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**KENDALL COUNTY**  
**HISTORIC PRESERVATION COMMISSION**  
109 West Ridge Street • Third Floor Courtroom  
• Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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## **AGENDA**

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April 19, 2021 – 6:30 p.m.  
Hybrid Attendance

### CALL TO ORDER

ROLL CALL: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chair), Kristine Heiman, Jeff Wehrli (Chair), and One Vacancy

### APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes of March 15, 2021 Meeting (Pages 3-7)

### CHAIRMAN'S REPORT:

### PUBLIC COMMENT:

### NEW BUSINESS:

1. Recommendation on Petition 21-14, Request from Laura Denges for a Special Use Permit to Operate a Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises) on A-1 Zoned Property at 9396 Plattville Road (PIN: 08-09-200-003) in Lisbon Township; Petitioner Wishes to Convert a Circa 1900 Barn for Wine Tasting/Sales (Pages 8-65)
2. Report from Kristine Heiman Regarding the Main Street Now Conference
3. Review of Historic Preservation Award Application Materials; Commission Could Amend These Materials (Pages 66-69)
4. Review of Proclamation Declaring May Historic Preservation Month in Kendall County (Page 70)
5. Discussion of Community Events

### OLD BUSINESS:

1. Review of Historic Survey Information from Will County (Pages 71-96)
2. Discussion of Recognizing Joseph Platt Brown and Ashby Farm
3. Discussion of Cemeteries (Pages 97-98)

### CORRESPONDENCE:

### PUBLIC COMMENT:

### ADJOURNMENT:

Microsoft Teams meeting  
[Click here to join the meeting](#)  
**Or call in (audio only)**  
+1 309-248-0701, United States, Rock Island  
Phone Conference ID: 695 964 094#  
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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.

# Kendall County Historic Preservation Commission

## 04-19-2021 Remote Meeting Attendance



In accordance with the Governor’s Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Historic Preservation Commission Meeting scheduled for Monday, April 19, 2021, at 6:30 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The Third Floor Courtroom located at the Kendall County Historic Courthouse, 109 W. Ridge St, in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting, there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: [masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us). Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

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Microsoft Teams meeting

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Kendall County Historic Preservation Commission Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/historic-preservation-commission>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

**KENDALL COUNTY**  
**Historic Preservation Commission**  
***Kendall County Historic Courthouse***  
***East Wing Conference Room (Hybrid Meeting)***  
***109 W. Ridge Street, Yorkville, Illinois***  
**6:30 p.m.**  
**March 15, 2021-Unofficial Until Approved**

**CALL TO ORDER**

Chairman Jeff Wehrli called the meeting to order at 6:32 p.m.

**ROLL CALL**

Present: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chairwoman) (Attended Remotely Starting at 6:44 p.m.), Kristine Heiman (Attended Remotely Starting at 6:35 p.m.), and Jeff Wehrli (Chairman)

Absent: None

Also Present: Matt Asselmeier (Senior Planner), Scott Koeppel (County Administrator) (Attended Remotely) and Janine Farrell (Attended Remotely)

**NEW BUSINESS**

***Meeting with Will County Land Use Department Regarding Certified Local Government Next Steps and Discussion of Next Steps Related to Certified Local Government Status Projects***

Chairman Wehrli introduced Janine Farrell of the Will County Land Use Department and thanked her for attending the meeting.

Mr. Asselmeier asked what were the first projects that Will County did after they become a Certified Local Government. Ms. Farrell responded that Will County did a rural structural survey. It took twenty (20) years to complete that project which was completed two (2) years ago. The Will County Historic Preservation Commission was established in 1992. Will County applied for and received Certified Local Government grants to conduct each survey. The surveys averaged Fifty Thousand Dollars (\$50,000).

Member Heiman started attending remotely at this time (6:35 p.m.)

Ms. Farrell said that Will County applied for a Certified Local Government grant this year to update their Preservation Plan which was originally completed in 1976 before the County obtained Certified Local Government status.

Mr. Asselmeier asked how Will County divided the County for the surveys. Ms. Farrell responded that they divided the County by township. The Commission prioritized the northern townships because those townships were under the most development pressures.

Mr. Asselmeier asked who came up with the survey documents. Ms. Farrell responded that the consultant Wiss Janney Elstner Associates, (WJE) to did the surveys and made the determination if a structure was a contributing structure.

Chairman Wehrli asked about the ease of updating the surveys. Ms. Farrell responded that keeping the surveys current has been difficult. Annexations and demolitions were difficult to track. Technology has improved to better track sites.

Member Bernacki asked if each grant was specific to an individual township. Ms. Farrell responded yes.

Mr. Asselmeier asked if WJE assisted Will County in writing the grants. Ms. Farrell responded Will County wrote the grants in-house. Will County tried to get cost estimates prior to writing the grant.

Mr. Asselmeier asked about survey costs. Ms. Farrell responded that the cheapest survey was around Fifteen Thousand Dollars (\$15,000). The most expensive was around Sixty Thousand Dollars (\$60,000). The cost varied due to the size of the unincorporated area in each township.

Chairman Wehrli asked about input related to preservation of historic structures when development was occurring in terms of saving historic structures. Ms. Farrell responded that the County has the structures identified and can use the information when evaluating demolition permits and Section 106 reviews.

Mr. Asselmeier asked if they surveyed every structure in the township. Ms. Farrell responded that the surveys were segregated by age, the fifty (50) rule. They did not survey any site within a municipality. They did not survey rural subdivisions unless a former town was located within the subdivision.

Member Flowers started attending remotely at this time (6:44 p.m.).

Chairman Wehrli asked if every building was evaluated when surveying farmsteads. Ms. Farrell said they surveyed every structure on the farmstead.

Chairman Wehrli asked about barn styles. Ms. Farrell said fences were included, also old bridges. Barns were assigned in era and by condition. The survey consisted of inventory sheets and narrative portion. The narrative included chapters on schools, churches, etc. They also had tables on housing styles.

Chairman Wehrli asked if Will County had any districts. Ms. Farrell said none.

Mr. Asselmeier asked about the number locally designated historic structures. Ms. Farrell responded approximately fifty-eight (58). Within that number there may be additional structures.

Ms. Farrell noted that Will County has intergovernmental agreements with several municipalities.

Chairman Wehrli asked if any of the smaller municipalities reached out to the County for assistance in starting historic preservation. Ms. Farrell responded that Commissioners have assisted on those projects.

Mr. Asselmeier asked about the historic preservation. Ms. Farrell said the last plan was completed in 1976. The Commission is looking to create an app to support tours within the County. Ms. Farrell suggested working with the consultant to determine whether to do the surveys before the preservation plan.

Chairman Wehrli asked, when designating structures, do the homeowners reach out to the County or does the County contact homeowners. Ms. Farrell said it was a mix of both scenarios.

Mr. Asselmeier asked if Will County had any local incentives for landmarking structures. Ms. Farrell said no.

Mr. Asselmeier asked what Will County's pitch was to encourage landmarking. Ms. Farrell said the County appealed to people desiring to preserve structures for future generations instead of financial incentives.

Mr. Asselmeier asked if Will County pursued violations to the Historic Preservation Ordinance. Ms. Farrell said they have had people do work without permits and they would go through the process after the fact.

Mr. Asselmeier asked if Will County did any education for property owners that previously did not have to obtain permits because their structures were agricultural related. Ms. Farrell responded that Will County files notice of dedication on the property which is usually found during a title search. Ms. Farrell will send letters to new owners.

Mr. Asselmeier if Will County would have done anything differently over the years. Ms. Farrell said having the surveys more accessible and web-based. Their database was not connected to the County's GIS.

Will County has landmarked cemeteries. The cemeteries were a mix of publically, privately, and religiously owned. Cemeteries can be active burial sites.

Mr. Asselmeier asked if Will County had any unique designations that people would not consider structures. Ms. Farrell responded one (1) monument and one (1) sign commemorating the location of a demolished building.

Member Heiman suggested landmarking the location where the Millbrook Bridge formerly stood. Discussion occurred regarding whether the Bridge was located inside the Village of Millbrook. The site could be landmarked.

### **APPROVAL OF AGENDA**

Member Bernacki made a motion, seconded by Member Flowers, to approve the agenda.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

### **APPROVAL OF MINUTES**

Member Heiman made a motion, seconded by Member Flowers, to approve the minutes from the January 19, 2021, meeting and the February 10, 2021, historic organization meeting.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli  
Nays (0): None  
Absent (0): None  
Abstain (0): None

The motion carried.

### **CHAIRMAN'S REPORT**

Chairman Wehrli found the presentation from Will County very interesting. Mr. Asselmeier suggested getting samples of Will County's RFP/RFQ for the survey and a sample survey form. Discussion occurred regarding the previous surveys the Commission undertook. Discussion also occurred about integrating surveys into the County's GIS. The consensus of the Commission was to use surveys as the basis for a preservation plan. Discussion also occurred regarding financing the project.

### **PUBLIC COMMENT**

None

### **NEW BUSINESS**

#### ***February 10, 2021, Letter to Colleen Callahan from Megan J. Brown Regarding Kendall County's Certified Local Government Program Application***

Mr. Asselmeier read the letter.

#### ***Approval to Request the Kendall County Board Chairman Sign and Submit a Letter Requesting Certification of Historic Preservation Ordinance for the Purposes of the Property Tax Freeze Assessment Program Through the Illinois Department of Natural Resources***

Mr. Asselmeier explained the program. Mr. Asselmeier noted that County Assessor Andy Nicoletti had no concerns regarding the proposal.

Member Bernacki made a motion, seconded by Member Heiman, to initiate the request.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli  
Nays (0): None  
Absent (0): None  
Abstain (0): None

The motion carried.

This matter will go to the Kendall County Planning, Building and Zoning Committee on April 12, 2021.

#### ***Follow Up on February 10, 2021 Meeting with Historic Preservation Organizations***

Chairman Wehrli thought the meeting was good and he thought the attendance was higher than expected. He was hoping to have an in-person meeting next year. He will discuss County records with Facilities Director Jim Smiley. The Commission will also monitor the codification process.

Discussion occurred regarding remote meetings in the future.

**OLD BUSINESS**

***Discussion of Recognizing Joseph Platt Brown and Ashby Farms***

Member Bernacki said that the tentative date for the plaque dedication is May 22, 2021. He will send an email to Commissioners when the date is finalized.

***Discussion of Cemeteries***

Chairman Wehrli reviewed the cemeteries on the GIS website.

Discussion occurred regarding Maramech Hill. The site is on private property.

Chairman Wehrli encouraged Commissioners to walk the cemeteries.

**CORRESPONDENCE**

Mr. Asselmeier read an email from Jon Pressley regarding National Park Service grants. The County is not eligible for any of these grants at this time.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Member Heiman made a motion, seconded by Member Bernacki, to adjourn.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

The Historic Preservation Commission adjourned at 7:45 p.m.

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 21-14**

**Laura Denges**

**A-1 Special Use Permit for Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises)**

**INTRODUCTION**

According to the information provided to the County, the Petitioner would like to operate a winery at the subject property.

The application materials, including the business plan are included as Attachment 1. The plat of survey is included as Attachment 2. The site plan is included as Attachment 3. The aerial of the property is included as Attachment 4.

**SITE INFORMATION**

PETITIONER Laura Denges

ADDRESS 9396 Plattville Road

LOCATION Southeast Corner of Plattville Road and Route 47



TOWNSHIP Lisbon

PARCEL # 08-09-200-003

LOT SIZE 3.19 +/- Acres

EXISTING LAND USE Agricultural and Farmstead



ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Agricultural
	Roads	Plattville Road is a County Maintained Major Collector.
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION A-1 Special Use Permit for a Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises)

APPLICABLE REGULATIONS Section 7:01.D.45 – A-1 Special Uses – Permits Sales of Wine by Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises

Section 13:08 – Special Use Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Agricultural (County) Commercial (Plattville)	A-1
South	Agricultural	A-1	Agricultural (County) Commercial (Plattville)	A-1
East	Agricultural	A-1	Agricultural (County) Commercial and Business Park/Office (Plattville)	A-1
West	Agricultural	A-1	Agricultural and Comed ROW (County) Commercial (Plattville)	A-1

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

EcoCat submitted on March 19, 2021, and consultation was terminated (see Attachment 1, Pages 19-21).

**NATURAL RESOURCES INVENTORY**

NRI application submitted on March 16, 2021 (see Attachment 1, Page 18). The LESA score was 199 indicating a low level of protection. The NRI Report is included as Attachment 8.

**ACTION SUMMARY**

**LISBON TOWNSHIP**

Lisbon Township was emailed information on March 23, 2021. The Lisbon Township Planning

Commission did not have a quorum for their meeting on April 13, 2021. The members in attendance did not have any objections to the proposal.

#### **VILLAGE OF PLATTVILLE**

The Village of Plattville was emailed information on March 23, 2021.

#### **LISBON-SEWARD FIRE PROTECTION DISTRICT**

Lisbon-Seward Fire Protection District was emailed information on March 23, 2021. The Fire District had no objections to the proposal. They did request to do a life safety inspection of the property. The email stating their opinion is included as Attachment 9.

#### **ZPAC**

ZPAC reviewed this proposal at their meeting on April 6, 2021. The Petitioner agreed to meet with the Kendall County Health Department regarding well, septic, and food permits. The Petitioner agreed that the business would not start before Noon any day of the week. The Petitioner would need to amend the special use permit in the future, if they added additional parking. The business would normally operate between March and December. Grapes would be grown on the property. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes are included as Attachment 7.

#### **GENERAL**

According to the site plan (see Attachment 3), the Petitioner plans to operate the Gilted Edge Winery out of the existing barn located at southern end of the property. The barn is approximately two thousand seven hundred (2,700) square feet in size. A picture of the barn is included as Attachment 6.

The proposed sales area inside the barn will be approximately nine hundred (900) square feet.

Based on the square footage of the barn and the current Building Code, the maximum number of people allowed in the barn is sixty (60). The Petitioner indicated that they were aiming for twenty (20) to forty (40) people on the property.

The property presently consists of a single-family house and six (6) outbuildings.

No new buildings are planned for the site. No existing structures are planned for demolition.

The winery and special use permit would apply only to Parcel 1 of the plat of survey (see Attachment 2). The Petitioner also owns Parcel 2.

Section 7:01.D.45 places the following conditions on this type of special use permits:

1. Tasting, wholesale, and retail sale of wines are permitted.
2. The sale of ancillary items are permitted.
3. All required licenses and permits must be secured.
4. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
5. Sales areas shall be set back at least ninety feet (90') feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.
6. Seasonal outdoor displays are also permitted.

