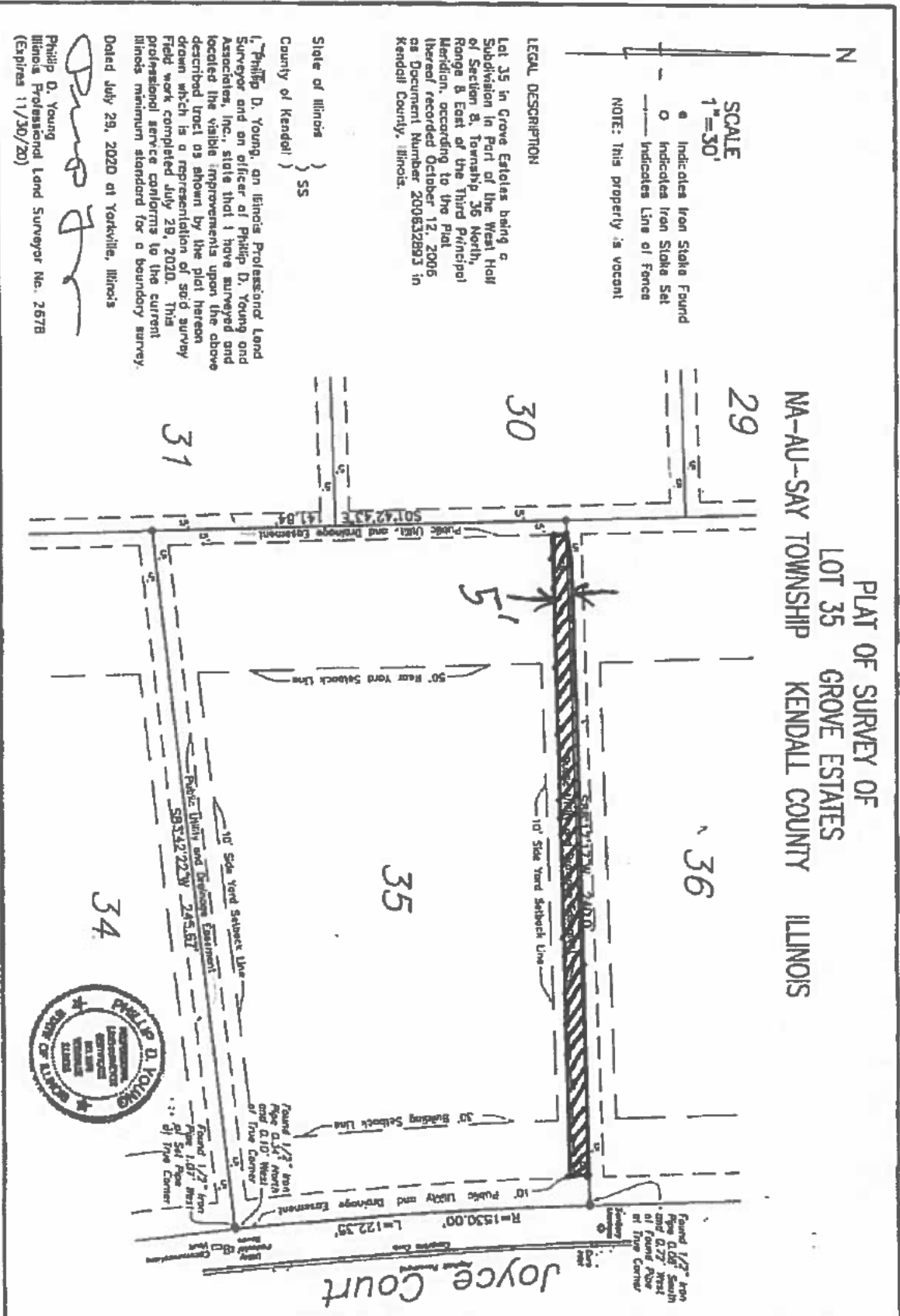
Notary Public



**EXHIBIT A**

**LEGEND**  
**EMPTY VACATED**

PLAT OF SURVEY OF  
 LOT 35 GROVE ESTATES  
 NA-AU-SAY TOWNSHIP KENDALL COUNTY ILLINOIS



LEGAL DESCRIPTION  
 Lot 35 in Grove Estates being a Subdivision in Part of the West Half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded October 12, 2006 as Document Number 200632893 in Kendall County, Illinois.

State of Illinois }  
 County of Kendall ) SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat herein drawn which is a representation of said survey. Field work completed July 29, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated July 29, 2020 at Yorkville, Illinois

*Phillip D. Young*  
 Phillip D. Young  
 Illinois Professional Land Surveyor No. 2678  
 (Expires 11/30/20)

JOB NO. 20189	Phillip D. Young and Associates, Inc.	1107B South Bridge Street
JOB NAME ATTY. PRAMER	LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic. #784-002775	Yorkville, Illinois 60560
DWG FILE 20189A		Telephone (630)553-1580

# EXHIBIT A

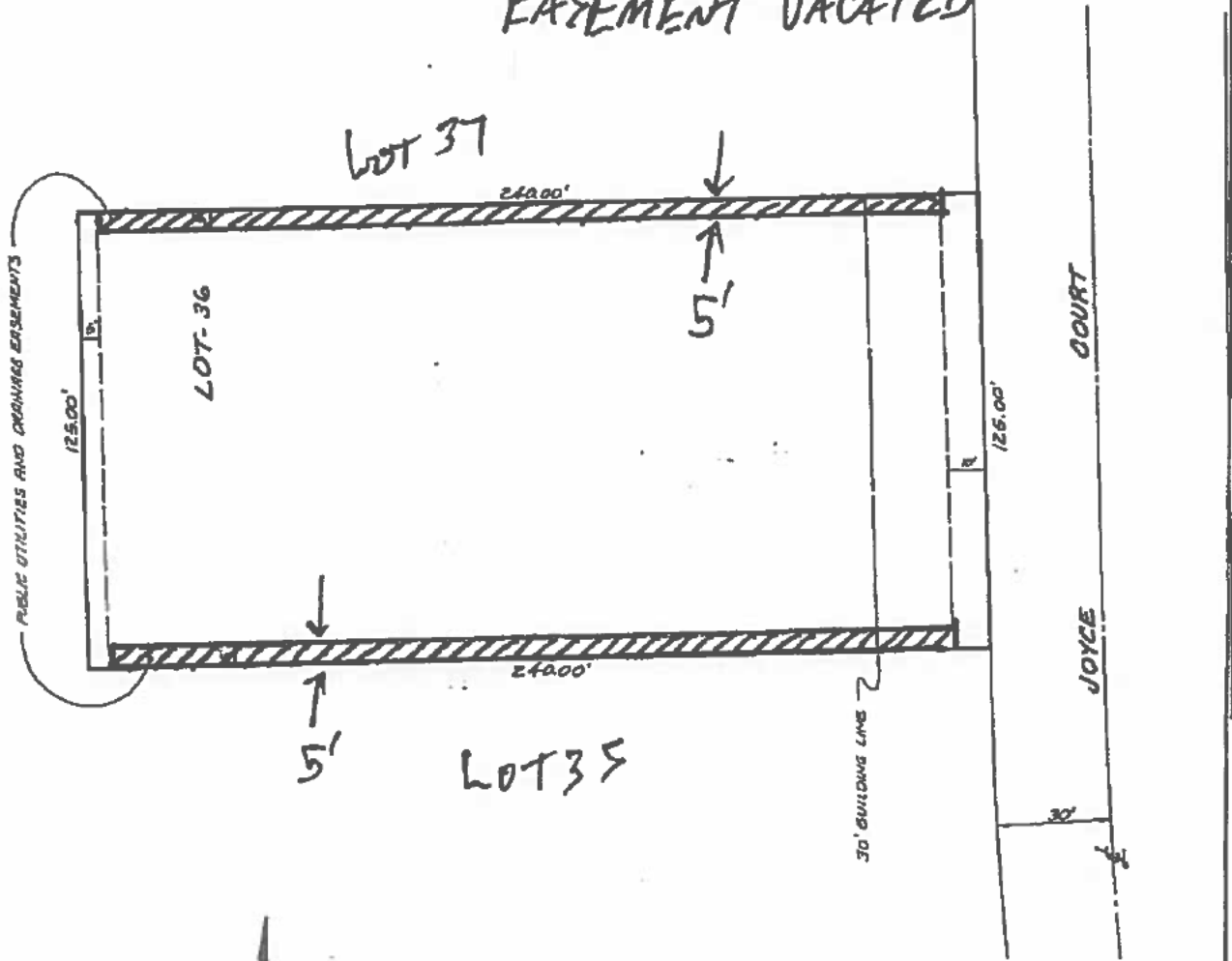
## PLAT OF SURVEY

LOT 36 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS

### LEGEND



EASEMENT VACATED



SCALE: 1"=20'



STATE OF ILLINOIS )  
 COUNTY OF KANE ) ss

THOMAS E. FUCHS, INC.  
 LAND SURVEYORS  
 1004 E. 12th St.  
 Springfield, IL 62760  
 TEL: 217-223-1111

DATE OF SURVEY: 10/1/04  
 DATE OF PLAT: 10/1/04

**INTECH CONSULTANTS, INC.**  
 CONSULTING ENGINEERS/SURVEYORS  
 1004 E. 12th St., Springfield, IL 62760  
 TEL: 217-223-1111

NOTE: I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF KANE, ILLINOIS, ON 10/1/04.

36

# EXHIBIT A

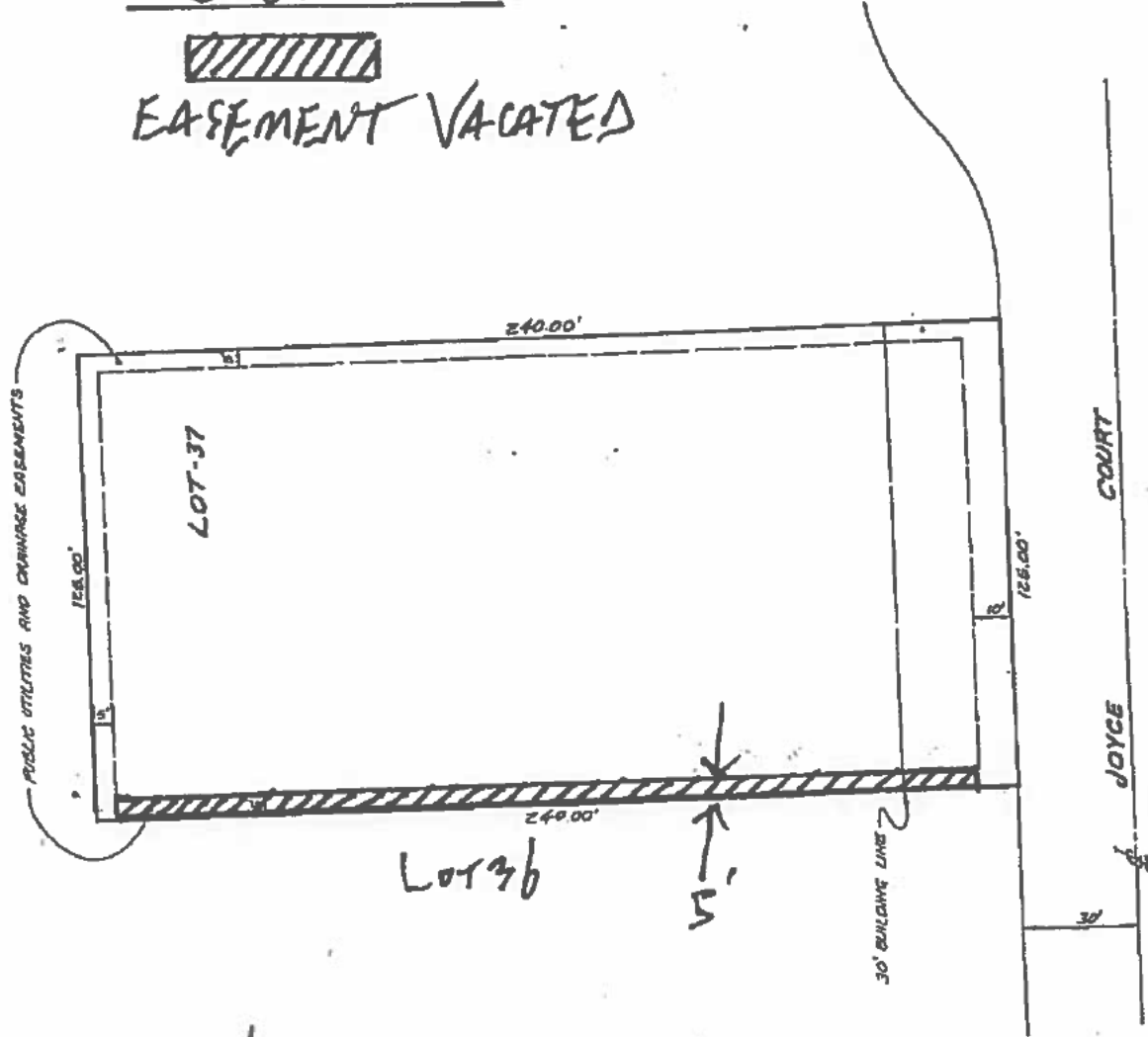
## PLAT OF SURVEY

LOT 37 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

### LEGEND



EASEMENT VACATED



SCALE: 1" = 20'

**INTECH CONSULTANTS, INC.**  
CONSULTING ENGINEERS/SURVEYORS

DATE: 08/01/2014 DRAWING DATE: 07/04/14 BY: GMS



STATE OF ILLINOIS )  
COUNTY OF KENDALL )  
I, THOMAS E. SMITH, a duly licensed Professional Land Surveyor in and for the State of Illinois, do hereby certify that I am the author of the above plat and that the same is a true and correct copy of the original plat as shown to me by the client.

