



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM Senior Planner
Date: December 17, 2020
Re: Petition 20-31 – Request from Landscape Depot Yorkville, LLC and D Construction for a Temporary Use Permit for Portable Concrete Crushing Plant and Stockpiling Dirt as Part of a Construction Site at 9211 Route 126, Yorkville, Kendall Township

Landscape Depot Yorkville, LLC owns the parcel created by the T-intersection created by the intersection of Identa Road and Route 126 and addressed as 9211 Route 126 (PIN 05-04-400-003). The property is northeast of Identa Road and south of Route 126 and is a vacant farmstead zoned A-1 Agricultural.

D Construction was awarded a project by the Illinois Department of Transportation for work in the area and they contracted with the owner of the subject property to use the site for stockpiling and processing/recycling aggregates and crushing concrete for use on D Construction's Illinois Department of Transportation Project.

In December 2019, the Planning, Building and Zoning Committee granted the Petitioners a temporary use permit for a portable concrete crushing plant and stockpiling dirt as part of a construction site at the subject property. Condition 1 of the temporary use permit stated that the permit was valid for one (1) year and could be renewed a maximum of two (2) addition times.

On December 2, 2020, D Construction submitted an application renewing the temporary use permit.

The proposed renewed temporary use permit is attached. The conditions in the proposed renewed temporary use permit are the same as the original temporary use permit with the exception that the Petitioners can apply for one (1) more renewal in condition 1 instead of the original two (2) more renewals. The renewed temporary use permit would be valid for one (1) year.

The project should be completed by July 2021.

Petition information was sent to the United City of Yorkville and Kendall Township on December 1, 2020, and the Bristol-Kendall Fire Protection District on December 2, 2020. Yorkville reported that they filed one (1) complaint with the Illinois Department of Transportation regarding an earlier than allowed start time. This issue has been resolved and Yorkville had no objections to the renewal. Kendall Township and the Bristol-Kendall Fire Protection District did not submit comments as of the date of this memo.

The Kendall County Sheriff's Department, Health Department, and Highway Department expressed no objections to the requested renewal.

Because the requested temporary use permit is sought to expedite a public project on a highly trafficked State-maintained highway, Staff recommends approval of the temporary use permit subject to the following conditions:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for one (1) successive one (1) year period at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.

4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

The proposed temporary use permit is also attached for your consideration.

If you have any questions regarding this proposal, please let me know.

Thanks,

MHA

ENC: Draft Renewed Temporary Use Permit



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January XX, 2021

Landscape Depot Yorkville, LLC
c/o Carolyn Meinzer
27W130 North Avenue
West Chicago, IL 60185

RE: *A-1 Temporary Use to Engage in Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and Recycled Asphalt Pavement When Necessary and Incidental to a Construction Project*
9211 Route 126, Kendall Township (PIN # 05-04-400-003)

Dear Ms. Meinzer:

This letter serves as a copy of the approved Agricultural Temporary Use permit to engage in portable concrete crushing, screening, and stockpiling of dirt, crushed concrete and recycled asphalt pavement when necessary and incidental to a construction project at 9211 Route 126.