If approved, this would be the third (3<sup>rd</sup>) special use permit for this type of use in the unincorporated area.

#### **BUSINESS OPERATION**

According to the business plan provided (see Attachment 1, Pages 2-13), the Petitioner would specialize in fruit wines and other classic wines with grapes sourced from California and Washington. They would initially produce twelve (12) varieties of wine with six (6) additional seasonal wines.

The Petitioner has conducted market analysis and has prepared a marketing and sales plan and financial plan.

In addition to the Petitioner and her investor, the business will have a manager and several servers.

Initial hours of operation would be on Friday from 5:00 p.m. until 9:00 p.m., Saturday from Noon until 8:00 p.m., and Sunday from Noon until 4:00 p.m. The hours of operation would expand as the business grows.

No food will be served at the property. Onsite operations will consist of a tasting room and retail center.

If approved, the Petitioner plans to start operations in August 2021.

#### **BUILDING CODES**

No new structures are planned for the property.

The remodeling of the barn will require proper building permits.

#### **ENVIRONMENTAL HEALTH**

According to the site plan (see Attachment 3, Page 2), a new septic system will be installed south of the existing barn.

No information was provided regarding a potable water source.

Electricity is onsite and they will be using a propane drop for heat.

A refuse area is planned southeast of the barn.

#### **STORMWATER AND DRAINAGE**

The property drains to the south and southeast.

Based on the information provided, no stormwater permits are required.

#### **ROAD ACCESS**

The property fronts Plattville Road. Patrons would use the existing farm access point to reach the parking lot.

#### **PARKING**

The site plan shows one (1) fourteen (14) stall gravel parking lot, including two (2) handicapped accessible parking spaces. The parking lot is approximately four thousand one hundred (4,100) square feet in size. The parking lot is connected to the winery by a walkway.

#### **LIGHTING**

No additional lighting was planned as part of this project.

#### **SIGNAGE**

The Petitioner plans to have a sign on Plattville Road. A picture of the sign is included as Attachment 5. No information was provided regarding sign dimensions or height. The sign will not be illuminated.

#### **LANDSCAPING**

No additional landscaping is planned.

#### **NOISE CONTROL**

No information regarding noise control was provided.

#### **FINDINGS OF FACT**

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan and conditions are placed in the special use permit governing hours of operation, noise levels, and number of people***

**allowed on the property.**

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, noise regulations, and setting the maximum number of people allowed on the property.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the property has appropriate access from Plattville Road. The Petitioners are planning to install the necessary utilities. Drainage will not be an issue based on the proposed use and site plan.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true. The Petitioner is not requesting any variances.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective “Encourage Agriculture and Agribusiness.”***

## **RECOMMENDATION**

Staff recommends approval of the request special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3). An overflow parking lot may be installed east of the red barn.
2. The parking lot shown on the site plan (Attachment 3) shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the attached site plan (Attachment 3) is installed.
3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the attached site plan (Attachment 3).
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no earlier than Noon and no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance outside the hours of operation. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The maximum number of people allowed on the property in relation to the business allowed by this special use permit at any given time shall be sixty (60).

10. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the attached site plan (Attachment 3). The sign shall not be illuminated.
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan (Attachment 3). The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
13. The noise regulations are as follows:
 

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
14. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
15. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
16. The owner(s) or operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The owner(s) or operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
18. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

**ATTACHMENTS**

1. Application Materials
2. Plat of Survey
3. Site Plan
4. Aerial
5. Sign
6. Barn Picture
7. April 6, 2021 ZPAC Meeting Minutes
8. NRI Report
9. April 8, 2021 Lisbon-Seward Fire Protection District Email



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Winery FILE # 21-14

NAME OF APPLICANT <u>Laura Denges</u>		
CURRENT LANDOWNER/NAME(S) <u>Laura Denges &amp; Kenneth Loos</u>		
SITE INFORMATION ACRES <u>5.01</u>	SITE ADDRESS OR LOCATION <u>9396 Plattville Rd</u>	ASSESSOR'S ID NUMBER (PIN) <u>08-09-200-003</u>
EXISTING LAND USE <u>AG-1</u>	CURRENT ZONING <u>AG-1</u>	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> 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)		
PRIMARY CONTACT <u>Laura Denges</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
[REDACTED]	PRIMARY CONTACT FAX #	[REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>2/17/21</u>

FEE PAID: \$350.00 115500  
 CHECK #: 153 155

**RECEIVED**  
 MAR 22 2021  
 KENDALL COUNTY  
 PLANNING, BUILDING  
 & ZONING

<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



# Business Plan



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## INTRODUCTION

Family Owned Winery Located just outside of Yorkville, IL. We are a small micro winery delivering true to grape flavor with ZERO Blend.

## EXECUTIVE SUMMARY

- Opportunity: We will be the only family owned Winery in Kendall County.
- Mission: To provide superior product with small business approach and deliver a sense of family thru product and venue.
- Solution: Comes from a small family wanting to bring fun and atmosphere that can only be provided by a product made from the heart.
- Market Focus: We will target all ages from 21 years and older to provide a venue that brings people to see and product that keeps them coming back.
- Competitive Advantage: We are the only family owned winery in Kendall County that will provide tastings on site and retail space. We also do not blend any of our products we are true to the grapes and fruit we use.
- Ownership: Laura Denges and Kenneth Loos
- Expected Return: Year 1=\$57k Year 2= \$110k Year 3= \$150k Growing year over year by 10% customer base and profitability.

## COMPANY OVERVIEW

Welcome to Gilted Edge Winery; a family owned local winery. Who specializes in fruit wines with unique flavors without blending. Each of our wines are true to the product we put in them. We do not blend any of our wines together. We are young produced wine that has great flavor right up front due to the non-blending of our wines. We product not only fruit wines but we stay true to the classics. Such as Merlot, Cabernet, Moscato, Riesling, Table Red and Table White. Each of our grape wines are 100% sourced from California and Washington vineyards. We ask for 100% chosen grape which gives us the purist wine on the market.

With the non-blending properties we are able to produce in smaller quantities to keep over head down and produce a large varies of wines throughout the year. We stand to produce monthly roughly 300 bottles of our top producing wines and those that are produced in March are set to be able to purchase in Aug of 2021.

With this great feature we are able to produce young wine that taste like we have aged it for 1 to 3 years. With the flavor we produce as the experts say "Wine only gets better with Age" which is so true our wine will be able to stand up to 10 years bottled in our corks and still provide lasting taste that you had from 1<sup>st</sup> day of bottling.

## BUSINESS DESCRIPTION

Gilted Edge Winery is a Micro Winery. Producing 12 different bottles of wine which is our staples in production. We will also produce up to 6 seasonal wines throughout the year. We consist of Fruit Wines and traditional wines. We are owned and operated by 2 sole investors myself and Kenneth Loos. We provide a family business experience local to the community and providing a source of Wine for the local community of family owned business. We look to stand out as the only Winery in the area of Yorkville providing a venue for tasting and onsite retail. We locally source all of our fruit in the area from Farmers Markets, Local retailers, and family owned business. We will also provide a small retail space where we stand to support other local businesses with an area to show off and sell their work.

We have source all of our seating from local area business such as Elburn, Aurora, Yorkville, and Morris to complete a tasting room and venue for our customers to come and visit and enjoy.

We will look to bring on board in the 1<sup>st</sup> year a Manager and servers that can help create the employees over time. The 1<sup>st</sup> year of operation will be a sourced from myself and Ken.

## MARKET ANALYSIS

Current market analysis shows we are the only winery to establish in the Yorkville area. We have one set of competition which is currently up for sale in Kendall County. Standing to make us the only winery and tasting room in the local area. Setting us up for success vs competition.

We have done our research by visiting local wineries in Illinois and surrounding states. We stand to bring a unique environment with a 100 year old dairy barn converted to our tasting and production room. Giving a rustic platform and sense of charm that we have yet to see on the market thru our travels.

## OPERATING PLAN

1<sup>st</sup> year plan: We will operate Friday Thru Sunday with limited hrs.

Friday- 5pm-9pm

Saturday 12p-8pm

Sunday 12p-4pm

We will not be serving any food at our location. We will be tasting room and retail center.

We will expand our hours of operation as business grows.

Payments done via credit or debit thru a credit card reader platform and with Cash.

We will use be using Square as our financial payment option and we will also be using QuickBooks for our book keeping portal as recommend by Legal.

We are focused on customers for repeat business and word of mouth. We will focus on local clients and social media outreach for further competitive edge.

Employees will be myself Laura Denges and Kenneth Loos.

We are working with Legal Zoom for all legal and tax advice.

## MARKETING AND SALES PLAN

We currently have a Website and Blog from the onset of our company. This website is updated monthly with new content and products we are launching.

We will also be using a Social Media presence via Instagram and Facebook for events and product launches

We will use our Website as a sale portal for online shopping and pick up at location where we can validate ID's for age.

We will as have small local retailers in our shop as well providing Wine like products for décor.

We will also construct a sign on the front of the property which faces RT47 for advertising. We will also be connecting with our customers via word of mouth marketing.

We plan to have a wine of the month club and special occasions gift baskets thru out the year focusing on Holidays and weddings

## FINANCIAL PLAN

We plan to open in Aug. of 2021. We are looking to Net Income in the first year of \$57K. We are looking to product around 1,000 gallons of wine in the first year doubling in year 2. Please see the break down In the sheet for Financial breakdown in Year 1.



# 12 MONTH PROFIT FIRST YEAR

(BASED ON 20 PEOPLE PER 3 DAYS OPEN AND \$18 PER TASTING INCLUDING GLASS)

\*\*Please see separate Excel File.

Start Up Cost													
Gilted Edge Winery													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 18,000.00
Estimate Product Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 18,000.00
Less Sales Return & Discounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Service Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 43,050.00
Net Sales								\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 43,050.00
Cost of Goods Sold								\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (20,000.00)
Gross Profit								\$ 6,610.00	\$ 6,610.00	\$ 6,610.00	\$ 6,610.00	\$ 6,610.00	\$ 23,050.00
Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Salaries & Wages													n/a
Marketing/Advertising	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Utilities	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 1,920.00
Website Expenses													\$ 60.00
Internet/Phone	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 720.00
Insurance													\$ 1,400.00
Legal/Accounting													\$ 450.00
Office Supplies	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Permits													\$ 2,700.00
Total Expenses													\$ 11,480.00
Income Before Taxes													\$ 62,530.00
Income Tax Expenses													\$ (4,551.00)
Net Income													\$ 57,979.00

Year 1 Annual Aug thru Dec

Start Up Cost													
Gilted Edge Winery													
Revenue	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Estimate Product Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 18,000.00
Less Sales Return & Discounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Service Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 43,050.00
<b>Net Sales</b>													\$ 61,050.00
<b>Cost of Goods Sold</b>								\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (10,000.00)
<b>Gross Profit</b>													\$ 51,050.00
Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Salaries & Wages													n/a
Marketing/Advertising	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Utilities	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 1,920.00
Website Expenses													\$ 60.00
Internet/Phone	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 720.00
Insurance													\$ 1,400.00
Legal/Accounting													\$ 450.00
Office Supplies	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Permits													\$ 2,730.00
<b>Total Expenses</b>													\$ (11,880.00)
<b>Income Before Taxes</b>													\$ 39,170.00
<b>Income Tax Expenses</b>													\$ (4,551.00)
<b>Net Income</b>													\$ 34,619.00

Year 1 Annual Aug thru Dec.

**TRUSTEE'S DEED  
(ILLINOIS)**

File No. 20126087

THIS INDENTURE, made this 30<sup>th</sup> day of NOV, 2020 between Kathryn J. Penn, as Trustee under the provisions of a trust agreement dated June 24, 2013, and known as the Kathryn J. Penn Trust as to Parcel 1 and Kathryn J. Penn, married to Arthur Hiller, as to Parcel 2, Grantor, and Kenneth Loos and Laura Denges, Grantee(s) as Joint Tenants.

*→ AN UNMARRIED MAN  
→ AN UNMARRIED WOMAN*

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and warrants unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Kendall, State of Illinois, to-wit:

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1820.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 385.00 FEET; THENCE WESTERLY PARALLEL TO SAID NORTH LINE, A DISTANCE OF 397.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 385.00 FEET TO A POINT ON SAID NORTH LINE, SAID POINT BEING 397.00 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTH LINE, 397.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LISBON, KENDALL COUNTY, ILLINOIS

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 88 DEGREES 14' 18" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1820 94 FEET TO THE EAST LINE OF A TRACT (AS MONUMENTED) CONVEYED TO KATHRYN J PENN BY TRUSTEE'S DEED RECORDED JULY 19, 2010 AS DOCUMENT NUMBER 201000012473, THENCE SOUTH 01 DEGREE 45'42" EAST, ALONG SAID EAST LINE (AS MONUMENTED) BEING PERPENDICULAR TO THE LAST DESCRIBED COURSE, 385 0 FEET, THENCE SOUTH 88 DEGREE 14'18" WEST, ALONG THE SOUTH LINE OF SAID PENN TRACT (AS MONUMENTED) BEING PARALLEL WITH SAID NORTH LINE 397 0 FEET, THENCE NORTH 01 DEGREE 45'42" WEST, ALONG THE WEST LINE OF SAID PENN TRACT (AS MONUMENT) BEING PERPENDICULAR TO THE LAST DESCRIBED COURSE, 82 13 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING NORTH 01 DEGREE 45'42" WEST ALONG THE WEST LINE OF

SAID PENN TRACT (AS MONUMENTED), 257 0 FEET TO A SOUTHERLY LINE OF A TRACT CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED MAY 14, 2014 AS DOCUMENT NUMBER, 201400006368, THENCE SOUTH 88 DEGREES 12'44" WEST, ALONG SAID SOUTHERLY LINE, 169 04 FEET, THENCE SOUTH 61 DEGREES 18'30" WEST, ALONG SAID SOUTHERLY LINE 103 67 FEET, THENCE SOUTH 00 DEGREE 14'11" EAST, ALONG ON EASTERLY LINE OF SAID DEPARTMENT OF TRANSPORTATION TRACT, 210 05 FEET TO A LINE DRAWN WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, FROM THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 14'18" EAST, PARALLEL WITH SAID NORTH LINE, 267 06 FEET TO THE POINT OF BEGINNING IN LISBON TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Commonly known as: 9396 Plattville Rd, Newark, IL 60541

Permanent tax number: 08-09-200-003 08-09-200-006

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

This is not homestead property as it pertains to Arthur Hiller.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BEGINNING, THENCE CONTINUING NORTH 01 DEGREE 45'42" WEST ALONG THE WEST LINE OF SAID PENN TRACT (AS MONUMENTED), 257 0 FEET TO A SOUTHERLY LINE OF A TRACT CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED MAY 14, 2014 AS DOCUMENT NUMBER, 201400006368, THENCE SOUTH 88 DEGREES 12'44" WEST, ALONG SAID SOUTHERLY LINE, 169 04 FEET, THENCE SOUTH 61 DEGREES 18'30" WEST, ALONG SAID SOUTHERLY LINE 103 67 FEET, THENCE SOUTH 00 DEGREE 14'11" EAST, ALONG ON EASTERLY LINE OF SAID DEPARTMENT OF TRANSPORTATION TRACT, 210 05 FEET TO A LINE DRAWN WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, FROM THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 14'18" EAST, PARALLEL WITH SAID NORTH LINE, 267 06 FEET TO THE POINT OF BEGINNING IN LISBON TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Commonly known as: 9396 Plattville Rd, Newark, IL 60541

Permanent tax number: 08-09-200-003 08-09-200-006

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county. Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor, not individually, but as Successor Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

[Redacted Signature] Seal  
Kathryn J. Penn as Trustee, aforesaid

[Redacted Signature] Seal  
Kathryn J. Penn, aforesaid

State of Illinois, County of Will ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathryn J. Penn as Trustee as to Parcel 1 and Kathryn J. Penn as to Parcel 2, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of NOV, 2020.