THOMAS E. SMITH  
Professional Land Surveyor

NOTE: THIS PLAT IS THE PROPERTY OF INTECH CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTECH CONSULTANTS, INC.

08/01/2014 08:00 AM 0004035-37

## **Exhibit "B"**

### **Legal Description**

**LOTS 35, 36 AND 37 IN GROVE STATES BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 200632893 IN KENDALL COUNTY, ILLINOIS.**

**Property Address: 7229 Joyce Court, Oswego, Illinois 60543**

**7251 Joyce Court, Oswego, Illinois 60543**

**7287 Joyce Court, Oswego, Illinois 60543**

**P.I.N(S): 06-08-101-021, 06-08-101-022 & 06-08-101-023**



Ed Seifert &lt;seifert@intechconsultants.com&gt;

8/11/2020 12:40 PM

**RE: Permission to use topography map**

To Michele Morris [REDACTED] Copy Patrick Morris [REDACTED]

Michele -

Please be advised that in 2005 Intech Consultants prepared the topography contained within the attached tree survey document prepared by others, and that the topography was accurate at that time.

We have no objection to you using this topography for other purposes in 2020, but cannot guarantee that the topography has not changed within the intervening 15 years.

Edward F. Seifert, PE  
Principal  
**INTECH CONSULTANTS, INC.**  
1989 University Lane, Suite D  
Lisle, IL 60532  
Phone: 630-964-5656  
Email: [seifert@intechconsultants.com](mailto:seifert@intechconsultants.com)

-----Original Message-----

From: Michele Morris <[REDACTED]>  
Sent: Tuesday, August 11, 2020 12:15 PM  
To: [seifert@intechconsultants.com](mailto:seifert@intechconsultants.com)  
Cc: Patrick Morris <[REDACTED]>  
Subject: Permission to use topography map

Hi Ed,

I want to thank you for your help with my application to vacate. The county has asked I get permission to use your topographic drawing to submit to them for the purpose of vacating the drainage and utility easements. Matt said I need written permission to use it from you giving consent and stating you stand behind your drawing.

Thank you again!

Michele Morris  
Michele Morris Realty  
[REDACTED]

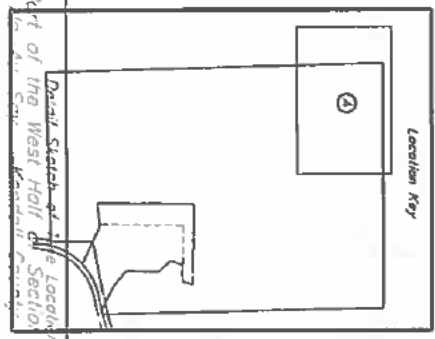
- 
- 187.001\_TREE INV\_000.pdf (8 MB)



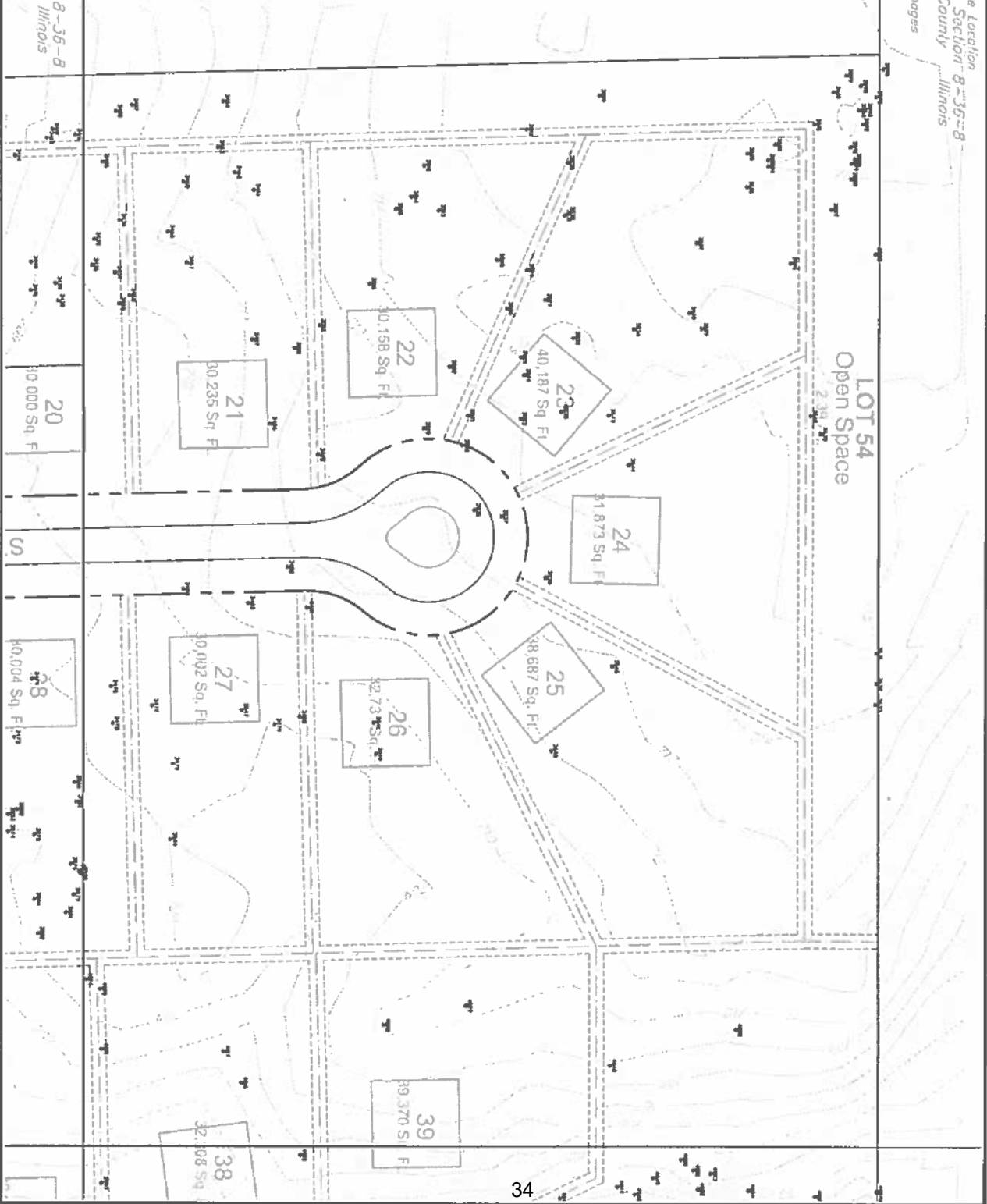
Detail Sketch of Tree Location  
 Part of the West Half of Section 8-36-8  
 No-Au-Soy Kendall County Illinois

Page 1 of 8 pages

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Page 2 of 8 pages



Part of the West Half of Section 8-36-8  
Kendall County, Illinois

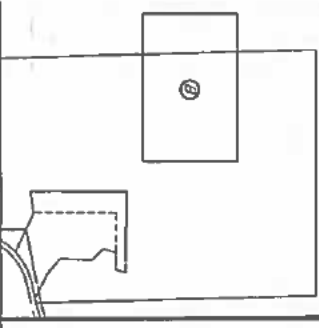
Page 2 of 8 pages

(B)