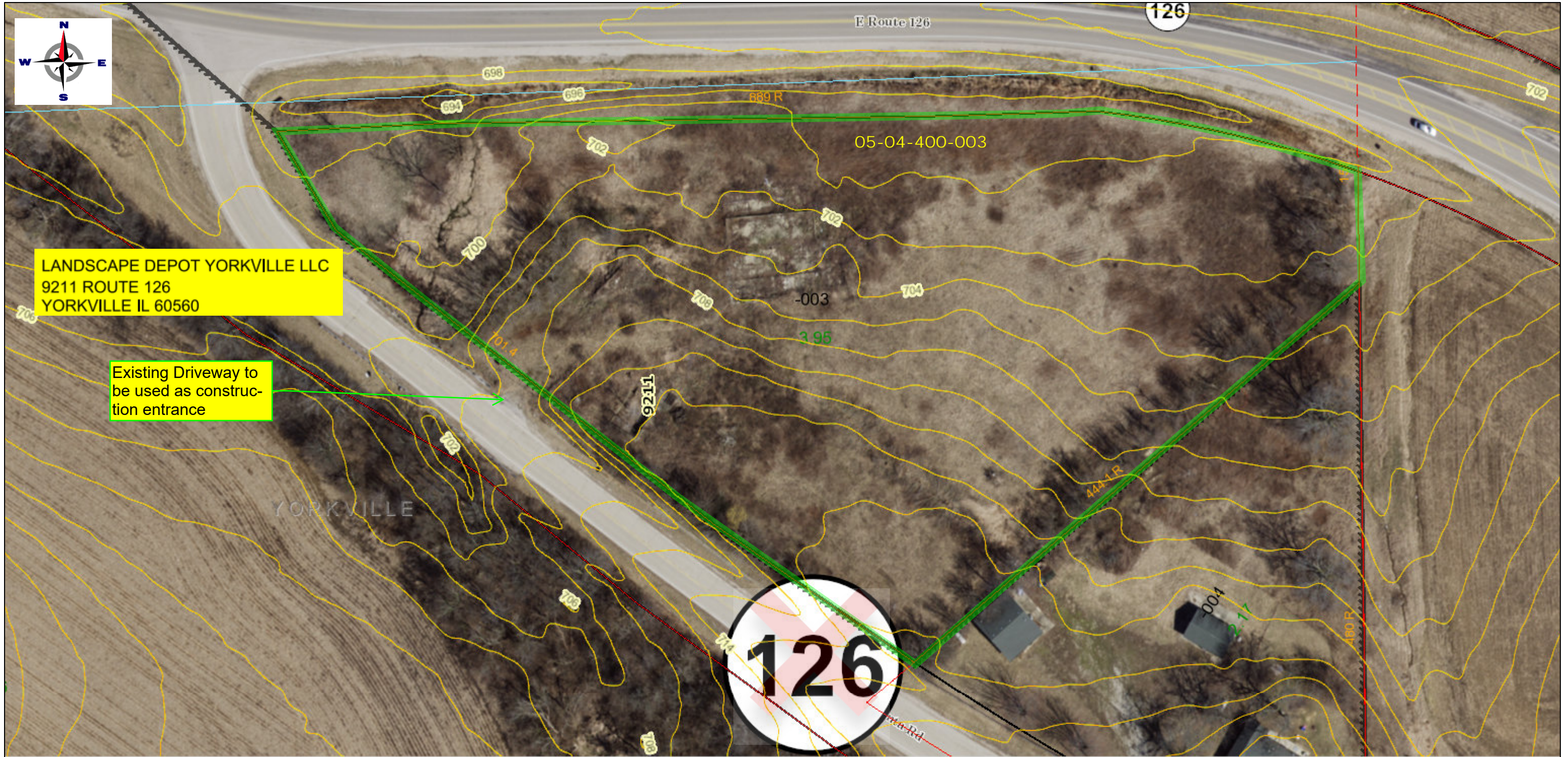
The conditions of the temporary use permit are as follows:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for one (1) successive one (1) year period at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to the Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.
4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

Should you have any questions or concerns about this matter, please feel free to contact our office at (630) 553-4141.