Commission expires 6-5, 2022

[Redacted Signature] PUBLIC



This Instrument was prepared by:  
Wilco Title, LLC  
623 Rollingwood Drive  
Shorewood IL 60404

MAIL TO d

SEND SUBSEQUENT TAX BILLS TO:

Kenneth Loos & Laura Denges



MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Kendall County Soil & Water Conservation District

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

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Laura Denaes  
Address: 9390 Plathville Rd  
City, State, Zip: Newark, IL 60541  
Phone Number: [REDACTED]  
Email: [REDACTED]  
Contact Person: Same

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

Site Location & Proposed Use

Township Name USBON Township \_\_\_\_\_ N, Range \_\_\_\_\_ E, Section(s) \_\_\_\_\_  
Parcel Index Number(s) \_\_\_\_\_  
Project or Subdivision Name A Number of Acres 5.01  
Current Use of Site Residential AG-1 Proposed Use Winery  
Proposed Number of Lots 1 Proposed Number of Structures 1  
Proposed Water Supply Well Proposed type of Wastewater Treatment Septic  
Proposed type of Storm Water Management \_\_\_\_\_

Type of Request

- Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_
- Variance (Please describe fully on separate page)
- Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County

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

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

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

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.  
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

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

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 years after the date reported.

[Signature]  
Petitioner or Authorized Agent  
2/17/21  
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 # 31 Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_



*Applicant:* Laura Denges

*IDNR Project Number:* 2111763

*Contact:* Laura Denges

*Date:* 03/19/2021

*Address:* [REDACTED]

*Project:* Winery

*Address:* 9396 Plattville Rd, Newark

*Description:* Converting a 1900 dairy barn into winery

## 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, 7E, 9



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

##### **Contact**

Adam Rawe  
217-785-5500  
Division of Ecosystems & Environment

#### **Government Jurisdiction**

Building and Zoning Commission  
Matt Asseimeier  
111 West Fox Street  
Yorkville, Illinois 60560

#### **Disclaimer**

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



## **Terms of Use**

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

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

## **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

## **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2111763

**EcoCAT Receipt****Project Code** 2111763**APPLICANT****DATE**

Laura Denges  
 Laura Denges  
 9396 Plattville Rd  
 Newark, IL 60541

3/19/2021

**DESCRIPTION****FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID

\$ 127.81

Illinois Department of Natural Resources  
 One Natural Resources Way  
 Springfield, IL 62702  
 217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)

of the Zoning Ordinance outline Attachments 1, Page 22. The Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

*That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.* NO

*That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.*

YES

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

YES

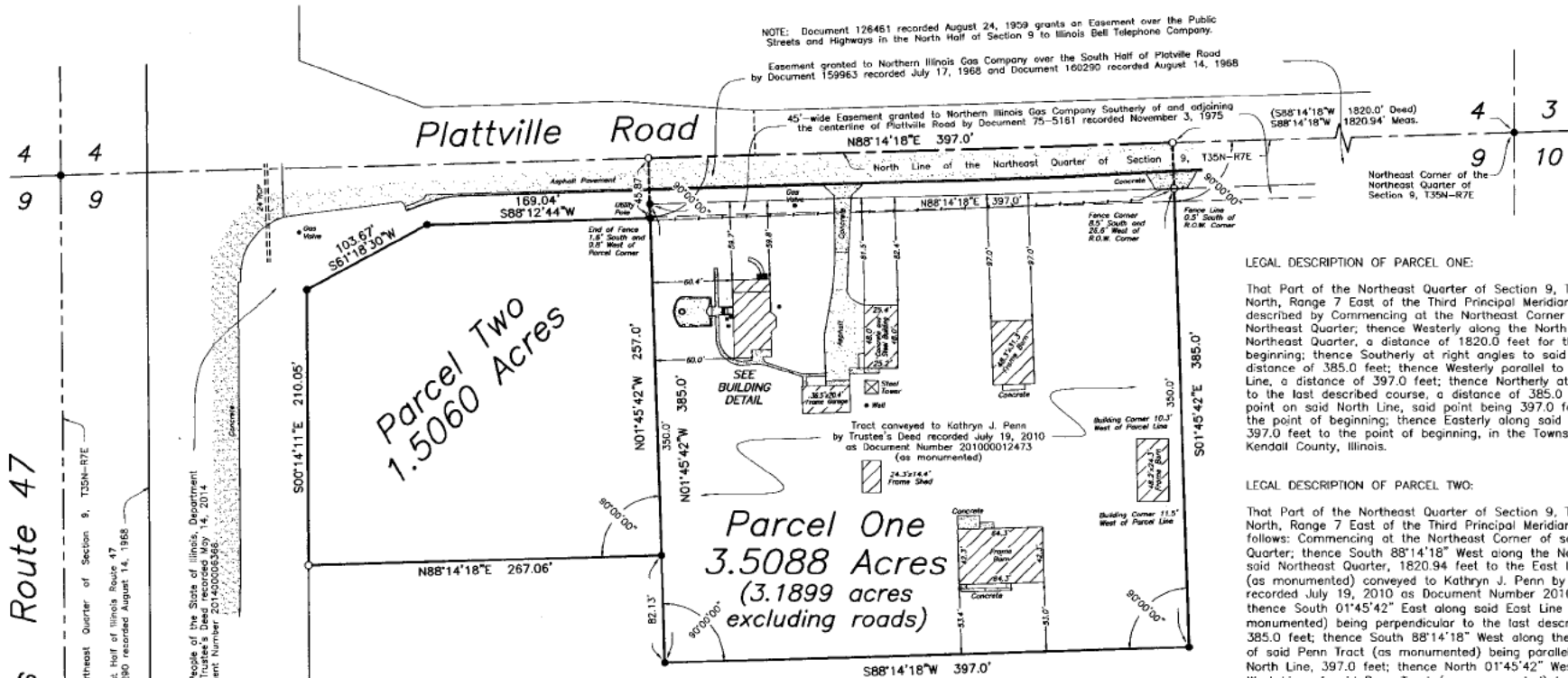
*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals* YES

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

YES

PLAT OF SURVEY OF  
PART OF THE NORTHEAST QUARTER OF SECTION 9, T35N-R7E, 3rd PM  
LISBON TOWNSHIP KENDALL COUNTY ILLINOIS

NOTE: Document 126461 recorded August 24, 1959 grants an Easement over the Public Streets and Highways in the North Half of Section 9 to Illinois Bell Telephone Company.  
Easement granted to Northern Illinois Gas Company over the South Half of Plattville Road by Document 159963 recorded July 7, 1968 and Document 160290 recorded August 14, 1968



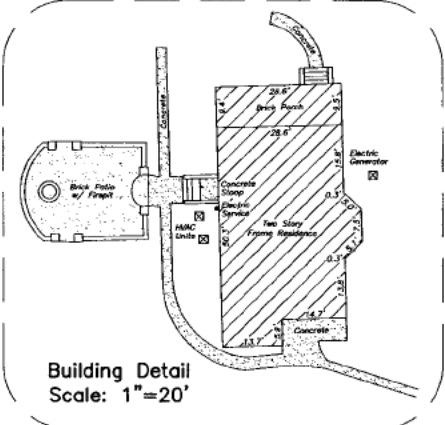
Illinois Route 47  
West Line of the Northeast Quarter of Section 9, T35N-R7E  
Easement granted to Northern Illinois Gas Company over the East Half of Illinois Route 47 by Document 159963 recorded July 7, 1968 and by Document 160290 recorded August 14, 1968

Tract conveyed to the People of the State of Illinois, Department of Transportation by Trustee's Deed recorded May 14, 2014 as Document Number 201400006368

SCALE  
1"=60'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence

NOTE: This property is commonly known as 9396 Plattville Road



LEGAL DESCRIPTION OF PARCEL ONE:

That Part of the Northeast Quarter of Section 9, Township 35 North, Range 7 East of the Third Principal Meridian, being described by Commencing at the Northeast Corner of said Northeast Quarter; thence Westerly along the North Line of said Northeast Quarter, a distance of 1820.0 feet for the point of beginning; thence Southerly at right angles to said North Line, a distance of 385.0 feet; thence Westerly parallel to said North Line, a distance of 397.0 feet; thence Northerly at right angles to the last described course, a distance of 385.0 feet to a point on said North Line, said point being 397.0 feet Westerly of the point of beginning; thence Easterly along said North Line, 397.0 feet to the point of beginning, in the Township of Lisbon, Kendall County, Illinois.

LEGAL DESCRIPTION OF PARCEL TWO:

That Part of the Northeast Quarter of Section 9, Township 35 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence South 88°14'18" West along the North Line of said Northeast Quarter, 1820.94 feet to the East Line of a Tract (as monumented) conveyed to Kathryn J. Penn by Trustee's Deed recorded July 19, 2010 as Document Number 201000012473; thence South 01°45'42" East along said East Line (as monumented) being perpendicular to the last described course, 385.0 feet; thence South 88°14'18" West along the South Line of said Penn Tract (as monumented) being parallel with said North Line, 397.0 feet; thence North 01°45'42" West along the West Line of said Penn Tract (as monumented) being perpendicular to the last described course, 82.13 feet for the point of beginning; thence continuing North 01°45'42" West along the West Line of said Penn tract (as monumented), 257.0 feet to a Southerly Line of a tract conveyed to the People of the State of Illinois, Department of Transportation recorded May 14, 2014 as Document Number 2013400006368; thence South 88°12'44" West along said Southerly Line, 169.04 feet; thence South 61°18'30" West along said Southerly Line, 103.67 feet; thence South 00°14'11" East along an Easterly Line of said Department of Transportation Tract, 210.05 feet to a line drawn Westerly, parallel with the North Line of said Northeast Quarter, from the point of beginning; thence North 88°14'18" East parallel with said North Line, 267.06 feet to the point of beginning, in Lisbon Township, Kendall County, Illinois.

State of Illinois }  
County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plot hereon drawn which is a representation of said survey. Field work completed November 30, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated December 1, 2020 at Yorkville, Illinois

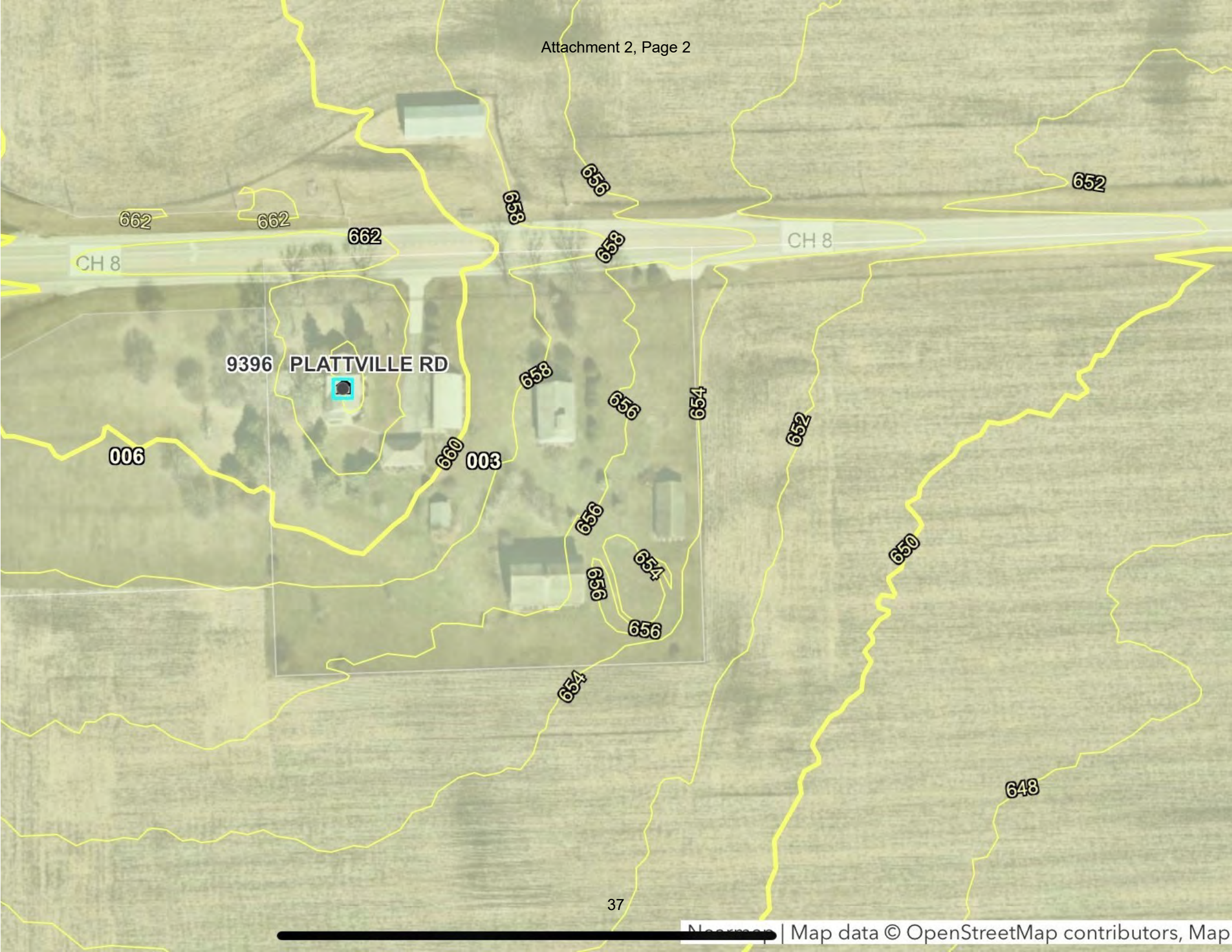
Phillip D. Young  
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/22)