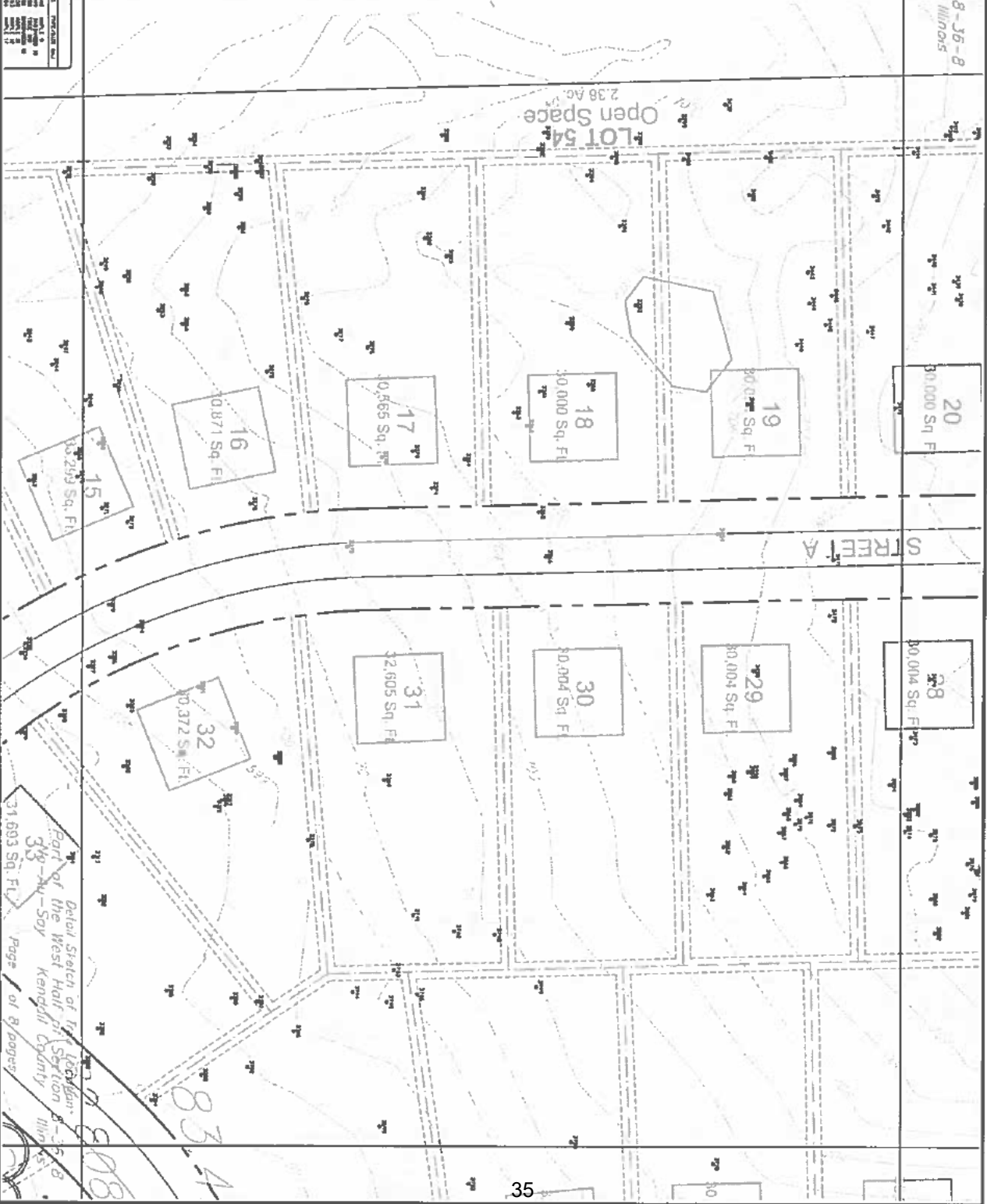


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Location Key

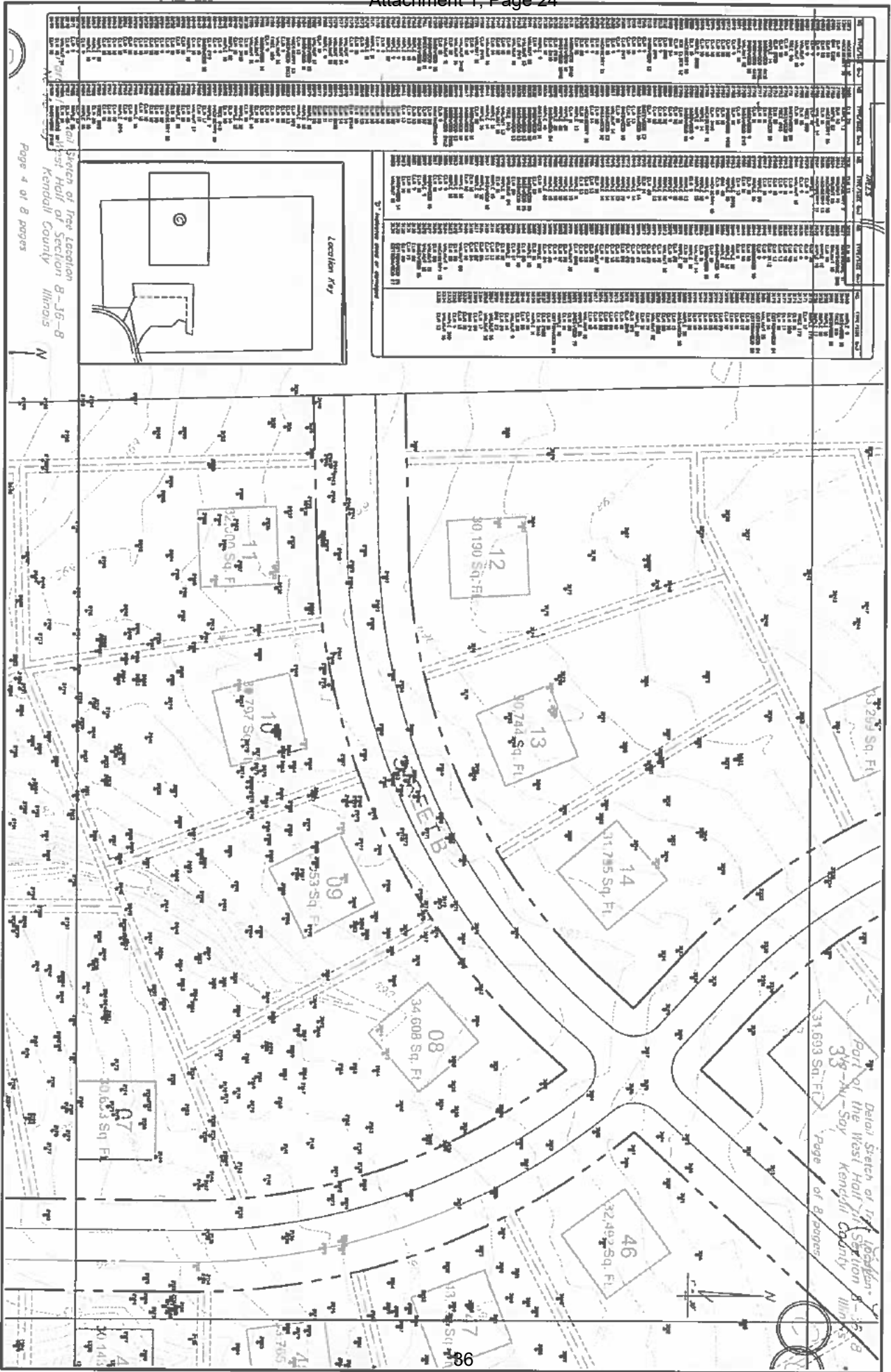


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Part of the West Half of Section 8-36-8  
Kendall County, Illinois

Page 2 of 8 pages

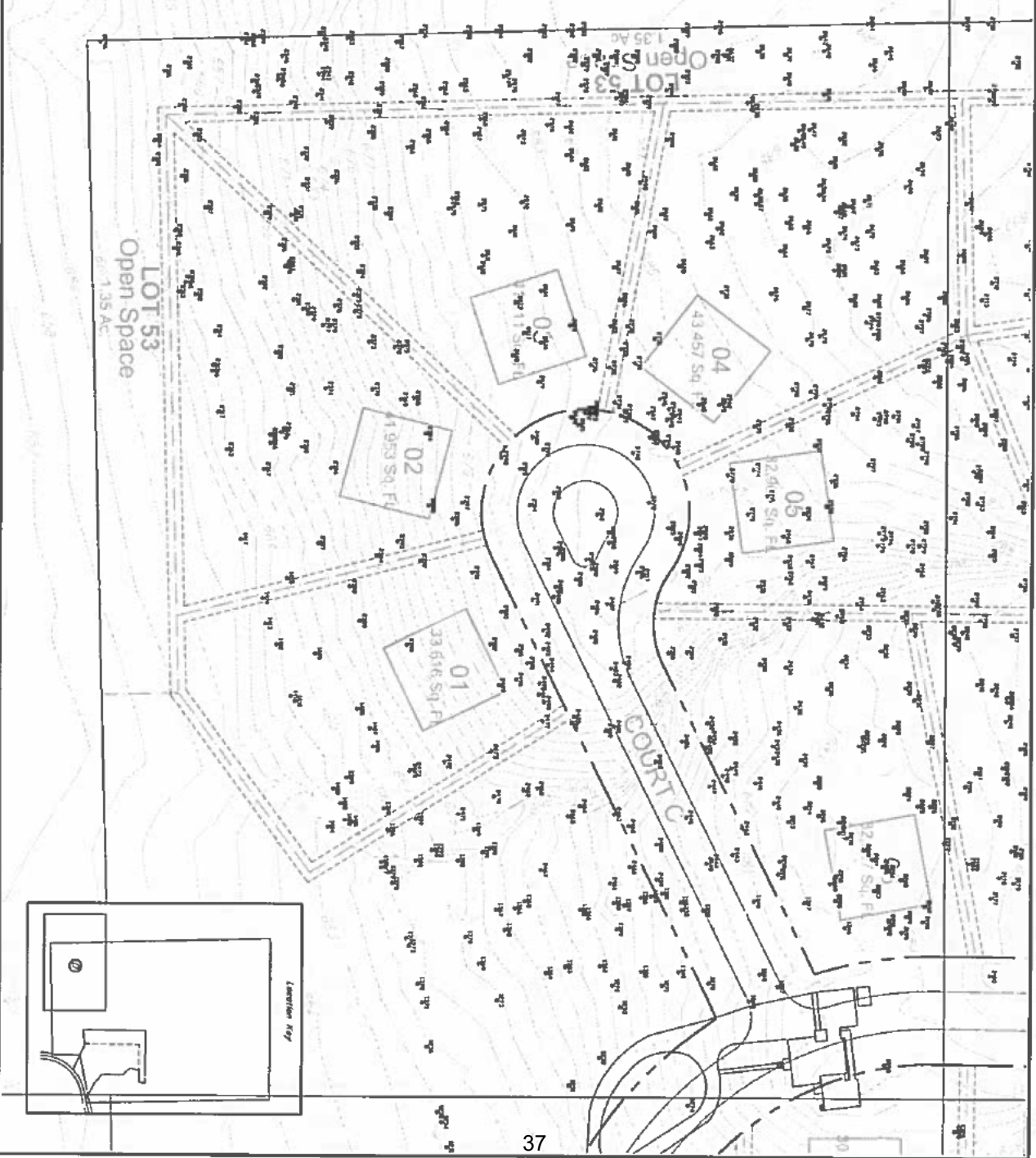


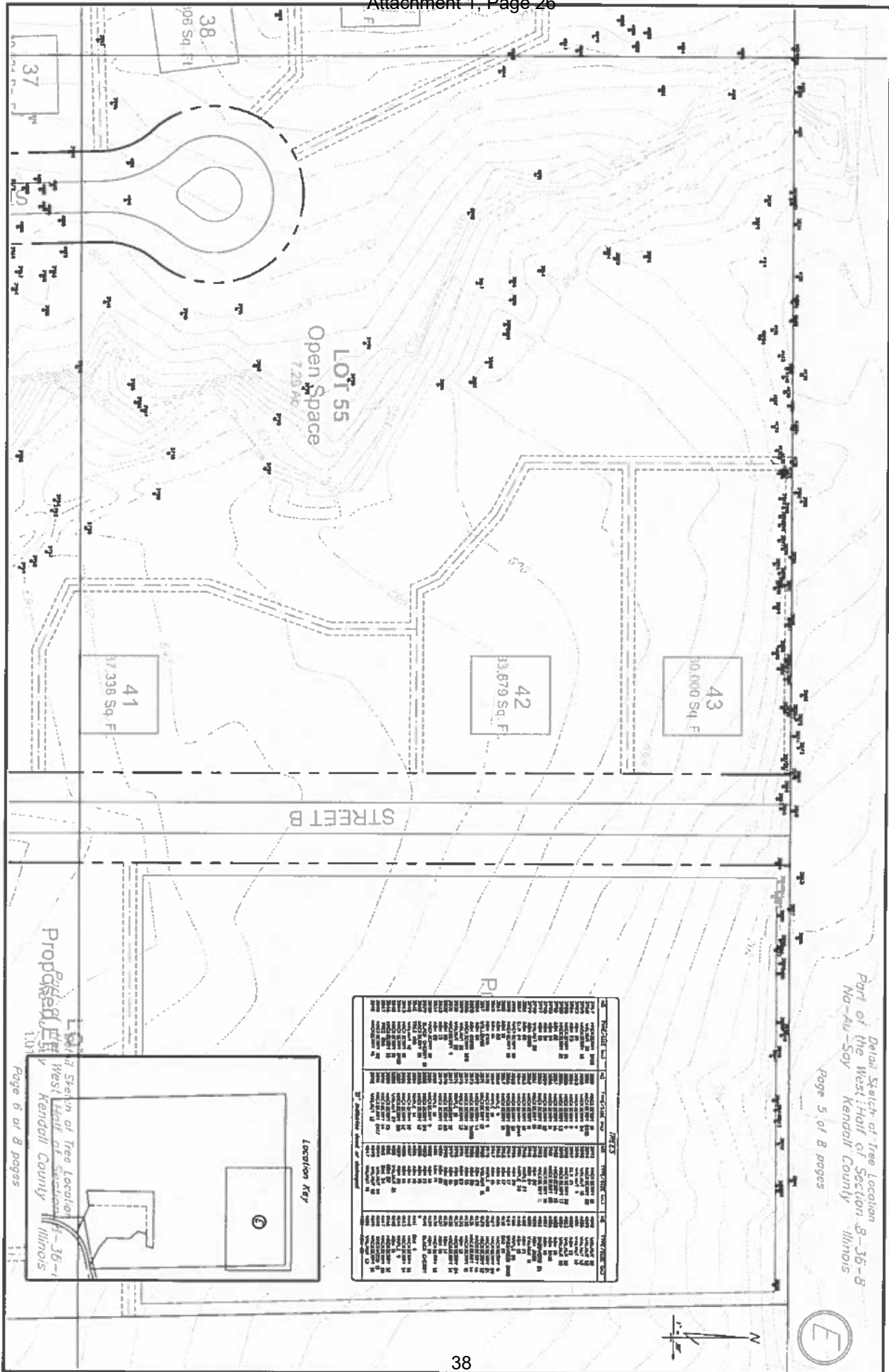
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West Hill of Section 8-15-8  
Kendall County Illinois