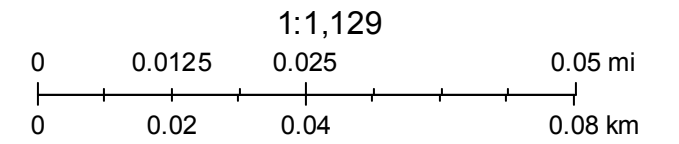
Kind Regards,

Matthew H. Asselmeier, AICP, CFM
Senior Planner

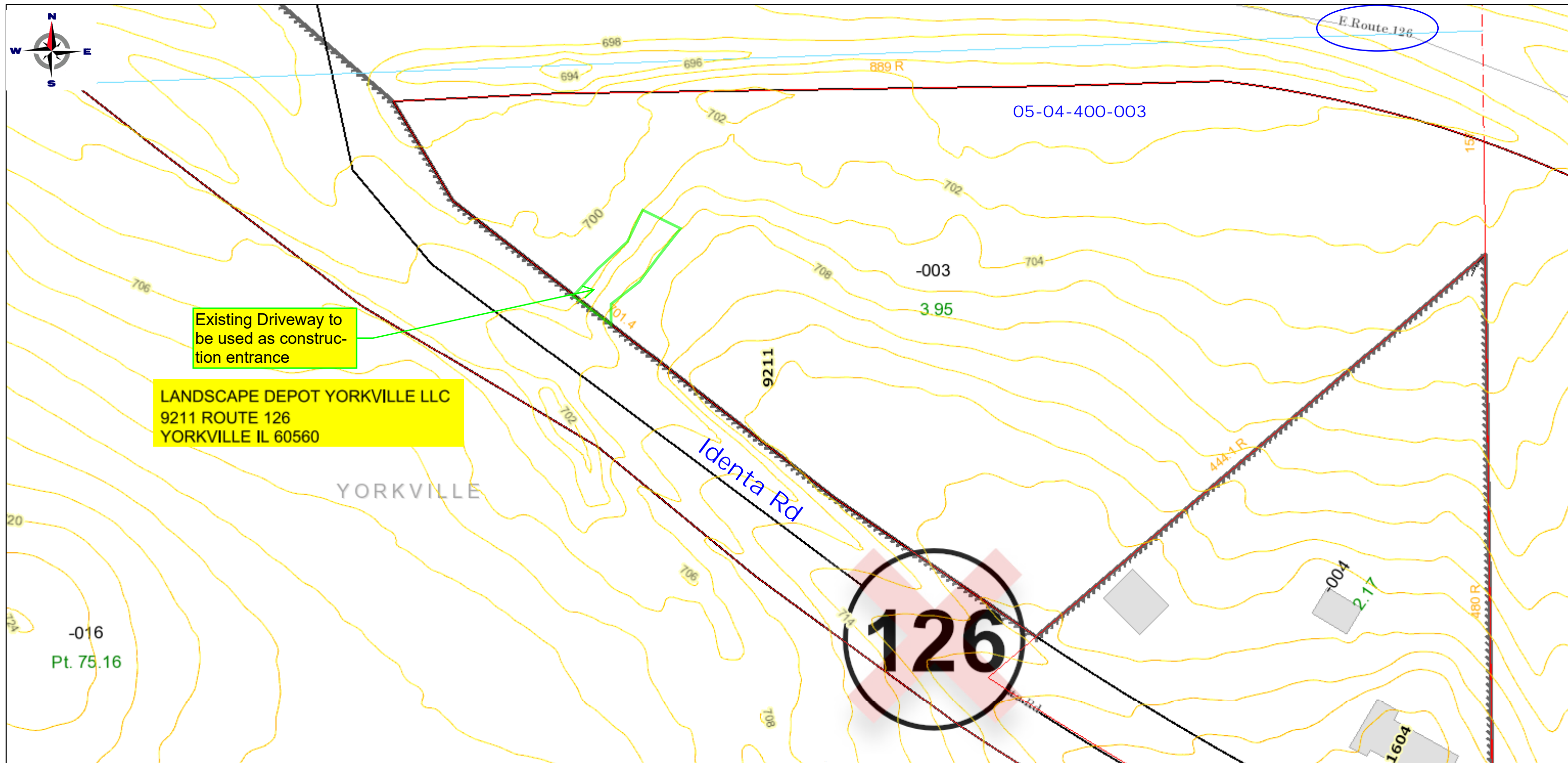


July 31, 2019

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| OwnershipParcels | LEGAL_PARCEL_LIN | VACATED_ROW_LIN | FromTo 400 |
| COUNTY_LIN | LOT_LIN | Corporate | Hook 100 |
| HOOKED_LOT_LIN | PARCEL_LIN | Site Addresses | Hook 400 |
| HYDRO_LIN | ROW_LIN | Arrow 100 | Tip 100 |
| INDIAN_LIN | SECTION_LIN | Arrow 400 | Tip 400 |
| LEGAL_LOT_LIN | TOWNSHIP_LIN | FromTo 100 | Road Names |

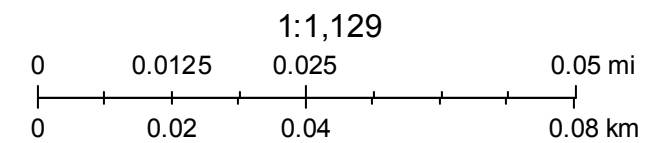


Kendall County IL GIS
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July 31, 2019

OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400	Building Footprints	A25	A45	A71
COUNTY_LIN	LOT_LIN	Corporate	Hook 100	Hydrography	A30	A60	A72
HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400	Rail Road Centerlines	A31	A61	A74
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100	A15	A35	A62	A75
INDIAN_LIN	SECTION_LIN	Arrow 400	Tip 400	A20	A40	A63	
LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names	A21	A41	A70	

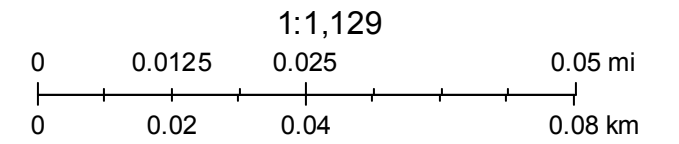


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July 31, 2019

OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400
COUNTY_LIN	LOT_LIN	Corporate	Hook 100
HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100
INDIAN_LIN	SECTION_LIN	Arrow 400	Tip 400
LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names



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