JOB NO. 20371  
JOB NAME PENN  
DWG FILE 20371

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

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



CH 8

662

662

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658

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CH 8

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9396 PLATTVILLE RD

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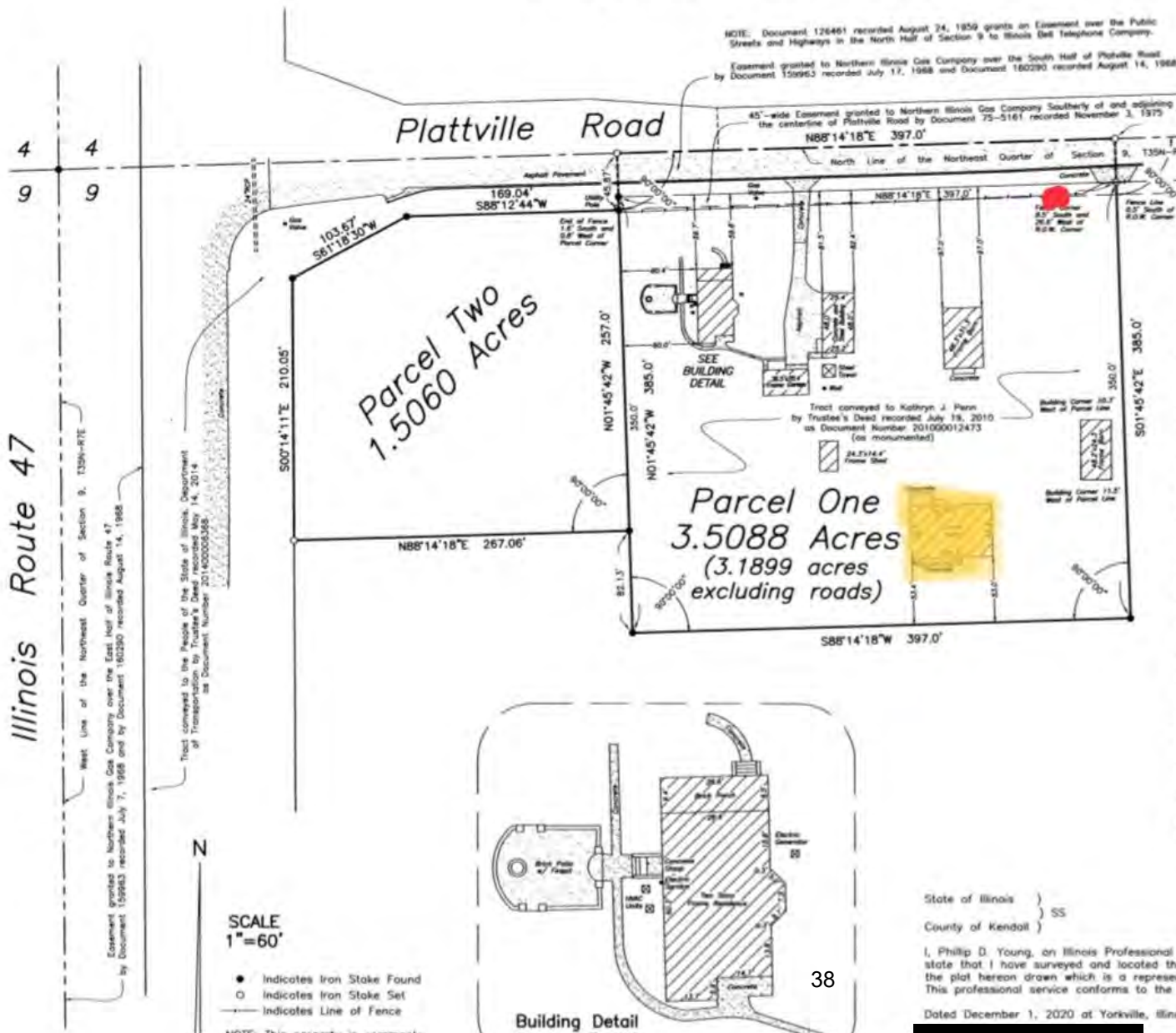
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648

37

PLAT OF SURVEY OF  
PART OF THE NORTHEAST QUARTER OF SECTION 9, T35N-R7E, 3rd PM  
LIBSON TOWNSHIP KENDALL COUNTY ILLINOIS

Red Dot-Sign Location



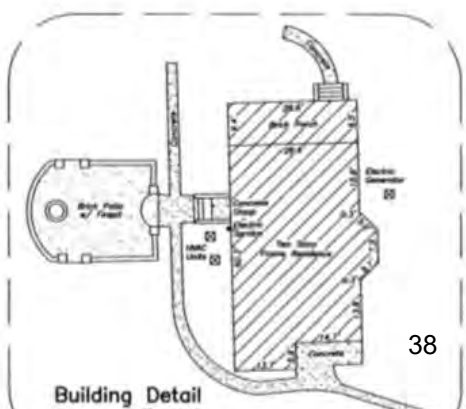
NOTE: Document 126461 recorded August 24, 1959 grants an Easement over the Public Streets and Highways in the North Half of Section 9 to Illinois Bell Telephone Company.  
Easement granted to Northern Illinois Gas Company over the South Half of Plattville Road by Document 159963 recorded July 17, 1968 and Document 180290 recorded August 14, 1968.  
45'-wide Easement granted to Northern Illinois Gas Company Southerly of and adjoining the centerline of Plattville Road by Document 75-5161 recorded November 3, 1975

LEGAL DESCRIPTION OF PARCEL ONE:

That Part of the Northeast Quarter of Section 9, Township 35 North, Range 7 East of the Third Principal Meridian, being described by Commencing at the Northeast Corner of said Northeast Quarter; thence Westerly along the North Line of said Northeast Quarter, a distance of 1820.0 feet for the point of beginning; thence Southerly at right angles to said North Line, a distance of 385.0 feet; thence Westerly parallel to said North Line, a distance of 397.0 feet; thence Northerly at right angles to the last described course, a distance of 385.0 feet to a point on said North Line, said point being 397.0 feet Westerly of the point of beginning; thence Easterly along said North Line, 397.0 feet to the point of beginning, in the Township of Lisbon, Kendall County, Illinois.

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SCALE  
1"=60'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence

NOTE: This property is commonly known as 8348 Plattville Road

Illinois Route 47

4  
9

4  
3  
9  
10

State of Illinois )  
County of Kendall ) SS

I, Philip D. Young, an Illinois Professional Land Surveyor and an officer of Philip 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 hereon drawn which is a representation of said survey. Field work completed November 30, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated December 1, 2020 at Yorkville, Illinois

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

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

20371  
PDN  
20371

Plattville  
KS

parking

field

garbage

septic

septic



Plattville Rd

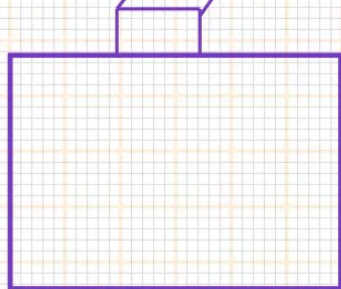
Handicap 2  
12 standard

Parking Lot

64'

64'


Walk way  
to winery





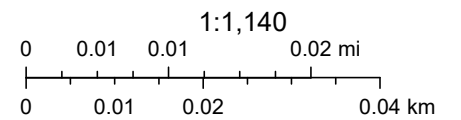


March 22, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



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03/23/2021 08:34

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
April 6, 2021 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

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

Absent:

Meagan Briganti – GIS  
Greg Chismark – WBK Engineering, LLC  
David Guritz – Forest Preserve

Audience:

Laura Denges (Attended Remotely)

**AGENDA**

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

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski  
Nays (0): None  
Abstain (0): None  
Absent (3): Briganti, Chismark, and Guritz

The motion carried.

**MINUTES**

Mr. Holdiman made a motion, seconded by Mr. Klaas, to approve the March 2, 2021, meeting minutes.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski  
Nays (0): None  
Abstain (0): None  
Absent (3): Briganti, Chismark, and Guritz

The motion carried.

**PETITIONS**

**Petition 21-14 Laura Denges**

Mr. Asselmeier summarized the request.

According to the information provided to the County, the Petitioner would like to operate a winery at the subject property.

The application materials, including the business plan, plat of survey, site plan, and aerial of the property were provided.

The property was located at 9396 Plattville Road and consisted of approximately three point one nine (3.19) acres.

The Future Land Use Map called for the property to be Agricultural.

Plattville Road is a Township maintained Major Collector. There are no trails planned along the road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent lands are zoned A-1.

The Future Land Use Map calls for the area to be Agricultural in the County and Commercial and Business Park/Office in Plattville.

EcoCat submitted on March 19, 2021, and consultation was terminated.

NRI application submitted on March 16, 2021.

Lisbon Township was emailed information on March 23, 2021.

The Village of Plattville was emailed information on March 23, 2021.

Lisbon-Seward Fire Protection District was emailed information on March 23, 2021.

According to the site plan, the Petitioner plans to operate the Gilted Edge Winery out of the existing barn located at southern end of the property. The barn is approximately two thousand seven hundred (2,700) square feet in size.

The proposed sales area inside the barn will be approximately nine hundred (900) square feet.

The property presently consists of a single-family house and six (6) outbuildings.

No new buildings are planned for the site. No existing structures are planned for demolition.

The winery and special use permit would apply only to Parcel 1 of the plat of survey. The Petitioner also owns Parcel 2.

Section 7:01.D.45 places the following conditions on this type of special use permits:

1. Tasting, wholesale, and retail sale of wines are permitted.
2. The sale of ancillary items are permitted.
3. All required licenses and permits must be secured.
4. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
5. Sales areas shall be set back at least ninety feet (90') feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.
6. Seasonal outdoor displays are also permitted.

If approved, this would be the third (3<sup>rd</sup>) special use permit for this type of use in the unincorporated area.

According to the business plan provided, the Petitioner would specialize in fruit wines and other classic wines with grapes sourced from California and Washington. They would initially produce twelve (12) varieties of wine with six (6) additional seasonal wines.

The Petitioner has conducted market analysis and has prepared a marketing and sales plan and financial plan.

In addition to the Petitioner and her investor, the business will have a manager and several servers.

Initial hours of operation would be on Friday from 5:00 p.m. until 9:00 p.m., Saturday from Noon until 8:00 p.m., and Sunday from Noon until 4:00 p.m. The hours of operation would expand as the business grows.

No food will be served at the property. Onsite operations will consist of a tasting room and retail center.

If approved, the Petitioner plans to start operations in August 2021.

No new structures are planned for the property.

The remodeling of the barn will require proper building permits.

According to the site plan, a new septic system will be installed south of the existing barn.

No information was provided regarding a potable water source.

Electricity is onsite and they will be using a propane drop for heat.

A refuse area is planned southeast of the barn.

The property drains to the south and southeast.

Based on the information provided, no stormwater permits are required.

The property fronts Plattville Road. Patrons would use the existing farm access point to reach the parking lot.

The site plan shows one (1) fourteen (14) stall parking lot, including two (2) handicapped accessible parking spaces. The parking lot is approximately four thousand one hundred (4,100) square feet in size. The parking lot is connected to the winery by a walkway.

No additional lighting was planned as part of this project.

The Petitioner plans to have a sign on Plattville Road. A picture of the sign was provided. No information was provided regarding sign dimensions or height. The sign will not be illuminated.

No additional landscaping is planned.

No information regarding noise control was provided.

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

The following were the proposed conditions and restrictions for this special use permit:

1. The site shall be developed substantially in accordance with the site plan.
2. The parking lot shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the site plan is installed.
3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the site plan.
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance after 9:00 p.m. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the site plan. The sign shall not be illuminated.
10. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.

11. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
12. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
13. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
14. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
15. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
16. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
17. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
18. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Gengler asked about restrooms. Laura Denges, Petitioner, said that well and septic would be installed and restrooms would be installed near the retail space.

Mr. Rybski discussed the well, septic, and food permits required. Mr. Rybski requested a visit with the Petitioner to discuss these matters.

Discussion occurred regarding total occupancy of the barn. Mr. Holdiman responded that, based on the Building Code, the maximum occupancy would be sixty (60) people. The Petitioner planned to have between twenty (20) and forty (40) people on the property at a given time.

Discussion occurred regarding overflow parking. If another area was designed for parking, an amendment to the special use permit would be required.

The Petitioner hoped to operate from March through December.

The Petitioner agreed that the business would not open before Noon any day of the week.

The Petitioner plans to grow grapes on the property. Initially, the wines would be sourced from out of state.

Mr. Asselmeier made a motion, seconded by Mr. Klaas, to recommend approval of the Petition with the addition to setting the start of operations at Noon to the list of conditions.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski  
Nays (0): None  
Abstain (0): None  
Absent (3): Briganti, Chismark, and Guritz

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on April 28, 2021.

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

Mr. Asselmeier reported that Petition 21-03 pertaining to Woody's Orchard was approved at the County Board.