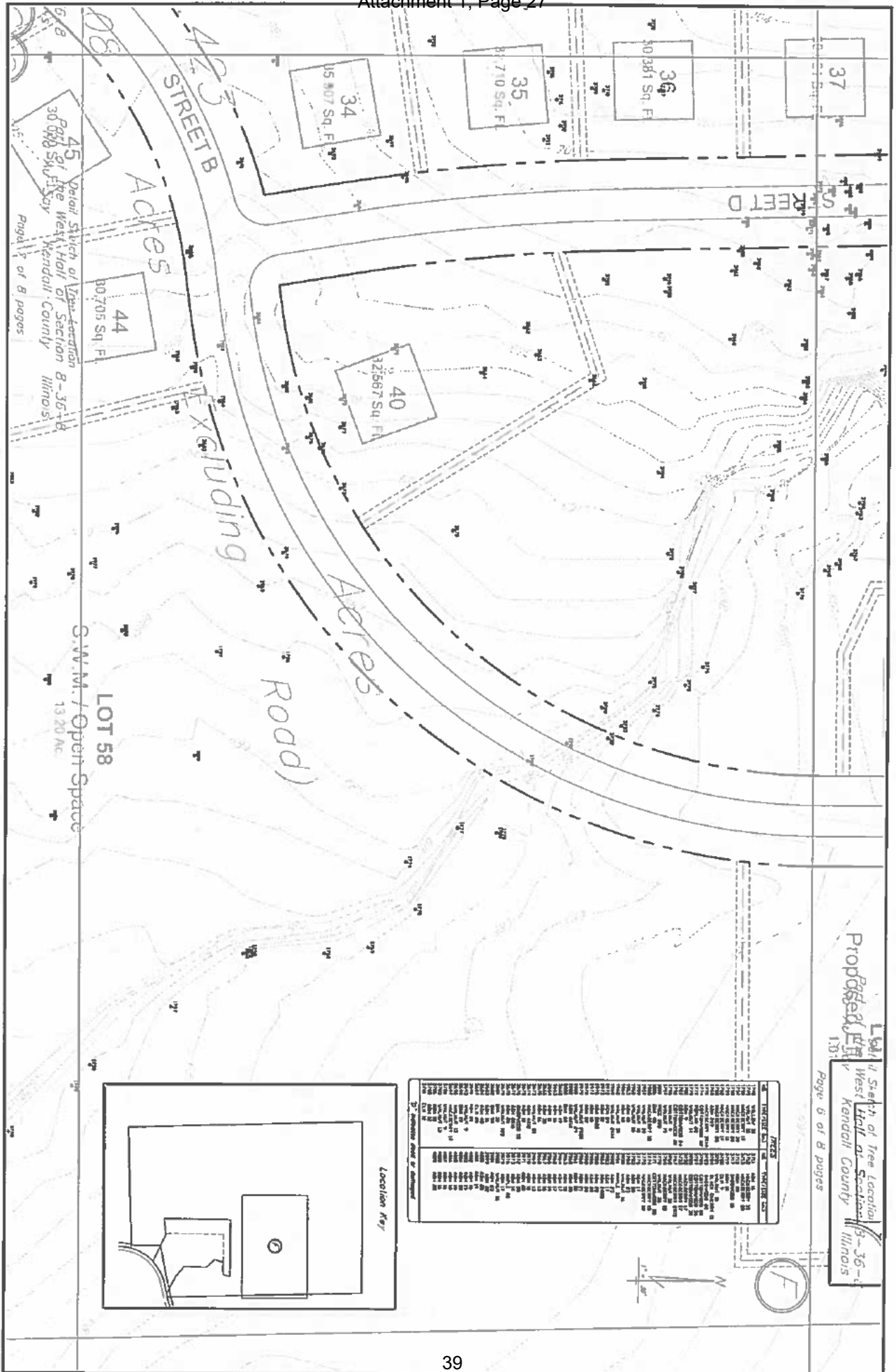
Page 4 of 8 pages



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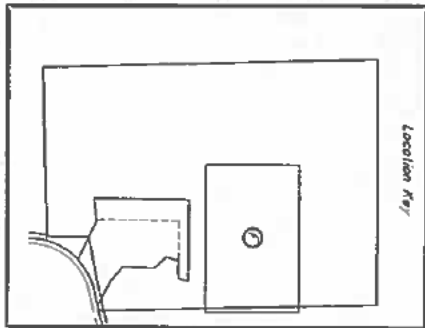


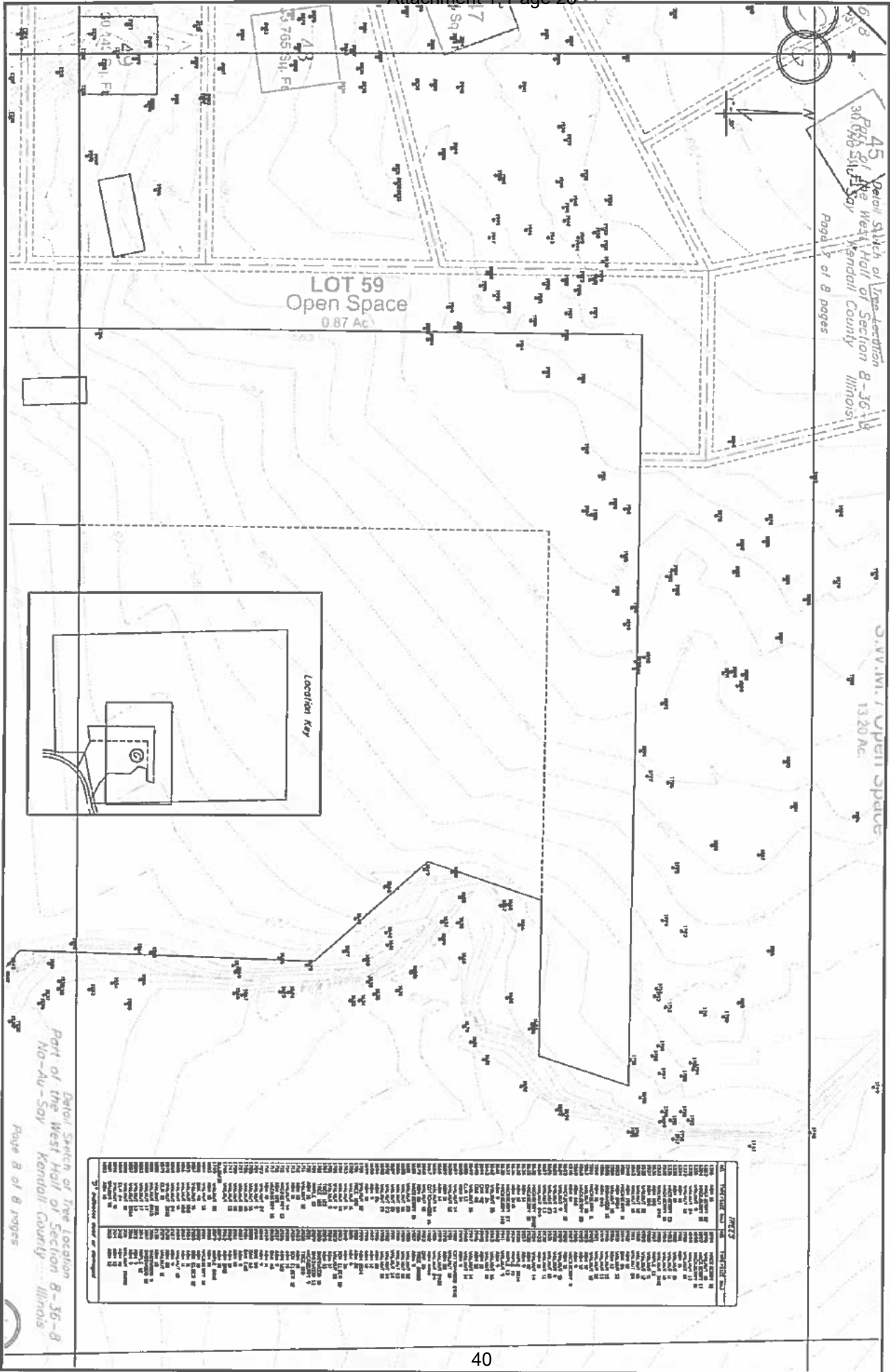




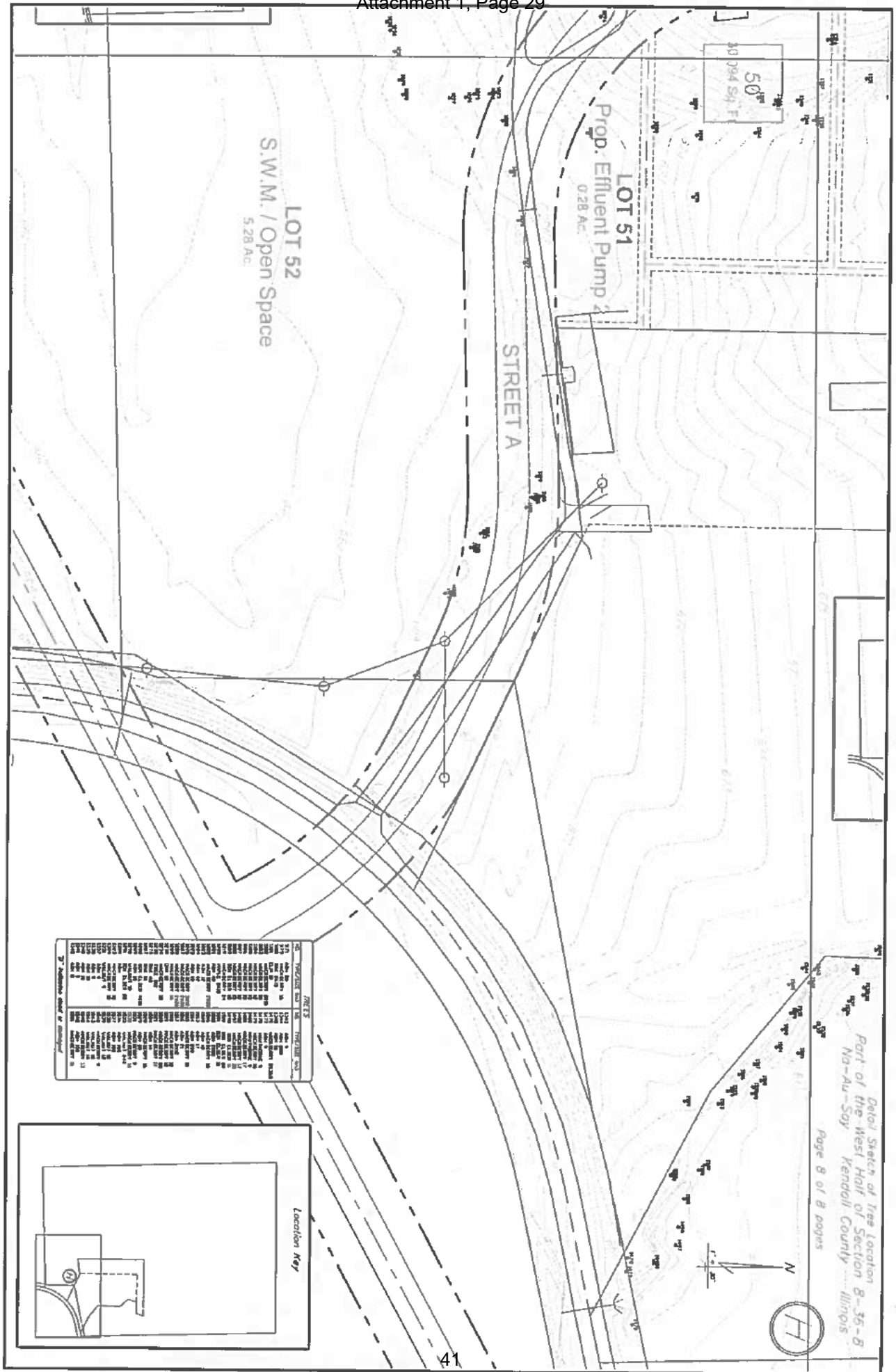
**Proposed Fire Station**  
 Lot 11, Section 8, Twp. 36S, R. 13W, Kendall County, Illinois  
 Page 6 of 8 pages

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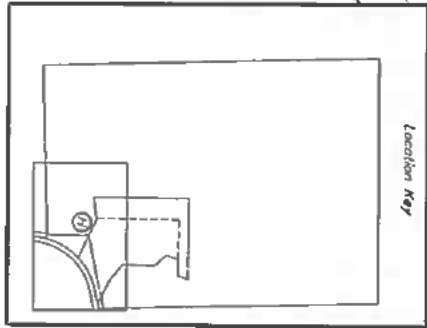








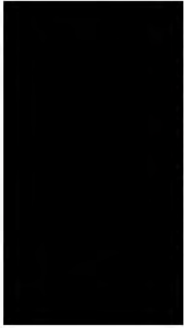
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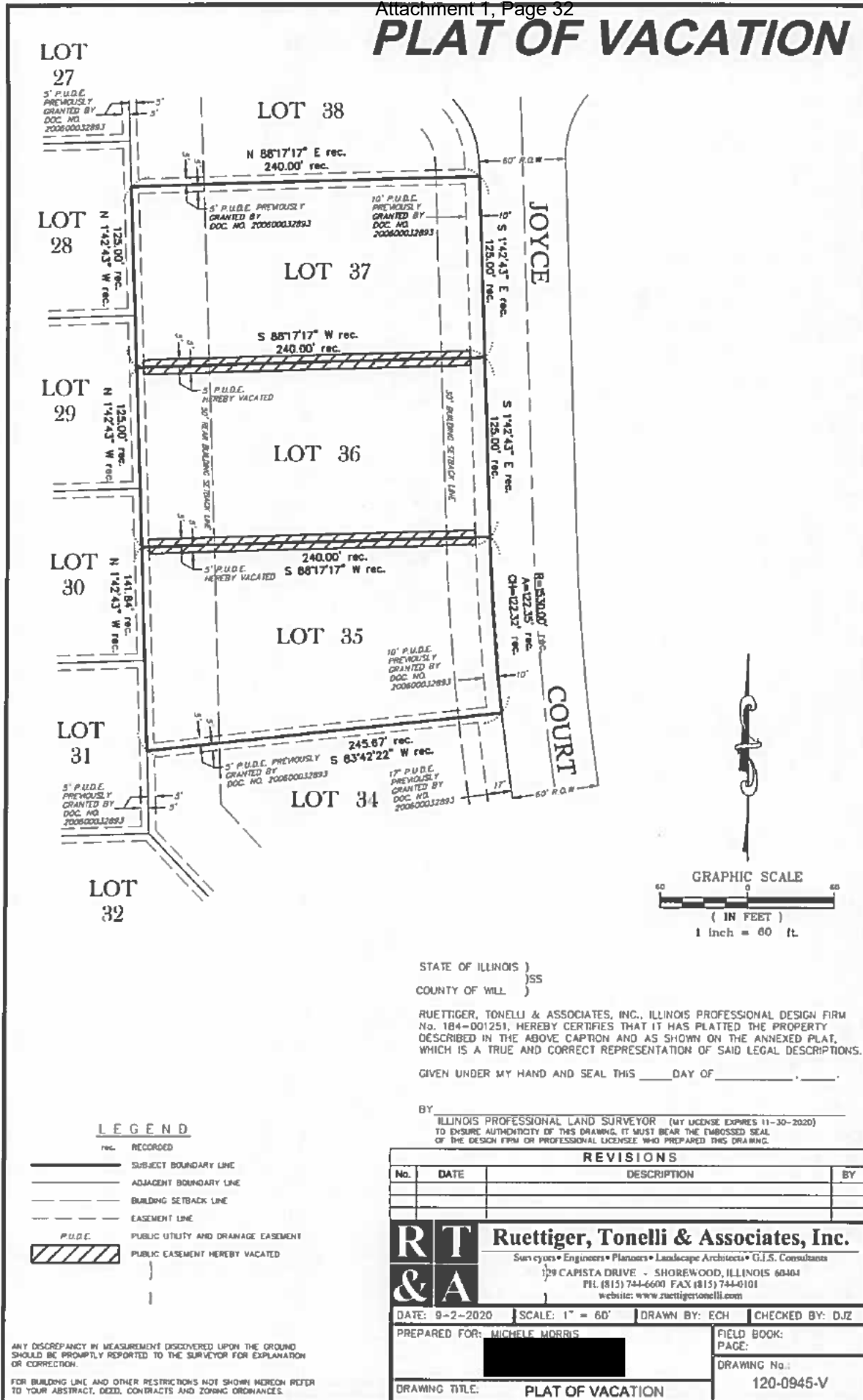


Michele Morris  
Michele Morris Realty



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- image002.jpg (73 KB)
- image003.jpg (62 KB)
- image004.jpg (62 KB)
- image005.jpg (63 KB)
- image006.jpg (54 KB)

# PLAT OF VACATION



STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF WILL )

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS PLATTED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID LEGAL DESCRIPTIONS.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_.

BY \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2020)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY

**RT & A** **Ruettiger, Tonelli & Associates, Inc.**  
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants  
 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404  
 PH. (815) 744-6600 FAX (815) 744-0101  
 website: www.ruettiger-tonelli.com

DATE: 9-2-2020    SCALE: 1" = 60'    DRAWN BY: ECH    CHECKED BY: DJZ

PREPARED FOR: MICHELE MORRIS

DRAWING TITLE: **PLAT OF VACATION**

FIELD BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
DRAWING No.: **120-0945-V**

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.  
 FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

N:\120-0945-V\120-0945-V.plt

**Matt Asselmeier**

---

**From:** Steve Dano <[REDACTED]>  
**Sent:** Friday, September 4, 2020 12:01 PM  
**To:** Matt Asselmeier; [REDACTED]  
**Subject:** [External]vacating utility easement

Sent from Mail for Windows 10  
To Mathew H. Asseimeier  
Senior Planner  
Kendall County Planning, Building and Zoning

The Morris's have informed the Grove Estates HOA of their request to your department to vacate the utility easement on lots 35/36 and 36/37 to allow for a larger home to be built. The Grove Estates HOA has no objection to this as long as your department is in agreement.

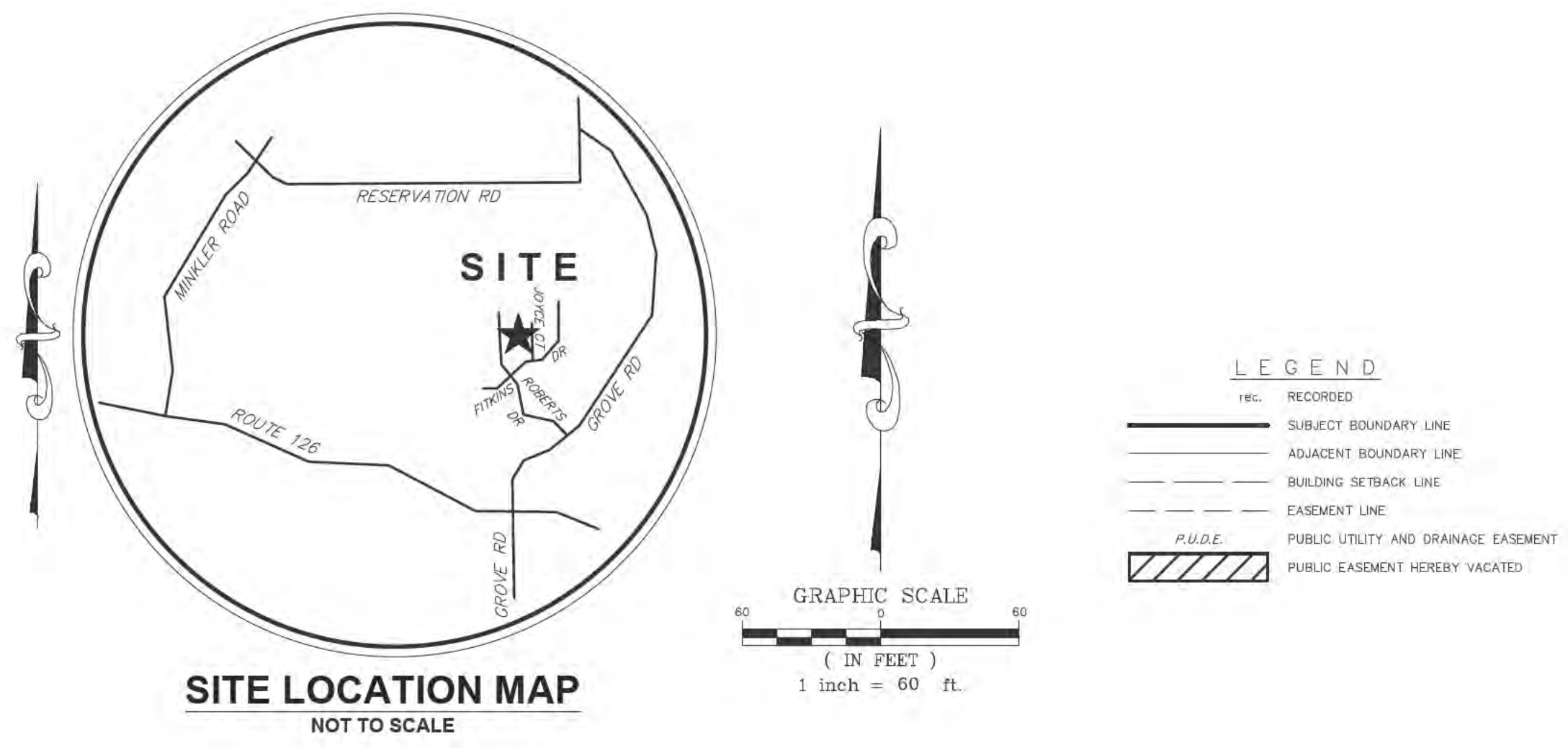
If you have further questions please contact us.

Thanks

Steven Dano  
Crestview Builders  
Grove Estates HOA  
[REDACTED]

9/3/2020

# PLAT OF VACATION



### OWNERS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL ) SS

THIS IS TO CERTIFY THAT I, MICHELE MORRIS, AM THE OWNER OF LOTS 35, 36 AND 37 OF GROVE ESTATES, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

MICHELE MORRIS \_\_\_\_\_

ADDRESS \_\_\_\_\_

PROPERTIES		
LOT 35	7287 JOYCE COURT OSWEGO, IL 60543	06-08-101-021
LOT 36	7251 JOYCE COURT OSWEGO, IL 60543	06-08-101-022
LOT 37	7229 JOYCE COURT OSWEGO, IL 60543	06-08-101-023

LEGAL DESCRIPTION OF EASEMENT ON LOT 35 TO BE VACATED:  
THE NORTH 5.00 FEET OF LOT 35, EXCEPT THE WEST 5.00 FEET AND EXCEPT THE EAST 10.00 FEET THEREOF, IN GROVE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER R200600032893, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF EASEMENT ON LOT 36 TO BE VACATED:  
THE NORTH 5.00 FEET AND THE SOUTH 5.00 FEET OF LOT 36, EXCEPT THE WEST 5.00 FEET AND EXCEPT THE EAST 10.00 FEET THEREOF, IN GROVE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER R200600032893, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF EASEMENT ON LOT 37 TO BE VACATED:  
THE SOUTH 5.00 FEET OF LOT 37, EXCEPT THE WEST 5.00 FEET AND EXCEPT THE EAST 10.00 FEET THEREOF, IN GROVE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER R200600032893, NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

### NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL ) SS

I, \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY

AFORESAID, DO HEREBY CERTIFY THAT MICHELE MORRIS, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED AND DELIVERED THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS HER OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

### COUNTY BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL ) SS

APPROVED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CHAIRMAN OF COUNTY BOARD \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_

### COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KENDALL ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE AT KENDALL COUNTY AFORESAID

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.