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Klaas made a motion, seconded by Mr. Holdiman, to adjourn.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski  
Nays (0): None  
Abstain (0): None  
Absent (3): Briganti, Chismark, and Guritz

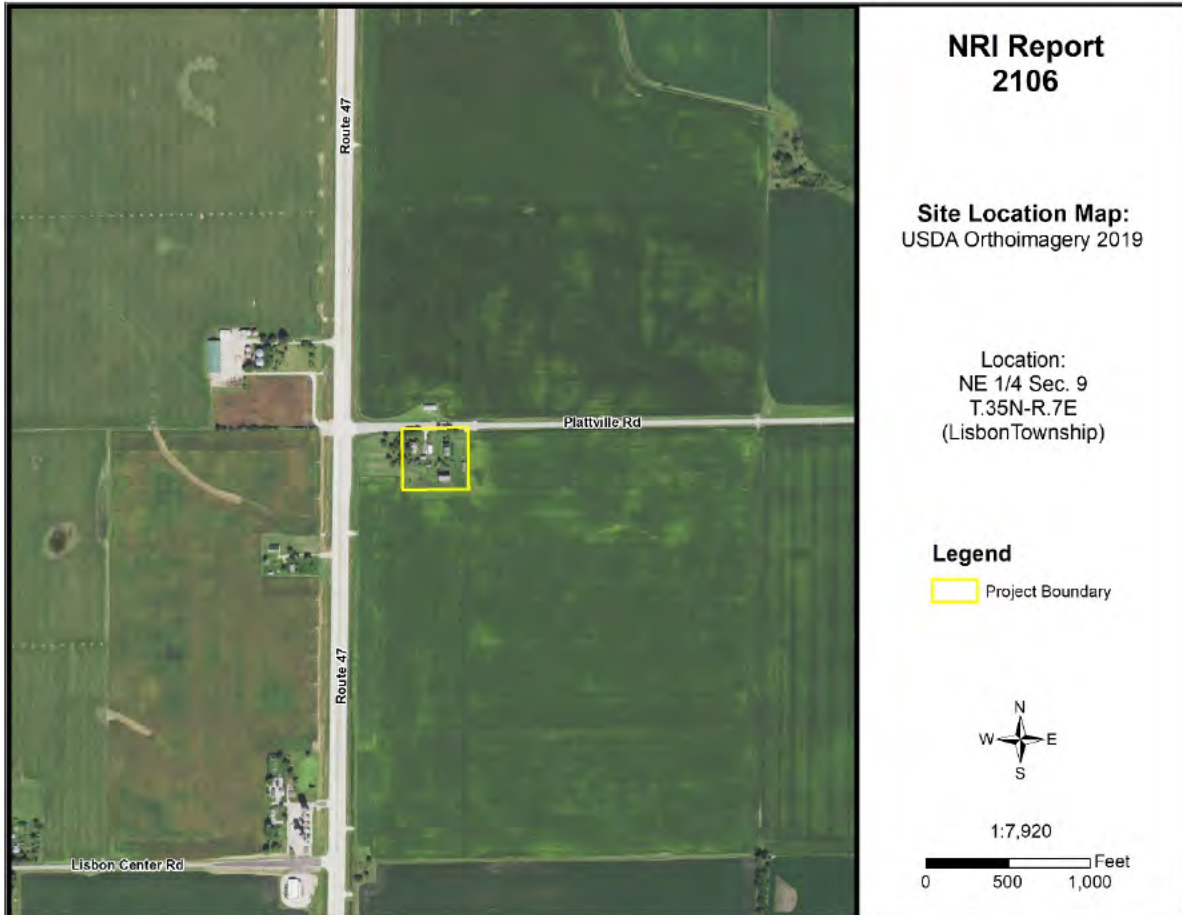
The motion carried.

The ZPAC, at 9:20 a.m., adjourned.

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



# NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2106



Apr. 2021      Petitioner: Gilted Edge Winery  
Contact: Laura Denges

Prepared By:



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

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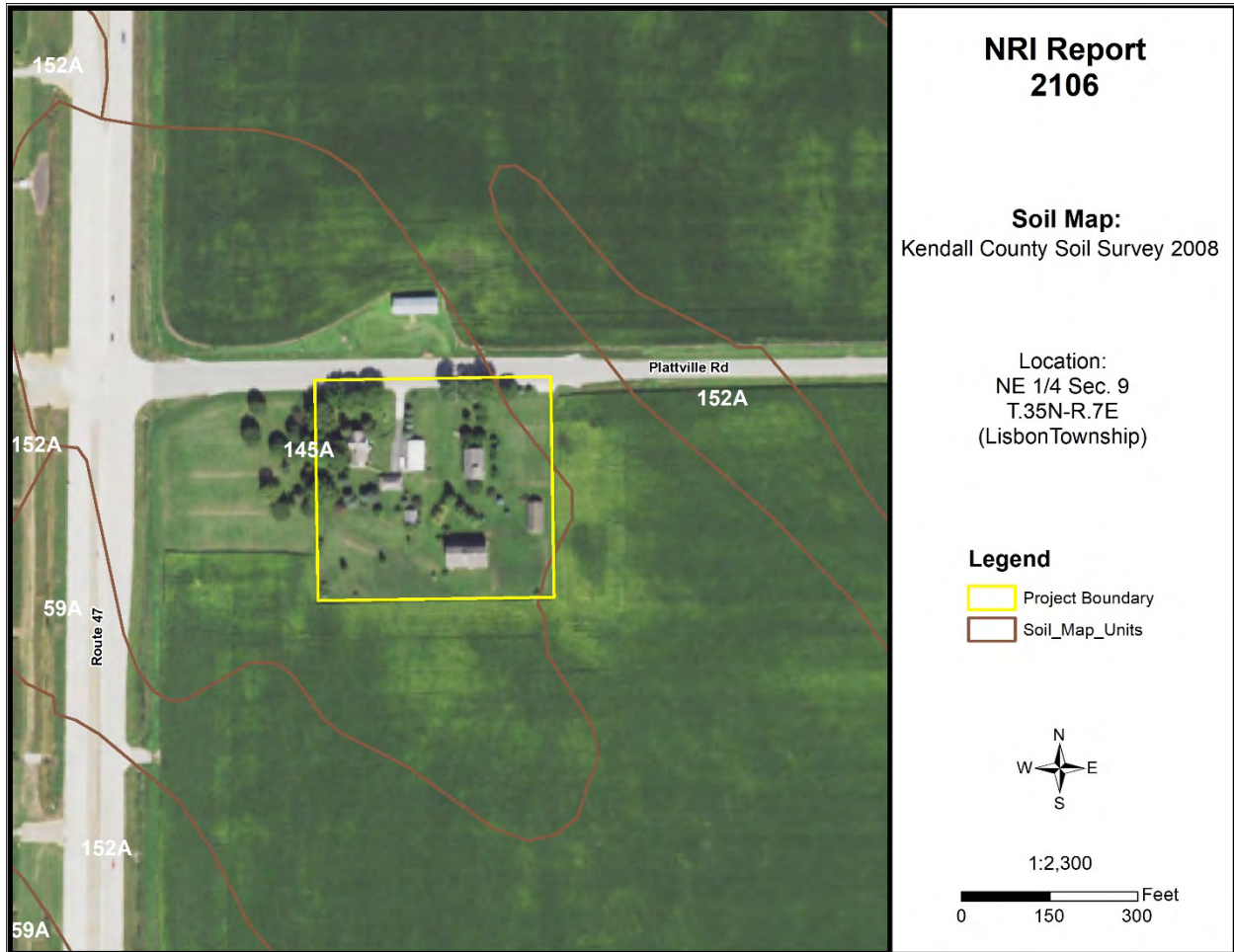
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## **EXECUTIVE SUMMARY**

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Natural Resource Information Report Number	#2106
Petitioner	Gilted Edge Winery
Contact Person	Laura Denges
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NE ¼ of Section 9, T.35N.-R.7E. (Lisbon Township) of the 3 <sup>rd</sup> Principal Meridian
Project or Subdivision Name	Gilted Edge Winery
Existing Zoning & Land Use	A-1 Agricultural; Rural Residence
Proposed Zoning & Land Use	A-1 Special Use; Rural Residence & Winery
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	(+/-) 3.5 acres
Land Evaluation Site Assessment Score	199 (Land Evaluation: 94; Site Assessment: 105)

**NATURAL RESOURCE CONSIDERATIONS**



**Figure 1: Soil Map**

**SOIL INFORMATION**

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

**Table 1: Soils Information**

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
59A	Lisbon silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-hydric	Prime Farmland
145A	Saybrook silt loam, 0-2% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland

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

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

**Hydric Soils** – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, none are classified as being a hydric soil.

**Prime Farmland** – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, 100% are designated as prime farmland.

**Soil Water Features** – Table 2 gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

**Table 2:** Water Features

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
59A	Low	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 2.0'-4.0' <u>June – December</u> Upper/Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
145A	Low	<u>January</u> Upper/Lower Limit: -- <u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-3.8' <u>May – December</u> Upper/Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None

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

**Months** – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

**Water Table** – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

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

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

## SOIL LIMITATIONS

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

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

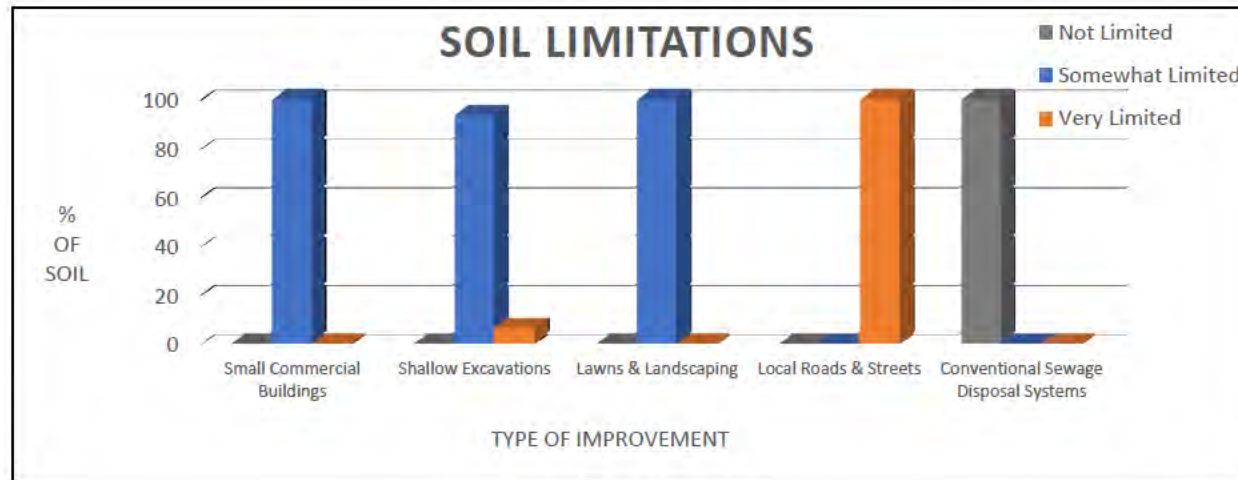
special design, or expensive installation procedures; poor performance and high maintenance can be expected.

**Conventional Septic System Rating Criteria** – The factors considered for determining suitability include the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils that are deemed unsuitable for installation of an on-site sewage disposal system, per the Kendall County Subdivision Control Ordinance, may necessitate the installation of a non-conventional onsite sewage disposal system. If the scope of the project may include the use of on-site septic systems please consult with the Kendall County Health Department – Environmental Health Services located at 811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026.

Limitations are listed below for small commercial buildings, shallow excavations, lawns and landscaping, local roads & streets (paved and unpaved), and onsite conventional sewage disposal systems. Please note this information is based on soils in an undisturbed state as compiled for the USDA-NRCS 2008 Soil Survey of Kendall County, IL and the Kendall County Subdivision Control Ordinance; this does not replace the need for site specific soil testing or results of onsite soil testing.

**Table 3: Building Limitations**

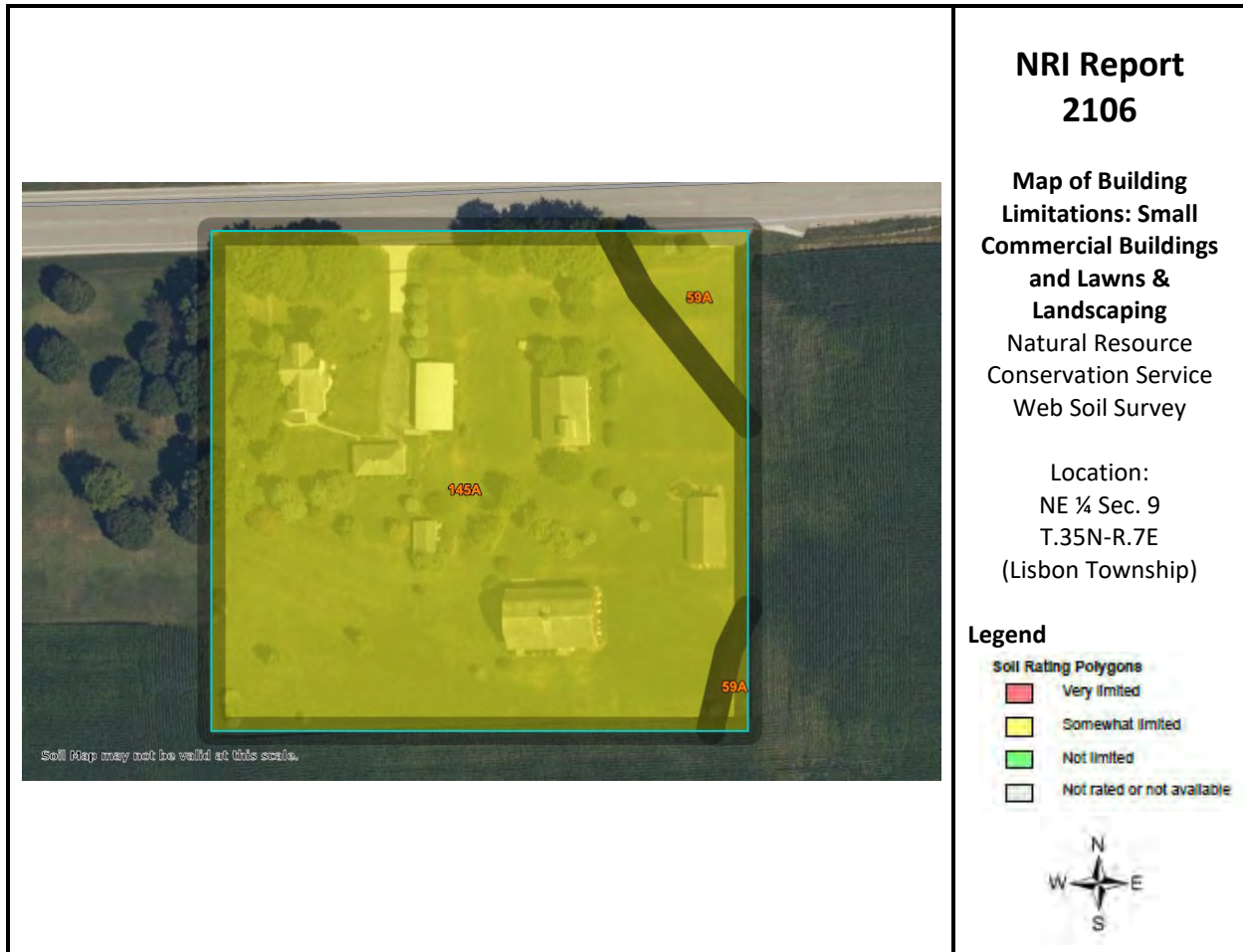
Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Road & Streets (Paved & Unpaved)	Onsite Conventional Sewage Systems	Acres	%
59A	<b>Somewhat Limited:</b> Depth to saturated zone; Shrink-swell	<b>Very Limited:</b> Depth to saturated zone; Dense layer; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty	<b>Very Limited:</b> Frost action; Low strength; Depth to saturated zone; Shrink-swell	<b>Suitable</b>	0.2	6.4%
145A	<b>Somewhat Limited:</b> Shrink-swell	<b>Somewhat Limited:</b> Depth to saturated zone; Unstable excavation walls; Dusty	<b>Somewhat Limited:</b> Dusty	<b>Very Limited:</b> Frost action; Low strength; Shrink-swell	<b>Suitable:</b>	3.3	93.6%
<b>% Very Limited</b>	<b>0%</b>	<b>6.4%</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>		