BY: \_\_\_\_\_ KENDALL COUNTY RECORDER

### VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT

PER DOCUMENT R200600032893 INDICATED HEREON AS "HEREBY VACATED" ACCEPTED AND APPROVED

COMMONWEALTH EDISON COMPANY HEREBY CONSENTS TO SAID VACATION OF EASEMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
AGENT FOR COMMONWEALTH EDISON COMPANY

SBC-AMERITECH HEREBY CONSENTS TO SAID VACATION OF EASEMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
AGENT FOR SBC-AMERITECH

NICOR HEREBY CONSENTS TO SAID VACATION OF EASEMENT

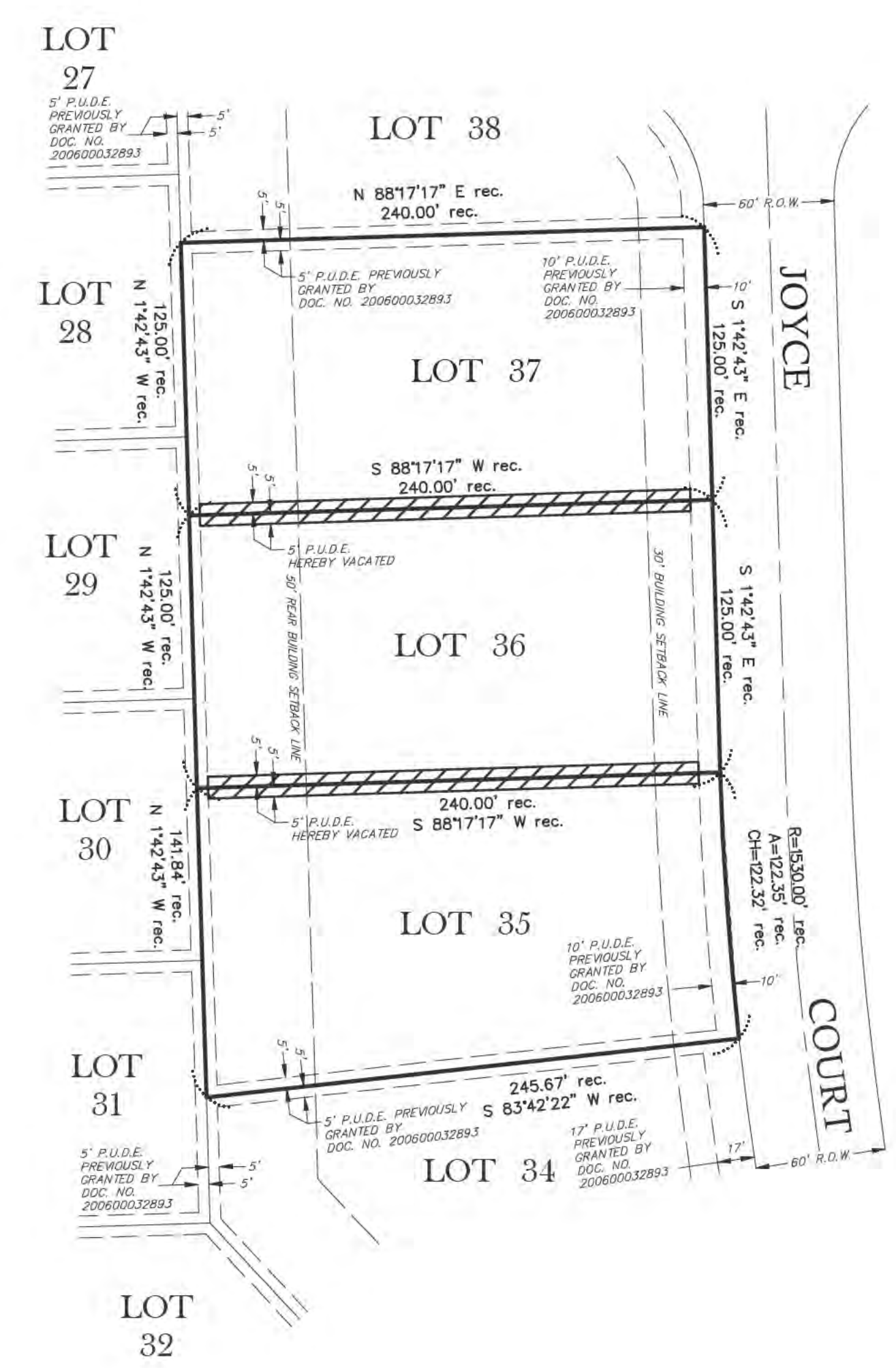
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
AGENT FOR NICOR

CABLE TELEVISION FRANCHISE HEREBY CONSENTS TO SAID VACATION OF EASEMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
AGENT FOR CABLE TELEVISION FRANCHISE



AREA TO BE VACATED		
LOT 35	1125 S.F.	0.026 ACRE
LOT 36	2250 S.F.	0.052 ACRE
LOT 37	1125 S.F.	0.026 ACRE
TOTAL	4500 S.F.	0.104 ACRE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001251, HEREBY CERTIFIES THAT IT HAS PLATTED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID LEGAL DESCRIPTIONS

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2020) TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY

**RT & A** Ruettiger, Tonelli & Associates, Inc.  
Surveyors • Engineers • Planners • Landscape Architects • GIS Consultants  
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404  
PH (815) 744-6600 FAX (815) 744-0101  
website: www.ruettigeronelli.com

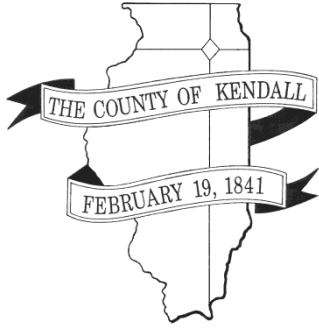
DATE: 9-3-2020 SCALE: 1" = 60' DRAWN BY: ech CHECKED BY: DJZ

PREPARED FOR: MICHELE MORRIS FIELD BOOK: \_\_\_\_\_  
DRAWING No.: 320-0945-V

DRAWING TITLE: PLAT OF VACATION

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-24**

**Grainco FS, Inc.**

**Amendment to Future Land Use Map in Land Resource  
Management Plan**

**Agricultural to Mixed Use Business**

**INTRODUCTION**

Grainco FS, Inc. would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately three point two more or less (3.2 +/-) acres located 17854 N. Wabena Avenue. If approved, the Petitioner would like to rezone the property to allow the operation of a company that performs construction and maintenance work for gas utilities. This use is not allowed on property zoned A-1 Agricultural. This use and the previous uses at the property (i.e. fertilizer plant) are either permitted or special uses on M-1 Limited Manufacturing zoned property.

The application materials are included as Attachment 1. An aerial of the property is included as Attachment 2.

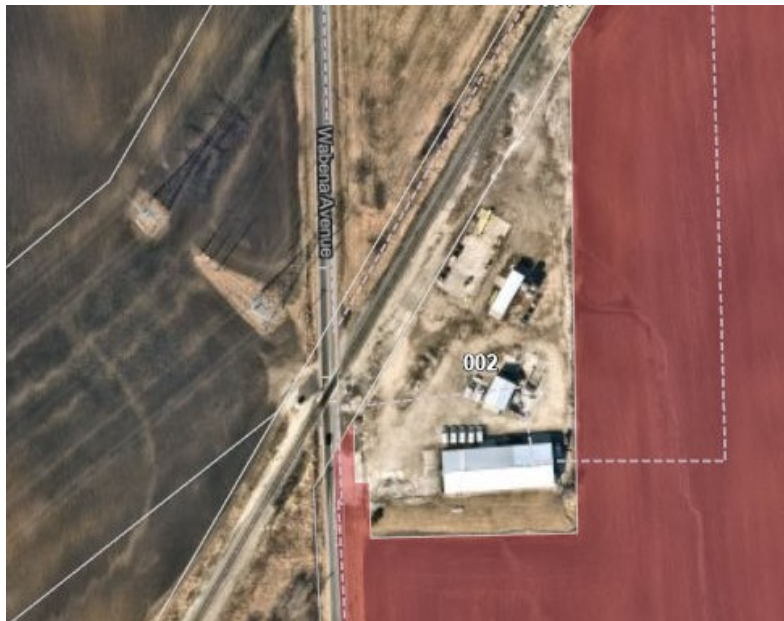
The map amendment request is a separate petition (Petition 20-25).

**SITE INFORMATION**

PETITIONER: Grainco FS, Inc.

ADDRESS: 17854 N. Wabena Avenue, Minooka

LOCATION: East Side of Wabena Avenue Approximately 500 Feet North of Interstate 80



TOWNSHIP: Seward

PARCEL #: 09-36-400-002

LOT SIZE: 3.2 +/- Acres

EXISTING LAND USE: Commercial

ZONING: A-1 Agricultural District With a Special Use Permit for Mixing, Blending, and Manufacturing of Fertilizers

LRMP: Future Land Use	Agricultural (Petitioner is Requesting a Change to Mixed Use Business)
Roads	Wabena Avenue is a Township Maintained Local Road.
Trails	None
Floodplain/Wetlands	None

REQUESTED ACTION: Amendment to Future Land Use Map from Agricultural to Mixed Use Business  
Map Amendment Rezoning Property from A-1 Agricultural to M-1 Limited Manufacturing

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Railroad/Public Utility	A-1	Mixed Use Business and ComEd (Kendall County) Light Industrial (Minooka)	A-1 (Kendall County) M-1 (Minooka)
South	Agricultural	M-1 (Minooka)	Light Industrial (Minooka)	R-2 and M-1 (Minooka)
East	Agricultural	M-1 (Minooka)	Mixed Use Business (Kendall County) Light Industrial Minooka	A-1 (Kendall County) A-1 (Will County) M-1 (Minooka)
West	Agricultural	A-1	Mixed Use Business and ComEd	A-1 and B-3

Pictures of the property are included as Attachments 3-7.

The existing special use permit was granted in 1966 for the mixing, blending, and manufacturing of fertilizers. A copy of the special use permit is included as Attachment 8. This special use permit is the second oldest



active special use permit in unincorporated Kendall County.

**ACTION SUMMARY**

**SEWARD TOWNSHIP**

Petition information was sent to Seward Township on September 23, 2020.

**VILLAGE OF MINOOKA**

Petition information was sent to the Village of Minooka on September 23, 2020.

**MINOOKA PROTECTION DISTRICT**

Petition information was sent to the Minooka Fire Protection on September 23, 2020.

**OTHER PLANS**

**VILLAGE OF MINOOKA**

The Village of Minooka's Future Land Use Map calls for this property to be Light Industrial.

**ANALYSIS**

The subject property has been used as a fertilizer plant since at least 1966. The proposed use and previous uses at the property since 1966 would be allowed by either permitted or special use on M-1 zoned property.

The Future Land Use Maps of both Kendall County and the Village of Minooka call for industrial related uses in the vicinity of the subject property.

A railroad is also located adjacent to the subject property.

Upon initial analysis, Staff has not objections to the proposed amendment.

**RECOMMENDATION**

Before issuing a final recommendation, Staff would like comments from Seward Township, the Village of Minooka, the Minooka Fire Protection District and ZPAC members.

**ATTACHMENTS**

1. Application Materials
2. Aerial
3. Main Building
4. Parking Lot
5. Looking North
6. Looking South
7. Looking West
8. 1966 Special Use Permit

**“Justification of Reasons for Requested Re-Zoning from Agricultural to M1”**


This property has belonged to Grainco FS, Inc., or its predecessors, Kendall Grundy FS, Kendall Farmers Oil Company, and F.S. Services, Inc. acquired it in 1970. It was used for a number of years as a fertilizer plant, and when that use ceased, nothing further was done regarding the zoning classification. Beginning about two years ago, a tenant Pipe Strong LLC of Schaumburg, Illinois entered into a one year renewable lease to use the property as an “operations center for utility construction service company”.

Pipe Strong LLC performs construction and maintenance for gas utilities. Pipe Strong established a partnership with Nicor Gas for ongoing construction and maintenance work. Union led workforce uses show-up yards for pre-job safety checks and re-tooling of supplies. The property in Minooka on Wabena Road is being used as their southern show-up yard on the Nicor system. The warehouse is used to inventory all sorts of pipe fittings and safety supplies. The typical vehicle utilized from the yard is a Ford F-450.

No configuration to the property has been changed or contemplated, and they continue to use it as is on a day-to-day basis. Upon notification by the Kendall County Zoning administrator that the agricultural zoning was no longer appropriate, the property owner has filed this application. The long term usage of the property has not been identified further as either agricultural or this current usage, but the current tenant is expected to remain for at least an additional year.

On a going forward basis, the M1 classification appears most appropriate to this property which is bordered by Wabena Avenue, the Elgin Joliet and Eastern railroad, and farmland. The Minooka Zoning Map (2019) projects the property on the North and South of the subject property as M-1 Manufacturing as per the attachment. Petitioner, Grainco FS, Inc. respectfully requests that this property be re-zoned as M-1 to conform to the Kendall County zoning ordinance, and the adjoining properties zoned uses pursuant to the Minooka Zoning Map as identified on the map of 2019.

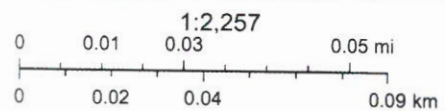
Grainco FS, Inc.,

  
By: Paul V. Martin, Its Attorney

# ArcGIS Web Map



9/9/2020, 10:54:26 AM



- Current Parcels
- Municipalities
  - UNINCORPORATED
  - VILLAGE OF MINOOKA

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09/21/2020 08:26

Attachment 4 North Parking Area



09/21/2020 08:26



17854  
WABENA

09/21/2020 08:26



09/21/2020 08:26



09/21/2020 08:26



KENDALL COUNTY ZONING  
BOARD OF APPEALS

Pursuant to a notice published in the Kendall County Record and herewith attached the Kendall County Zoning Board of Appeals met on the site therein described to consider the petition of Cora Kay for a "Special Use Permit" under "A" Agriculture for the Monsanto Co. Said permit to allow for the mixing, blending and manufacture of fertilizers.

The meeting was called to order on February 28 at 10 A.M. by chairman Larson with members Langeland, Thurow, Kennedy and Scheidecker answering present at roll call.

Orville Norman of 202 Forest Park Place, Ottawa, Illinois (DS) testified as to the dimensions of the property containing 3.202 A. and described the buildings (office, and warehouse) they proposed for the site. He said the plant will be owned by the Monsanto Co. with a local operator.

There were no objectors present and the board recessed to consider and discuss the petition.

On reconvening Scheidecker made a motion seconded by Langeland that the board recommend the granting of the petition. On roll call the members voted as follows: Langeland, yes; Scheidecker, yes; Thurow, yes; Kennedy, yes; and Larson, yes.

On a motion by Kennedy the board adjourned.

172.19 feet; thence East for a distance of 306.84 feet; thence north for a distance of 699.73 feet to a point which falls on the said southeasterly right-of-way line of the E. J. & E. Railroad; thence Southwesterly along the said southeasterly right-of-way line for a distance of 618.24 feet to the point of beginning, containing 3.202 acres, more or less, all located in Kendall County, Illinois.

Further Notice is Hereby Given that a hearing has been set thereon for Monday, February 28, 1966 at 10:00 a. m. at the above described premises in the Township of Seward, Kendall County, Illinois, said Board of Appeals and be heard.

Dated at Yorkville, Illinois, the 25th day of January, A. D., 1966.

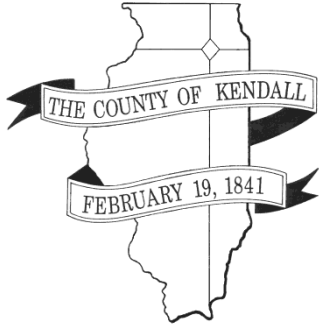
R. N. YOUNG  
Secretary of the Zoning Board of Appeals of Kendall County

(Legal Publication)  
**PUBLIC NOTICE**

Notice is Hereby Given that the Monsanto Company has filed a petition with the Zoning Board of Appeals of Kendall county, Illinois, to rezone and reclassify from "A", Agriculture District to a "Special Use" permit the following described real estate, to wit:

That part of the Southeast Quarter (SE¼) of Section Thirty-six (36), Township Thirty-(8) East of the Third Principal Meridian, Kendall County, Illinois, more particularly described as follows:

Beginning at the intersection of the southeasterly right-of-way line of the Elgin, Joliet and Eastern Railroad and the East right-of-way line of a township road, said point being 705 feet north of the transit line Station 1736+09, said point being the point of beginning; thence Southeasterly along the said east right-of-way line for a distance of



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-25**

**Grainco FS, Inc.**

**Map Amendment Rezoning the Subject Property from A-1 with a  
Special Use Permit to M-1 Limited Manufacturing**

**INTRODUCTION**

Grainco FS, Inc. leased the subject property to Pipe Strong, LLC, a company that performs construction and maintenance for gas utilities. This use is not a permitted or special use on A-1 zoned property, but is a permitted use on M-1 Limited Manufacturing zoned property. The main previous use at the property, a fertilizer plant, is a special use on M-1 Limited Manufacturing zoned property. Accordingly, the Petitioner would like to rezone the property to the M-1 Limited Manufacturing District.

The Petitioner is also pursuing an amendment to the Future Land Use Map reclassifying the subject property as Mixed Use Business.

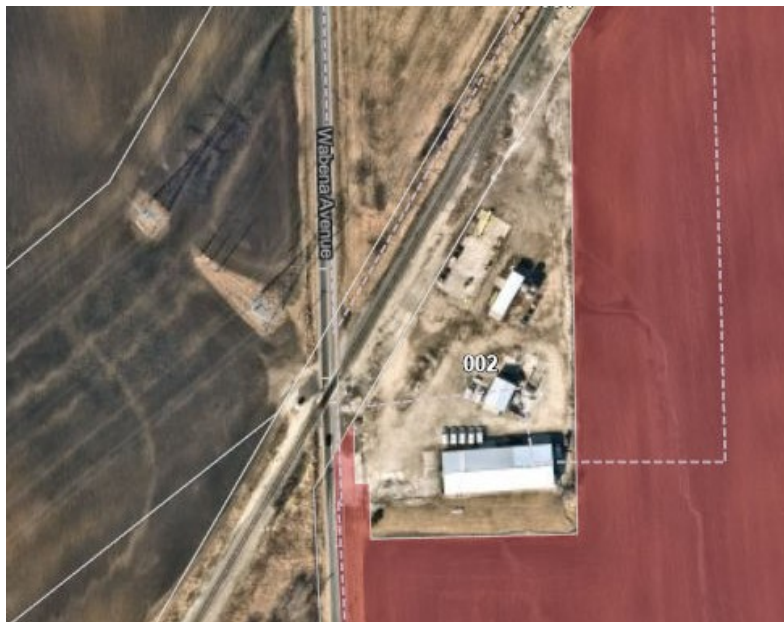
The application materials are included as Attachment 1. An aerial of the property is included as Attachment 2.

**SITE INFORMATION**

PETITIONER: Grainco FS, Inc.

ADDRESS: 17854 N. Wabena Avenue, Minooka

LOCATION: East Side of Wabena Avenue Approximately 500 Feet North of Interstate 80



TOWNSHIP: Seward

PARCEL #: 09-36-400-002

LOT SIZE: 3.2 +/- Acres

EXISTING LAND USE: Commercial

ZONING: A-1 Agricultural District With a Special Use Permit for Mixing, Blending, and Manufacturing of Fertilizers

LRMP: Future Land Use	Agricultural (Petitioner is Requesting a Change to Mixed Use Business)
Roads	Wabena Avenue is a Township Maintained Local Road.
Trails	None
Floodplain/Wetlands	None

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 Agricultural to M-1 Limited Manufacturing

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Railroad/Public Utility	A-1	Mixed Use Business and ComEd (Kendall County) Light Industrial (Minooka)	A-1 (Kendall County) M-1 (Minooka)
South	Agricultural	M-1 (Minooka)	Light Industrial (Minooka)	R-2 and M-1 (Minooka)
East	Agricultural	M-1 (Minooka)	Mixed Use Business (Kendall County) Light Industrial Minooka	A-1 (Kendall County) A-1 (Will County) M-1 (Minooka)
West	Agricultural	A-1	Mixed Use Business and ComEd	A-1 and B-3

Pictures of the property are included as Attachments 3-7.

The existing special use permit was granted in 1966 for the mixing, blending, and manufacturing of fertilizers. A copy of the special use permit is included as Attachment 8. This special use permit is the second oldest active special use permit in unincorporated Kendall County.

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 7-9.

**NATURAL RESOURCES INVENTORY**

The application for NRI was submitted on September 17, 2020, see Attachment 1, Page 6.

**ACTION SUMMARY**

**SEWARD TOWNSHIP**

Petition information was sent to Seward Township on September 23, 2020.

**VILLAGE OF MINOOKA**

Petition information was sent to the Village of Minooka on September 23, 2020.

**MINOOKA PROTECTION DISTRICT**

Petition information was sent to the Minooka Fire Protection on September 23, 2020.

**GENERAL INFORMATION**

Per State law, map amendments cannot be conditioned. However, Section 13:10 of the Kendall County Zoning Ordinance requires that manufacturing site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to lease the property to a construction and maintenance company for gas utilities.

According to Attachment 1, Page 3, Pipe Strong, LLC uses the subject property as a show-up yard for pre-job safety checks and re-tooling of supplies. The site is also used to store pipe fittings and safety supplies.

The Petitioner also indicated on Attachment 1, Page 3 that a long-term use of the property has not been identified.

**BUILDING CODES**

Any new structures would require applicable building permits. No new structures are planned at this time.

**ACCESS**

The property access North Wabena Avenue. North Wabena Avenue has an eight (8) ton weight restriction.

**ODORS**

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

**LIGHTING**

Security lights are located on several of the structures. The site plan for future commercial/industrial establishments should be evaluated to address lighting.

**SCREENING**

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

**STORMWATER**

Future development on the site could require stormwater management permits, depending on the nature of development.

**UTILITIES**

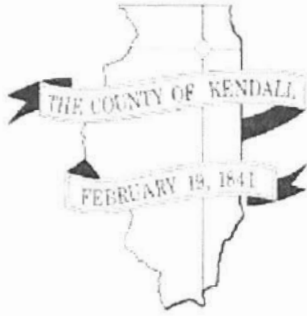
Electricity is onsite. New well and septic information would have to be evaluated as part of a building permit process, if new construction is planned.

**RECOMMENDATION**

Before issuing a final recommendation, Staff would like comments from Seward Township, the Village of Minooka, the Minooka Fire Protection District, and ZPAC members.

**ATTACHMENTS**

1. Application Materials
2. Aerial
3. Main Building
4. Parking Lot
5. Looking North
6. Looking South
7. Looking West
8. 1966 Special Use Permit



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

<b>NAME OF APPLICANT</b> Grainco FS, Inc.		
<b>CURRENT LANDOWNER/NAME(s)</b> Grainco FS, Inc.		
<b>SITE INFORMATION</b>		
ACRES 3.2	SITE ADDRESS OR LOCATION 17854 N. Wabena Ave., Minooka, IL	ASSESSOR'S ID NUMBER (PIN) 09-36-400-002
EXISTING LAND USE Operation center for utility construction service company. / Agricultural /	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <b>M-1</b> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<sup>1</sup> PRIMARY CONTACT Paul V. Martin	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) [REDACTED]
<sup>2</sup> ENGINEER CONTACT N/A	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 9/17/2020

FEE PAID: \$ 500.00  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

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

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

Bordered on the North side by a railroad, and surrounding property is farm ground with row crops; although shown as M-1 on the Minooka 2019 Zoning map.

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

The Zoning classification of property within the general area of the property East of Wabena Avenue is M-1 Manufacturing pursuant to the 2019 Minooka Zoning Map, other than the railroad which runs parallel to one side of the property.

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

The current use of the subject property is not suitable for the current agricultural zoning classification. The property is now leased by Pipe Strong, LLC of Schaumburg, Illinois, and the use is an operations center for utility construction.

See more detailed explanation of current use of property on "Justifications of Reasons for Requested Re-Zoning from Agricultural to M-1".

*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 Village of Minooka 2019 Zoning Map for this area is all M-1 Manufacturing on the East side of Wabena Avenue. The M-1 classification for this property would be compatible with that. This area of Minooka apparently anticipates further growth on this map, and is on the North side of Interstate Route 80. It would be in the public interest to allow the property to be zoned consistently with the M-1 Manufacturing that the Minooka Zoning Map has adopted for that area within the village limits.