**Figure 2: Soil Limitations**



**Building Limitations Maps:**



**Figure 3A:** Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping



Figure 3B: Map of Building Limitations – Shallow Excavations

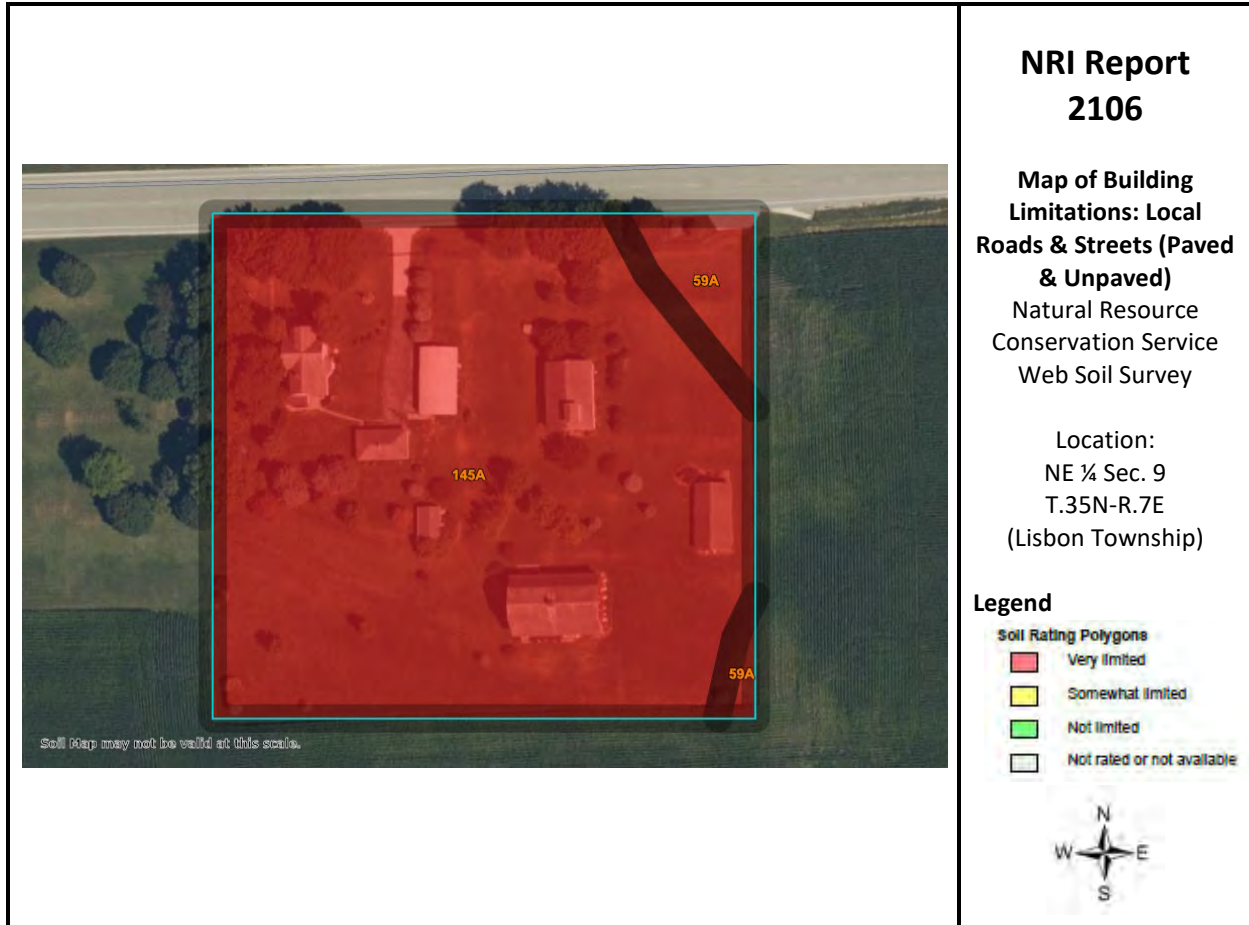
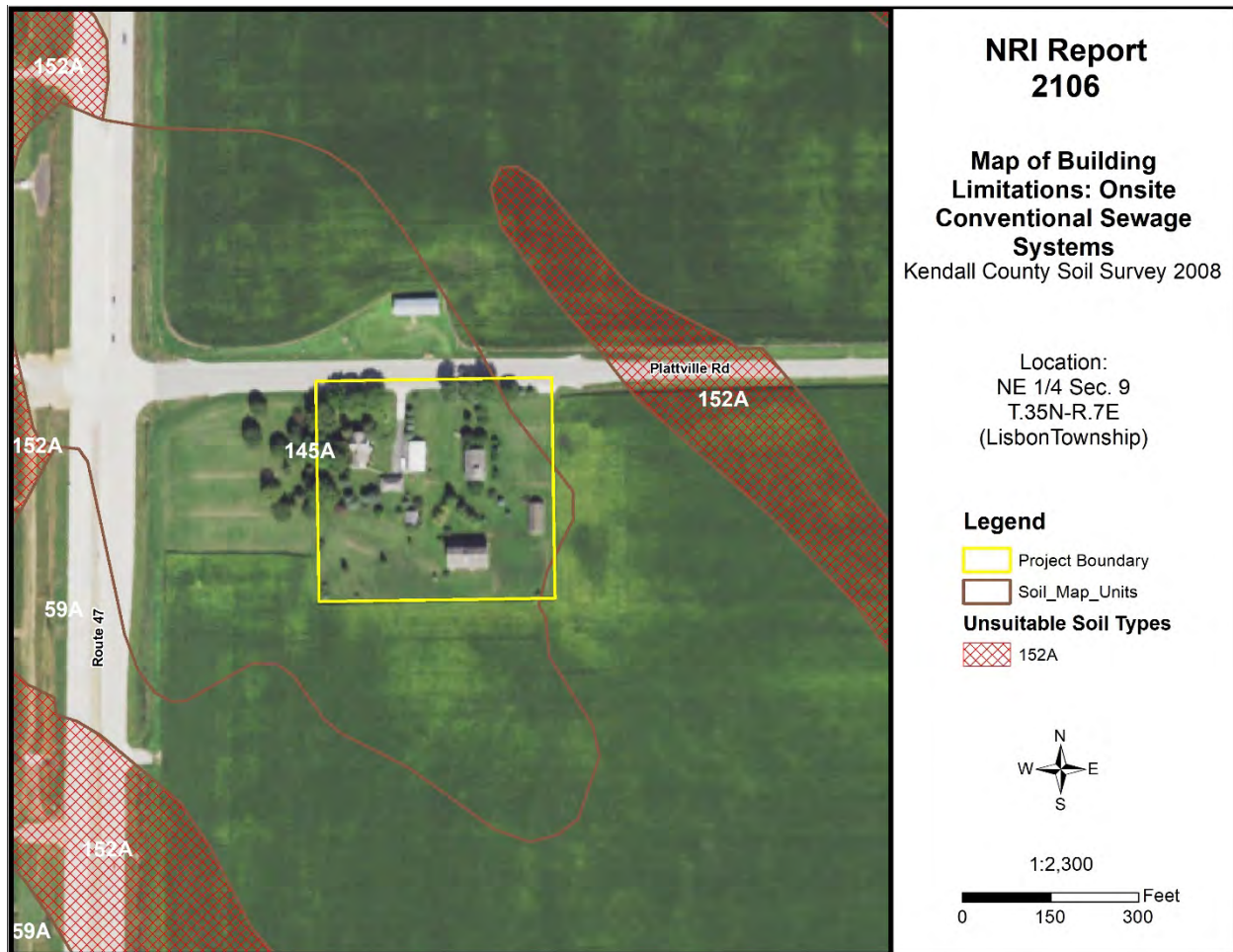


Figure 3C: Map of Building Limitations – Local Roads & Streets (Paved & Unpaved)



**Figure 3D:** Map of Building Limitations – Onsite Conventional Sewage System

### KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

- **Land Evaluation (LE):** The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation value accounts for 1/3 of the total score and is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **Site Assessment (SA):** The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.

**Table 4A:** Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
59A	2	94	0.2	18.8
145A	2	94	3.3	310.2
<b>Totals</b>			<b>3.5</b>	<b>329</b>
<b>LE Calculation</b>			(Product of relative value / Total Acres) 329 / 3.5 = 94	
<b>LE Score</b>			<b>LE = 94</b>	

The Land Evaluation score for this site is 94, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

**Table 4B:** Site Assessment Computation

<b>A.</b>	<b>Agricultural Land Uses</b>	<b>Points</b>
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
<b>B.</b>	<b>Compatibility / Impact on Uses</b>	
	1. Distance from city or village limits. (20-10-0)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
<b>C.</b>	<b>Existence of Infrastructure</b>	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	<b>Site Assessment Score:</b>	<b>105</b>

The Site Assessment score for this site is 105. The Land Evaluation value (94) is added to the Site Assessment value (105) to obtain a LESA Score of 199 out of a possible 300. The table below shows the level of protection for the proposed project site based on the LESA Score.

**Table 5:** LESA Score Summary

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

**Land Evaluation Value: 94 + Site Assessment Value: 105 = LESA Score: 199**

The **LESA Score for this site is 199, which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

### WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map does not indicate the presence of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

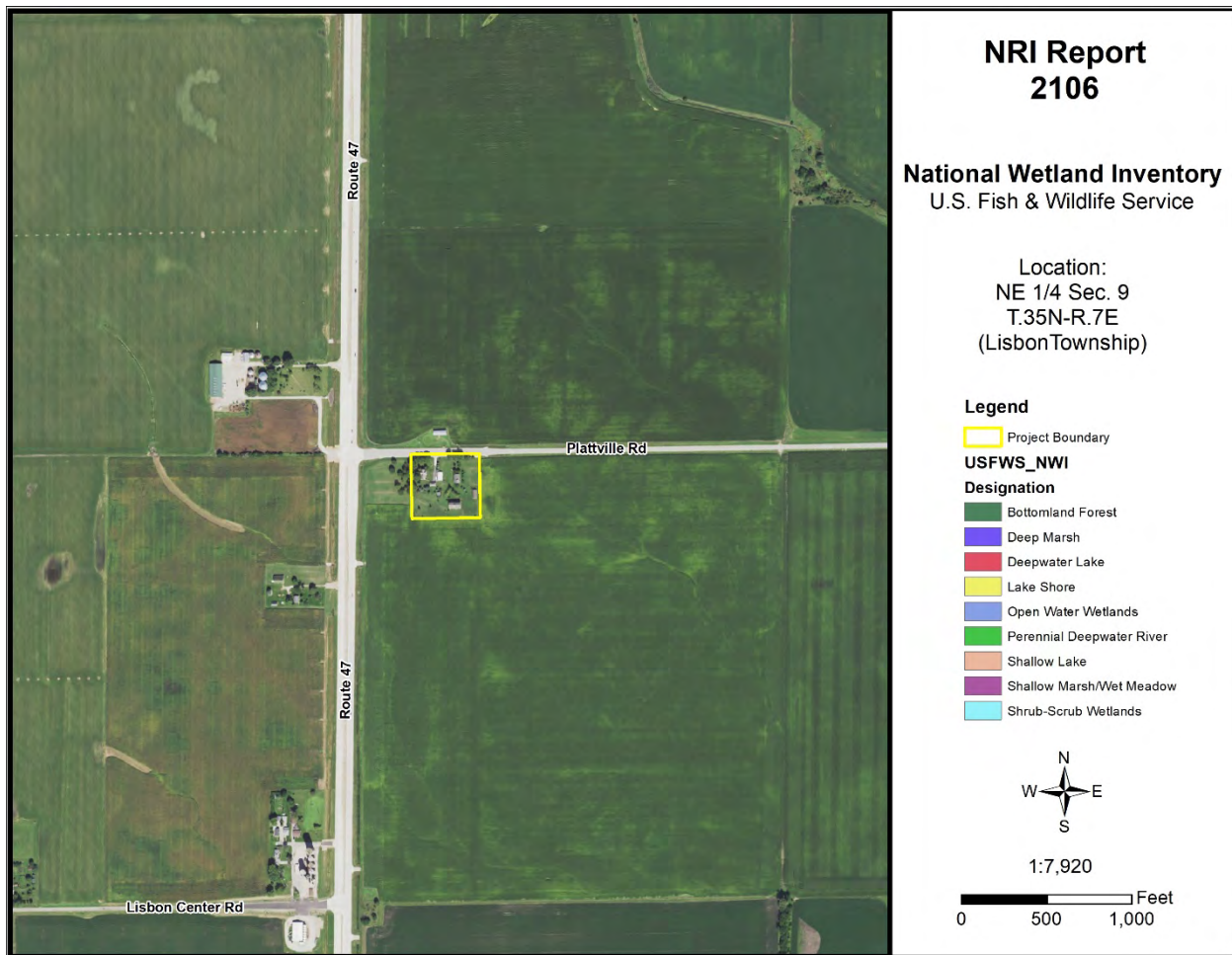


Figure 4: Wetland Map – USFWS National Wetland Inventory

### FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0125G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map,

the parcel is not located within the floodplain or floodway and is considered an area of minimal flood hazard.

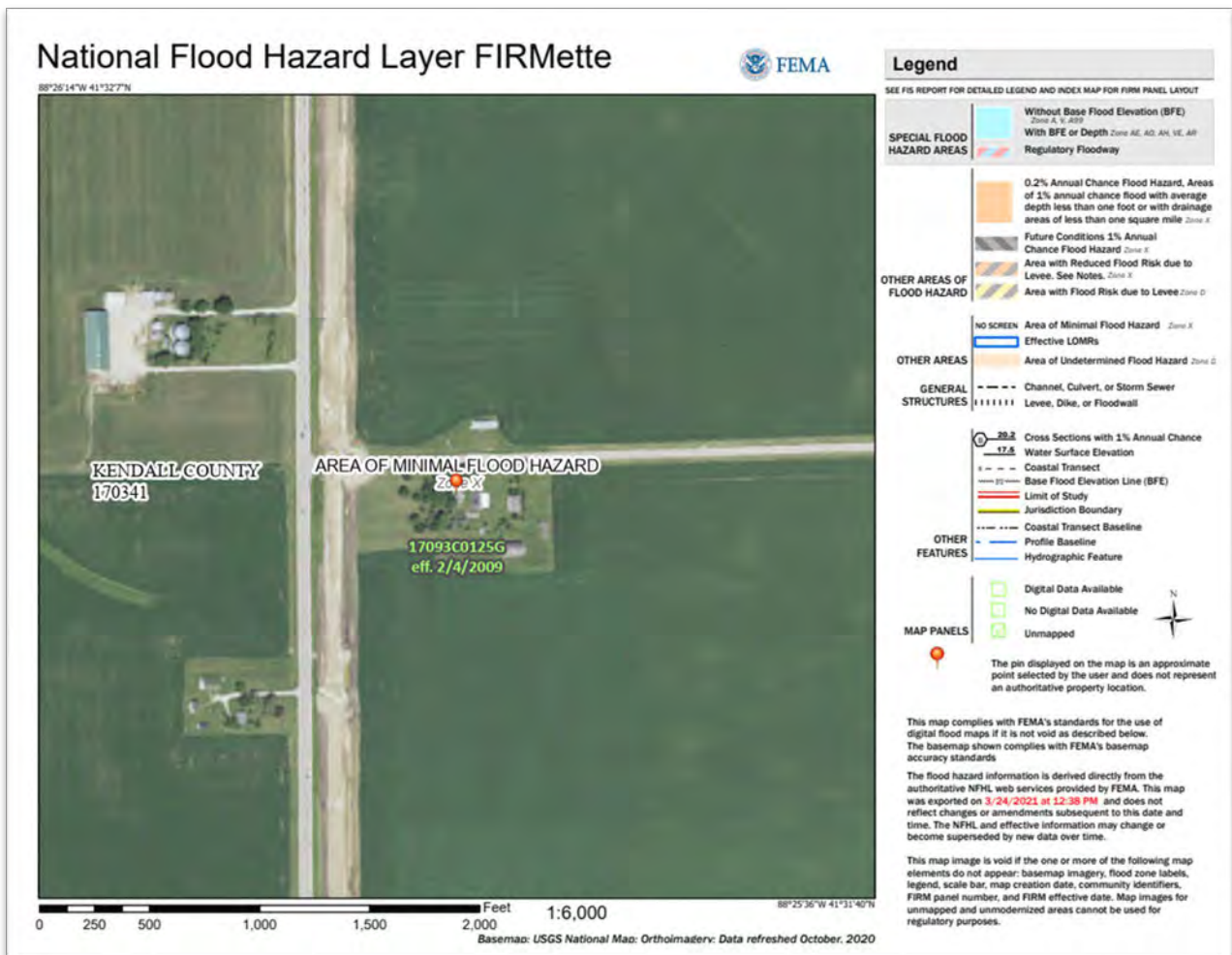


Figure 5: FEMA Floodplain Map

### SEDIMENT AND EROSION CONTROL

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

**LAND USE FINDINGS**

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for Petitioner Laura Denges for the proposed Gilted Edge Winery (A-1 Special Use Permit request) located in Lisbon Township of Kendall County in the NE ¼ of Section 9, Township 35N, and Range 7E of the 3<sup>rd</sup> Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are designated as prime farmland. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored a 94 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 199 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads and streets (paved and unpaved), 6.4% are very limited for shallow excavations, and 0% are very limited for small commercial buildings and lawns & landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 100% of the soils appear to be suitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River Watershed and the West Branch Aux Sable Creek/Lisbon Creek sub watershed. If development should occur on this site, a soil erosion and sediment control plan should be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that a drainage tile survey be completed on the parcel to locate subsurface drainage tile. That survey should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

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

  
SWCD Board Representative

4/12/21  
Date



**Matt Asselmeier**

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**From:** Tim Wallace [REDACTED]  
**Sent:** Thursday, April 8, 2021 10:09 AM  
**To:** Matt Asselmeier  
**Subject:** [External]Re: Kendall County Zoning Petition 21-14

Matt, the fire department has no objections, we would like to do a site inspection for any life safety hazards, exit signs, fire extinguishers, ect. Any questions feel free to call my cell phone, [REDACTED] thanks, Tim Wallace

# Annual Kendall County Historic Preservation Awards

*A recognition of properties that have undergone recent exterior and/or interior preservation, restoration, rehabilitation, adaptive use, or sympathetic additions as well as for people or groups that exhibit dedication to the field of historic preservation or for sites that possess importance to the history of Kendall County, State of Illinois, or the United States.*

**MAIL NOMINATION FORM TO:**  
Kendall County Historic Preservation Commission  
111 W. Fox Street  
Yorkville, IL 60560

**EMAIL NOMINATION FORM TO:**  
Matt Asselmeier, [masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)

**DEADLINE:** February 28, 2020-4:00 pm

**Street address:** \_\_\_\_\_

**Current property owner:** \_\_\_\_\_

**Historic name and/or original owner (if known):** \_\_\_\_\_

**Current use:** \_\_\_\_\_

**Historic use:** \_\_\_\_\_

**Year built (if known):** \_\_\_\_\_

**Year rehabilitated, renovated, restored (if known):** \_\_\_\_\_

**Architectural style / form (if known):** \_\_\_\_\_

**Reason for nomination:** *Please provide a short description, between 50 and 500 words, explaining the project or person being nominated. The statement should clearly identify the purpose and scope of work, unusual challenges or innovative approaches, sensitive treatment of historic fabric, long-term impact and any other information that supports the nomination as being exceptional.*

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**Images:** *Please provide a minimum of five photographs or quality digital photographs in .jpg format on a CD ROM, flash drive, or by email highlighting the project. Before and after pictures are encouraged.*

**Submitted by:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_

# Annual Historic Preservation Award

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<b>Application for Award Nomination Announcement:</b>	January 15 and February 14
<b>Deadline for nomination:</b>	February 28 by 4:00 pm
<b>Date of HPC Review:</b>	March and April HPC Meetings. <i>HPC shall be provided with applications prior to the March meeting for their review</i>
<b>Date of final selection:</b>	April HPC meeting
<b>Award given:</b>	Second May County Board meeting

**How the final selection will occur.** The HPC will review the nominations at their March and April meetings and make a final selection at their April meeting. The Secretary of the HPC will notify award recipient(s) by May 1. The Kendall County Board will bestow the award via a proclamation at their second May meeting, which typically occurs the third Tuesday of the month at 9:00 am.

**Physical Description of Award:** At a minimum, the recipient will receive a certificate, which will be bestowed at the County Board meeting. The HPC also aspires to provide award recipients with a small sign that they could place on their property. County staff is still researching whether the HPC has funds to purchase signs annually for this program. If the County does not have funding for this, donations may be sought.

Aluminum garden flags cost around \$70



Wooden garden flags cost around \$25



**Nomination Procedure:** Each nomination must include a completed application form and a minimum of five photographs or quality digital photographs. Applications will be available on the County's website as well as in hard copy form at Planning, Building and Zoning Department at 111 W. Fox Street in Yorkville.

**Award categories and number of awards to be given:** Nominations may be for a structure (residential or commercial) that has undergone exterior or interior preservation, restoration, rehabilitation, adaptive reuse, landscape restoration or sympathetic additions OR for a person or group that exhibits dedication to the field of historic preservation OR for a site that possesses importance to the history of Kendall County, State of Illinois, or the United States.

The HPC reserves the right to offer one or more awards based on the quality of submitted nominations. The HPC also reserves the right to offer zero awards.

Award designation may simply be: “2020 Historic Preservation Award (s),” “Person of the Year,” or “Project of the Year.”

Examples

- “2020 Kendall County Historic Preservation Award” *for the restoration of the home at* \_\_\_\_\_
- “2020 Kendall County Historic Preservation Award” *for the adaptive reuse of the building at* \_\_\_\_\_
- “2020 Kendall County Historic Preservation Award” *for the sympathetic building addition at* \_\_\_\_\_

**Award Review and Selection Criteria:**

***Preservation/Restoration***

- Only completed projects shall be considered.
- Historic character and features of the property shall be retained and preserved.
- Features, spaces, and spatial relationships that characterize a property shall be retained.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Original materials shall be retained (example: slate roof repair/replacement, removal of artificial siding, repair/restoration of wood siding).
- Historic materials and features shall be repaired rather than replaced.
- When material is replaced, the new shall match the old in composition, design, color and texture.
- Landscape and site features original to the site shall be preserved.

***Architecturally Compatible New Addition:***

- Only completed projects shall be considered.
- New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old but shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## HPC Commissioner Award Selection Procedure

- **Meeting:** Each Commissioner secretly ranks applications by number of applications. For example, if there are 7 applications then you they are ranked 1-7 with #1 being the highest ranking.
- Rankings are discussed.
- Recommendation made on number of awards to be bestowed followed by a recommendation and formal vote on awardees.
- A tie may result in a second vote for one.

**A PROCLAMATION**  
**Declaring Historic Preservation Month in Kendall County, Illinois**

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WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, “*This Place Matters*” is the theme for National Preservation Month 2021, cosponsored by Kendall County and the National Trust for Historic Preservation.

THEREFORE, the Board of Kendall County do proclaim May as National Preservation Month, and call upon the people of Kendall County to join their fellow citizens across the United States in recognizing and participating in this special observance.

ADOPTED BY THE COUNTY BOARD THIS 4<sup>TH</sup> DAY OF MAY, 2021.

Attest:

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Scott R. Gryder  
County Board Chairman

---

Debbie Gillette  
County Clerk



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
www.dnr.illinois.gov

JB Pritzker, Governor  
Colleen Callahan, Director

## **HISTORIC CONSULTANTS FOR SURVEY &/OR NATIONAL REGISTER PROJECTS**

The inclusion of individuals or organizations on this list does not constitute any recommendation or endorsement of their professional expertise or performance record by the IDNR

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[info@miarchitects.com](mailto:info@miarchitects.com)

Joyce McKay, Cultural Resources  
Consultant (NR)  
PO Box 409  
Hampton, IL 61256  
309-755-3519  
(email upon request)

Michael J. McNerney  
American Resources Group  
127 N. Washington  
Carbondale, IL 62901  
618-529-2741

Midwest Archaeological Research Services, Inc.  
PO Box 2533  
Crystal Lake, IL 60039  
815-568-0680

Jan Nash  
Tallgrass Historians L.C.  
2460 S. Riverside Drive  
Iowa City, IA 52246  
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[jolivenash@aol.com](mailto:jolivenash@aol.com)

Linda Peters  
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847-506-0754

Public Service Archaeology & Architecture Program  
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Dr. Kevin McGowan  
7428 Bradford Court  
Gurnee, IL 60031  
847-287-9045  
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Chicago, IL 60642  
312-421-1295  
[lara@ramseyhcinc.com](mailto:lara@ramseyhcinc.com)  
[emily@ramseyhcinc.com](mailto:emily@ramseyhcinc.com)

Elaine Robinson  
Melissa Milton-Pung  
Commonwealth Cultural Resources Group, Inc.  
2530 Spring Arbor Road  
Jackson, MI 49203  
517-788-3550  
ccrginc.com

Rosin Preservation, LLC  
Elizabeth Rosin  
1712 Holmes St.  
Kansas City, MO 64108  
816-472-4950  
[www.rosinpreservation.com](http://www.rosinpreservation.com)

William E. Stark  
Stark Preservation Planning LLC  
2840 43<sup>rd</sup> Ave. South  
Minneapolis, MN 55406  
651-353-2628  
[www.starkpreservtion.com](http://www.starkpreservtion.com)

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Wiss, Janney, Elstner Associates (H, NR, S)  
Deborah Slaton  
330 Pfingsten Road  
Northbrook, IL 60062  
847-272-7400

updated 9/2019

ADVERTISEMENT OF BID

CONSULTANT FOR RURAL HISTORIC STRUCTURAL SURVEY  
WILL COUNTY LAND USE DEPARTMENT, PLANNING DIVISION

SEALED BIDS FOR WASHINGTON & MONEE TOWNSHIP RURAL HISTORIC STRUCTURAL SURVEY FOR WILL COUNTY LAND USE DEPARTMENT, PLANNING DIVISION, JOLIET, IL, WILL BE RECEIVED AT THE WILL COUNTY PURCHASING DEPARTMENT, WILL COUNTY OFFICE BUILDING, 302 N. CHICAGO ST., JOLIET, IL 60432, UNTIL THE HOUR OF 10:00 A.M., TUESDAY, DECEMBER 20, 2016.

BIDS WILL BE PUBLICLY OPENED AND READ BY THE WILL COUNTY EXECUTIVE OR HIS REPRESENTATIVE AT 10:10 A.M., TUESDAY, DECEMBER 20, 2016 AT THE WILL COUNTY OFFICE BUILDING, 302 N. CHICAGO ST., 2ND FLOOR, JOLIET, IL 60432.

SPECIFICATIONS AND CONDITIONS OF THE BID ARE AVAILABLE AT [www.demandstar.com](http://www.demandstar.com) AND [www.willcountyillinois.com](http://www.willcountyillinois.com) AS WELL AS THE PURCHASING DEPARTMENT, 2ND FLOOR, WILL COUNTY OFFICE BUILDING, 302 N. CHICAGO ST., JOLIET, IL 60432, (815) 740-4605 OR REQUEST BY EMAIL AT [purchasing@willcountyillinois.com](mailto:purchasing@willcountyillinois.com).