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

The prior usage and current remain similar, and does not conflict with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

**“Justification of Reasons for Requested Re-Zoning from Agricultural to M1”**


This property has belonged to Grainco FS, Inc., or its predecessors, Kendall Grundy FS, Kendall Farmers Oil Company, and F.S. Services, Inc. acquired it in 1970. It was used for a number of years as a fertilizer plant, and when that use ceased, nothing further was done regarding the zoning classification. Beginning about two years ago, a tenant Pipe Strong LLC of Schaumburg, Illinois entered into a one year renewable lease to use the property as an “operations center for utility construction service company”.

Pipe Strong LLC performs construction and maintenance for gas utilities. Pipe Strong established a partnership with Nicor Gas for ongoing construction and maintenance work. Union led workforce uses show-up yards for pre-job safety checks and re-tooling of supplies. The property in Minooka on Wabena Road is being used as their southern show-up yard on the Nicor system. The warehouse is used to inventory all sorts of pipe fittings and safety supplies. The typical vehicle utilized from the yard is a Ford F-450.

No configuration to the property has been changed or contemplated, and they continue to use it as is on a day-to-day basis. Upon notification by the Kendall County Zoning administrator that the agricultural zoning was no longer appropriate, the property owner has filed this application. The long term usage of the property has not been identified further as either agricultural or this current usage, but the current tenant is expected to remain for at least an additional year.

On a going forward basis, the M1 classification appears most appropriate to this property which is bordered by Wabena Avenue, the Elgin Joliet and Eastern railroad, and farmland. The Minooka Zoning Map (2019) projects the property on the North and South of the subject property as M-1 Manufacturing as per the attachment. Petitioner, Grainco FS, Inc. respectfully requests that this property be re-zoned as M-1 to conform to the Kendall County zoning ordinance, and the adjoining properties zoned uses pursuant to the Minooka Zoning Map as identified on the map of 2019.

Grainco FS, Inc.,

  
By: Paul V. Martin, Its Attorney



That part of the Southeast Quarter of Section 36, Township 35 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the Southeasterly right-of-way line of the Elgin, Joliet, and Eastern Railroad, and the East right-of-way line of a township road, said point being 705 feet North of the transit line at Station 1736+09, and said point being the POINT OF BEGINNING; thence Southeasterly along the said East right-of-way line for a distance of 91.19 feet; thence East for a distance of 20.00 feet; thence Southeasterly along a line which is parallel to the said East right-of-way line for a distance of 81.00 feet; thence East for a distance of 289.14 feet; thence North for a distance of 703.48 feet to a point which falls on the said Southeasterly right-of-way line of the Elgin, Joliet, and Eastern Railroad; thence Southwesterly along the said Southeasterly right-of-way line for a distance of 622.64 feet to the Point of Beginning, in the Township of Seward, Kendall County, Illinois.

And being the same property conveyed to Grainco FS, Inc. successor by virtue of merger with Kendall-Grundy FS, Inc., an Illinois corporation, successor by virtue of name change from Kendall Farmers Oil Company who acquired the title from FS Services, Inc. by Warranty Deed dated November 09, 1970 and recorded November 10, 1970 in Instrument No. 70-3205.

Tax Parcel No. 09-36-400-006

70-320 NOV 16 1970

STATE OF ILLINOIS  
NOV 16 1970  
FILED FOR RECORD  
NOV 16 1970

RECORDED  
INDEXED  
TRACTED

THE GRANTOR FS SERVICES, INC.

A corporation organized and existing under and by virtue of the laws of the State of Illinois, having its principal office in the City of Kendallville, County of Kendall, Illinois, and State of Illinois, to wit:

In hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEY and WARRANT to KENDALL FARMERS OIL COMPANY of said corporation

That part of the Southeast quarter of Section 36, Township 35 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the Southeastly right of way line of the Elgin, Joliet and Eastern Railroad and the East right of way line of a township road, said point being 705 feet North of the center of a township road, said point and said point being the point of beginning; thence Southeastly along the said East right of way line a distance of 91.19 feet; thence East for a distance of 20.00 feet; thence Southeastly along a line which is parallel to the said East right of way line for a distance of 81.00 feet; thence East for a distance of 289.14 feet; thence North for a distance of 201.48 feet to a point which falls on the said Southeastly right of way line of the Elgin Joliet and Eastern Railroad; thence Southeastly along the said Southeastly right of way line for a distance of 622.64 feet to the point of beginning, in the Township of Seward, Kendall County, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Executive Vice President, and attested by its Assistant Secretary, this 9th day of November, 1970.

FS SERVICES, INC. (NAME OF CORPORATION)  
PRESIDENT  
COMMODITY SEAL  
HERE  
EXECUTIVE VICE PRESIDENT  
ASSISTANT SECRETARY

State of Illinois, County of Kendall, Illinois, I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that E. V. STEVENSON, President of the FS Services, Inc., personally known to me to be the Exec. Vice President of the FS Services, Inc.

personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, signed before me this day in person and severally acknowledged their said names as President, Executive Vice President and Assistant Secretary, they then read and delivered the said instrument as aforesaid. I, the undersigned, Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth, this 9th day of November, 1970.

Commission expires July 30, 1972

ADDRESS OF INSTRUMENT  
NOTARY PUBLIC  
STATE OF ILLINOIS  
NOV 16 1970



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

www.kendallswcd.org

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

**Petitioner:** Grainco FS, Inc. **Contact Person:** Paul V. Martin  
 Address: 3107 N. State Route 23  
 City, State, Zip: Ottawa, IL 61350  
 Phone Number: (815) 434-0131  
 Email: aldrake@graincofs.com

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

**Site Location & Proposed Use**

Township Name Seward Township 35 N, Range 8 E, Section(s) 36  
 Parcel Index Number(s) 09-36-400-002  
 Project or Subdivision Name \_\_\_\_\_ Number of Acres 3.2  
 Current Use of Site \_\_\_\_\_ Proposed Use M-1, light industrial/freight yard  
 Proposed Number of Lots 1 Proposed Number of Structures 4  
 Proposed Water Supply Existing private well Proposed type of Wastewater Treatment Existing septic  
 Proposed type of Storm Water Management Existing configurations

**Type of Request**

- Change in Zoning from Agricultural to M-1
- 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	\$ <u>375.00</u>
_____ Additional Acres at \$18.00 each	\$ _____
<b>Total NRI Fee</b>	<b>\$ <u>375.00</u></b>

**NOTE:** Applications are due by the 1<sup>st</sup> 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 y \_\_\_\_\_

\_\_\_\_\_  
 Petitioner or Authorized Agent

9/17/2020  
 Date

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

**FOR OFFICE USE ONLY**

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



*Applicant:* Grainco FS, Inc.

*IDNR Project Number:* 2105561

*Contact:* Paul Martin

*Date:* 09/17/2020

*Address:* [REDACTED]

*Project:* Re-Zoning of Property from Agricultural to M-1 Manufacturing

*Address:* 17854 N. Wabena Ave., Minooka

*Description:* This property was used for a number of years as a fertilizer plant, and when that use ceased, nothing further was done regarding the zoning classification. Beginning about two years ago, a tenant entered into a one year renewable lease to use the property as an "operations center for utility construction service company". No configuration to the property has been changed or contemplated, and they continue to use it as is on a day-to-day basis. Upon notification by the Kendall County Zoning administrator that the agricultural zoning was no longer appropriate, the property owner has filed this application. The long term usage of the property has not been identified further as either agricultural or this current usage, but the current tenant is expected to remain for at least an additional year.

### Natural Resource Review Results

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

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

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

#### Location

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

*County:* Kendall

*Township, Range, Section:*

35N, 8E, 36



#### **IL Department of Natural Resources**

##### **Contact**

Adam Rawe

217-785-5500

Division of Ecosystems & Environment

#### **Government Jurisdiction**

Kendall Co. Department Planning, Building & Zoning

Matthew Asselmeier

111 West Fox Street

Yorkville, Illinois 60560 -1498

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## 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.

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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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IDNR Project Number: 2105561



<b>EcoCAT Receipt</b>	<b>Project Code</b> 2105561
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<b>APPLICANT</b>	<b>DATE</b>
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Grainco FS, Inc. Paul Martin [REDACTED]	9/17/2020
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DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
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EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81
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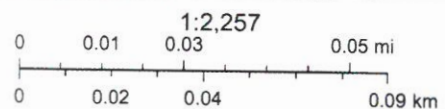
TOTAL PAID	\$ 127.81
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Illinois Department of Natural Resources  
 One Natural Resources Way  
 Springfield, IL 62702  
 217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)

# ArcGIS Web Map



9/9/2020, 10:54:26 AM



- Current Parcels
- Municipalities
  - UNINCORPORATED
  - VILLAGE OF MINOOKA

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09/21/2020 08:26



Attachment 4 North Parking Area



09/21/2020 08:26



17854  
WABENA

09/21/2020 08:26



09/21/2020 08:26



09/21/2020 08:26

KENDALL COUNTY ZONING  
BOARD OF APPEALS

Pursuant to a notice published in the Kendall County Record and herewith attached the Kendall County Zoning Board of Appeals met on the site therein described to consider the petition of Cora Kay for a "Special Use Permit" under "A" Agriculture for the Monsanto Co. Said permit to allow for the mixing, blending and manufacture of fertilizers.

The meeting was called to order on February 28 at 10 A.M. by chairman Larson with members Langeland, Thurow, Kennedy and Scheidecker answering present at roll call.

Orville Norman of 202 Forest Park Place, Ottawa, Illinois (DS) testified as to the dimensions of the property containing 3.202 A. and described the buildings (office, and warehouse) they proposed for the site. He said the plant will be owned by the Monsanto Co. with a local operator.

There were no objectors present and the board recessed to consider and discuss the petition.

On reconvening Scheidecker made a motion seconded by Langeland that the board recommend the granting of the petition. On roll call the members voted as follows: Langeland, yes; Scheidecker, yes; Thurow, yes; Kennedy, yes; and Larson, yes.

On a motion by Kennedy the board adjourned.

172.19 feet; thence East for a distance of 306.84 feet; thence north for a distance of 699.73 feet to a point which falls on the said southeasterly right-of-way line of the E. J. & E. Railroad; thence Southwesterly along the said southeasterly right-of-way line for a distance of 618.24 feet to the point of beginning, containing 3.202 acres, more or less, all located in Kendall County, Illinois.

Further Notice is Hereby Given that a hearing has been set thereon for Monday, February 28, 1966 at 10:00 a. m. at the above described premises in the Township of Seward, Kendall County, Illinois, said Board of Appeals and be heard.

Dated at Yorkville, Illinois, the 25th day of January, A. D., 1966.

R. N. YOUNG  
Secretary of the Zoning Board of Appeals of Kendall County

(Legal Publication)  
**PUBLIC NOTICE**

Notice is Hereby Given that the Monsanto Company has filed a petition with the Zoning Board of Appeals of Kendall county, Illinois, to rezone and reclassify from "A", Agriculture District to a "Special Use" permit the following described real estate, to wit:

That part of the Southeast Quarter (SE¼) of Section Thirty-six (36), Township Thirty-(8) East of the Third Principal Meridian, Kendall County, Illinois, more particularly described as follows:

Beginning at the intersection of the southeasterly right-of-way line of the Elgin, Joliet and Eastern Railroad and the East right-of-way line of a township road, said point being 705 feet north of the transit line Station 1736+09, said point being the point of beginning; thence Southeasterly along the said east right-of-way line for a distance of

**PUBLIC NOTICE  
KENDALL COUNTY  
\*\*KENDALL COUNTY ZONING, PLATTING,  
ADVISORY COMMITTEE (ZPAC) \*\***

Notice is hereby given that the Kendall County Zoning, Platting Advisory Committee (ZPAC) shall hold their regularly scheduled meetings for Fiscal Year 2020-2021 on the first Tuesday of each month at 9:00 a.m.

The specific dates of these meetings are as follows:

December 1, 2020	January 5, 2021	February 2, 2021	March 2, 2021
April 6, 2021	May 4, 2021	June 1, 2021	July 6, 2021
August 3, 2021	September 7, 2021	October 5, 2021	November 2, 2021

Questions can be directed to the same department, telephone (630) 553-4139. Fax (630) 553-4179. All interested persons may attend and be heard. Written comments should be directed to the Department but shall only be entered as part of the record at the discretion of the Kendall County Zoning, Platting Advisory Committee (ZPAC).

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

**KENDALL COUNTY ZONING, PLATTING ADVISORY COMMITTEE (ZPAC)**