THE TENDERING OF A BID TO THE COUNTY SHALL BE CONSTRUED AS ACCEPTANCE OF THE SPECIFICATIONS. THE BIDDER ACKNOWLEDGES THE RIGHT OF THE COUNTY OF WILL TO REJECT ANY AND ALL BIDS, AND TO WAIVE NON-MATERIAL INFORMALITY OR IRREGULARITY IN ANY BID RECEIVED IN WHOLE OR PART AS MAY BE SPECIFIED IN THE SOLICITATION.

BY ORDER OF THE WILL COUNTY EXECUTIVE, LAWRENCE M. WALSH.

**INSTRUCTIONS TO BIDDERS  
CONSULTANT FOR RURAL HISTORIC STRUCTURAL SURVEY  
WILL COUNTY LAND USE DEPARTMENT, PLANNING DIVISION**

Sealed bids are invited for the Consultant for Rural Historic Structural Survey Contract for County of Will, 302 N. Chicago Street, Joliet, IL. 60432.

**BIDS:**

Bids will be received in the Purchasing Department, 2nd floor of the Will County Office Building located at 302 N. Chicago Street, Joliet, IL. 60432, **not later than 10:00 A.M., Tuesday, December 20, 2016 “as so indicated by the time stamp clock of Will County”.** **Bids received after this time will not be accepted.**

Bids will be publicly opened and read aloud by the Will County Executive or his Representative at **10:10 A.M., Tuesday, December 20, 2016** at the Will County Office Building, 302 N. Chicago Street, 2<sup>nd</sup> Fl., Joliet, IL. 60432,

The bidder acknowledges the right of the County of Will to reject any and all bids and to waive non-material informality or irregularity in any bid received in whole or part as may be specified in the solicitation.

**Bid forms shall be completely filled out either typewritten or in ink and shall not be detached from this binding. The complete set of Contract Documents shall be submitted with the bid. Project Grand Total Pricing, Pricing forms must be filled out completely and signed.**

Bids shall be submitted on the forms furnished by the County of Will in a sealed package, plainly marked, with the Bidder's name and address and the notation:

**SEALED BID:**                    **2017-53 RURAL HISTORIC STRUCTURAL SURVEY**

**BIID DUE:**                      **December 20, 2016 - 10:00 A.M.**

Bids shall be addressed to the Will County Purchasing Department, Will County Office Building, 302 N. Chicago Street, Joliet, IL. 60432.

**TAX EXEMPTION:**

The County of Will is exempt from Federal, State and Municipal Sales Tax.

**SIGNATURE OF BIDS:**

The County of Will expects the signature on bid documents to be that of an authorized representative of said Company. The County of Will bears no responsibility for verifying authorized status of signer. An officer of or agent of the offering vendor who is empowered to bind the vendor in a contract shall sign the bid and any clarifications to that bid. Each bidder, by making his bid, represents that he has read and understands the bidding documents.

Each bidder, by making his bid, represents that he has read and understands the bidding documents. **Any bid not containing said signed documents shall be non-conforming and shall be rejected.**

## **BIDDING PROCEDURES:**

1. All bids must be prepared on the **forms provided** by the County and **One (1) Original & Four (4) complete copies** plus one unbound, 8.5" x 11" reproducible copy submitted in accordance with the Instructions to Bidders. Bids will be read aloud with your firm's name, and the total dollar amount. Vendors not present at the bid opening requesting results at a later date will be given a copy of our bid tabulation sheet in conformance with the Freedom of Information Act. This sheet will include what was read off the **Bid Form**.
2. A bid is invalid if it has not been deposited at the designated location prior to the time and date for receipt of bids indicated in the Advertisement for Bids or prior to any extension thereof issued to the Bidders.
3. Unless otherwise provided in any supplement to the Instructions to Bidders, no bidder shall modify, withdraw or cancel his bid or any part thereof for sixty (60) days after the time designated for the receipt of bids in the Advertisement for Bids.
4. Changes or corrections may be made in the bid documents after they have been issued and before bids are received. In such cases, a written addendum describing the change or correction will be issued by the County of Will to all bidders recorded by the County of Will as having received the bidding documents and will be available for inspection wherever issued. Such addendum shall take precedence over that portion of the documents concerned, and shall become part of the bid documents. Except in unusual cases, addendum will be issued to reach the bidders at least five (5) days prior to date established for receipt of bids.
5. Each bidder shall carefully examine all bid documents and all addenda thereto, and shall thoroughly familiarize themselves with the detailed requirements thereof prior to submitting a bid. Should a bidder find discrepancies or ambiguities in, or omissions from documents, or should they be in doubt as to their meaning, they shall, at once, and in any event, not later than seven (7) days prior to bid due date, notify the County of Will, who will, if necessary, send written addendum to all bidders. The County of Will will not be responsible for any oral instructions. All inquiries shall be directed to the Purchasing Director in writing to [rweiss@willcountyillinois.com](mailto:rweiss@willcountyillinois.com). After bids are received, the Bidder will make no allowance for oversight.

## **NO BIDS:**

Those who wish not to bid this project please return your bid plainly marked "**NO BID**" so your company's name stays on our bidders list. If you choose not to reply, your name will be removed and no future bids will be sent to you.

## **CONTRACT DURATION:**

Work may commence immediately upon approval of the Will County Executive following the expected award at the [January 19, 2017](#) Will County Board meeting. Service will commence within **60 days** of County Board approval.

## **REFERENCES:**

Please include with your bid the names of three (3) companies with whom you have had similar contracts. Include the name, address and phone number of the person we can contact for further information.

## **COMPANY HISTORY:**

Please include a brief history of your company, how long you have been in business, the types of services you offer, etc.

**REJECTION OF BIDS:**

The bidder acknowledges the right of the County of Will to reject all bids and to waive non-material informality or irregularity in any bid received.

**BID SECURITY:**

A **\$5,000.00 Bid Bond or Cashier’s Check**, made payable to the Will County Treasurer, shall accompany each proposal, attached to the front cover, as a guarantee that if the proposal is accepted, the successful bidder will enter into a contract. **Money Orders or Company checks will not be accepted.** The County of Will shall retain as security for performance the Bond or Cashier’s Check of the successful Contractor until satisfactory completion of work has been met or order has been filled, after which the security will be returned. Bid security of unsuccessful bidders will be returned after final award of bid.

**DEFAULT:**

In case of default by the successful Bidder, the County of Will may procure the articles or services from other sources. No further payment shall be due to the defaulting successful bidder, and bidder shall be responsible for any increase in cost borne by the County of Will as a result of the default. At the sole option of the County of Will, increases in cost may be offset by either withholding unpaid balance that is due or the performance bond. The prices paid by the County of Will shall be considered the prevailing market price at the time such purchase is made.

**PAYMENT OF FEE:**

For each township, payment will be made in the form of payouts utilizing the payment schedule indicated below:

- 10%** of fee following the completion of Phase I.
- 10%** of fee following the completion of Phase II.
- 10%** of fee following the completion of Phase III
- 30%** of fee following the completion of the Draft Report as indicated.
- 30%** of fee following the completion of the Final Report as indicated.
- 10%** of fee following the completion of the Final Presentation and the acceptance of a satisfactory submission of the Final Report by the Illinois Historic Preservation Agency and the Will County Historic Preservation Commission based upon the standards stipulated herein.

All pay-outs/payments will be made within 60 days of invoicing following the completion and submittal of each phase of the Survey to the Will County Historic Preservation Commission as indicated herein.

**TAXES:**

The County shall only be required to pay those taxes that it is obligated to pay as required by local, State and Federal law.

**NON-DISCRIMINATION:**

The Contractor shall at all times observe and comply with any law, statute, regulation or the like relating in any way to civil rights including but not limited to the Public Works Employment Discrimination Act, 775 ILCS 10\0.01 et seq.

**PRIME CONTRACTOR CERTIFICATION:**

Included in this bid package is a prime contractor certification form. The Prime Certification form **MUST** be completely filled out and signed and included with your bid package or it will be rejected.

**INSURANCE:**

**RISK OF LOSS:** The Contractor shall assume all risks for loss or damages to materials whether stored on the site or elsewhere, or to tools or equipment owned or rented by the Contractor, and he shall maintain such insurance, as he may deem necessary to protect himself against such loss or damage. Under no circumstance shall the County of Will incur any liability, and in any suit or cause of action related to this contract, Contractor shall hold harmless and indemnify the County of Will. Nothing herein shall be construed as limiting the ability of the County of Will from participating in the defense of the matter.

**TYPES OF INSURANCE:**

1. Workmen's compensation insurance. The Contractor shall procure workmen's compensation insurance as required by applicable state law for all of his employees who would be engaged in work on the project. In case any class of employees engaged in any work on the project under this Contract is not protected under the workmen's compensation statute, the Contractor shall provide adequate employer's liability insurance for the protection of such of his employees as are not otherwise protected. In addition, the Contractor will provide employer's liability (coverage B) in the amount of \$500,000.00. In no case shall the County of Will be obligated to provide coverage or payment for injures, whether covered by workmen's compensation or otherwise.
2. Contractor's comprehensive general liability and property damage insurance. Contractor's comprehensive general and property damage insurance shall be in an amount not less than \$500,000.00 for injuries including accidental death to any one person and not less than \$100,000.00 or \$500,000.00 combined single limit bodily injury and property damage.
3. County of Wills' protective liability insurance. The Contractor shall protect the County of Will or its assignee, if any, from contingent responsibility arising from the work, project operation performed under this Contract by adding these parties as named insured as a rider to the general Contractor specified comprehensive general liability policy shall be: County of Will, 302 North Chicago Street, Joliet, Ill. 60432.

**PROOF OF CARRIAGE OF INSURANCE:**

1. The Contractor shall furnish the County of Will at the time of bidding, with certificates showing the type, amount, class or operations covered, effective dates and dates or expiration of policies, which policies shall specifically refer to the indemnity agreement. Such certificates shall also contain substantially the following statement: "The Insurance covered by this Certificate will not be canceled or materially altered except after 30 days written notice has been received by all named insured." Any bid not containing said proof of insurance shall be nonconforming and shall be rejected.
2. All policies shall substitute the word "Occurrence" for "accident" for both bodily and property damage. "Occurrence" shall be defined to mean an event or series of events or continuous or repeated exposure to conditions, which unexpectedly cause injury or damage during the policy period.
3. Insurance Companies maintaining a financial strength rating no lower than "A" minus "VIII" as rated by the 1999 or most current AM Bests Insurance Guide shall provide all insurance coverage and claims paying ability.

**CHOICE OF LAW AND VENUE:**

The bid and this agreement shall be governed by the laws of the State of Illinois, without regard to conflict of law provisions. Venue for any cause of action related to this bid or agreement shall be the Twelfth Judicial Circuit, Will County, Illinois.

## **ILLINOIS FREEDOM OF INFORMATION ACT:**

Any and all submissions to the County of Will become the property of the County of Will and these and any late submissions will not be returned. Your proposal will be open to the public under the Illinois Freedom of Information Act (FOIA) (5 ILCS 140) and other applicable laws and rules, unless you request in your proposal that we treat certain information as exempt. We will not honor requests to exempt entire proposals. You must show the specific grounds in FOIA or other law or rule that support exempt treatment. If you request exempt treatment, you must submit an additional copy of the proposal with exempt information deleted. This copy must tell the general nature of the material removed and shall retain as much of the proposal as possible. In the event the County of Will receives a request for a document submitted, the County of Will shall provide notice to contractor as soon as practicable. Regardless, contractor will be responsible for any costs or damages associated with defending your request for exempt treatment. Furthermore, contractor warrants that County of Will's responses to requests for a document submitted that is not requested to be exempt will not violate the rights of any third party.

Please be advised that if your proposal is accepted by the County of Will all related records maintained by, provided to, or required to be provided to the County of Will during the contract duration are subject to FOIA. In the event the County of Will receives a request for a document relating to contractor, its provision of services, or the arranging for the provision of services, the County of Will shall provide notice to contractor as soon as practicable and, within the period available under FOIA, contractor may then identify those records, or portions thereof, that it in good faith believes to be exempt from production and the justification for such exemption. Regardless, contractor will be responsible for any costs or damages associated with defending the request for exempt treatment. Furthermore, contractor will warrant that County of Will's responses to requests for a document relating to contractor, its provision of services, or the arranging for the provision of services, will not violate the rights of any third party.

Please be advised also that FOIA provides that any record in the possession of a party with whom the County of Will has contracted to perform a governmental function on behalf of the County of Will, and that directly relates to the governmental function and is not otherwise exempt under FOIA is considered a public record of the County of Will for purposes of FOIA. 5 ILCS 140/7(2). As such, upon request by the County of Will (or any of its officers, agents, employees or officials), the contractor shall provide to the County of Will at no cost and within the time frames of FOIA a copy of any "public record" as required by FOIA and in compliance with the provisions of FOIA. After request by the County of Will, contractor may then identify those records, or portions thereof, that it in good faith believes to be exempt from production and the justification for such exemption. Regardless, contractor will be responsible for any costs or damages associated with defending the request for exempt treatment.

## **CRITERIA FOR AWARD SELECTION:**

See Page 8 through 14 of the General Specifications.

## **AWARDING OF BID:**

The bidder acknowledges the right of the County of Will to accept the Vendor whose proposal has met all the criteria specified and is found to be in the best interest of Will County after having been carefully examined and evaluated by the Planning Division and the County Board. The bid is expected to be awarded at the January 19, 2017 meeting of the Will County Board.

**SUBMITTAL REQUIREMENTS:**

Each of the following items shall be submitted by the bid time mentioned herein in order that the bid will be considered:

1. **Bid Bond or Cashier's Check**
2. **Signed Copy of Prime Contractor Certification**
3. **Signed Addenda Form**
4. **Signed Bid Form**



**PRIME CONTRACTOR CERTIFICATION**

The undersigned hereby certifies that \_\_\_\_\_  
Company Name

is not barred from contracting with any unit of State or local government as a result of a violation of either Section 33E-3 or 33E-4 of the Criminal Code of 1961.

\_\_\_\_\_  
Representative of Company Title

\_\_\_\_\_  
Signature Date

Note: A person who makes a false certificate commits a Class 3 Felony.

Sections 33E-3 and 33E-4 provide as follows:

**33E-3. Bid-rigging.** A person commits the offense of bid-rigging when he knowingly agrees with any person who is, or but for such agreement would be, a competitor of such person concerning any bid submitted or not submitted by such person or another to a unit of State or local government when with the intent that the bid submitted or not submitted will result in the award of a contract to such person or another and he either (1) provides such person or receives from another information concerning the price or other material term or terms of the bid which would otherwise not be disclosed to a competitor in an independent non-collusive submission of bids or (2) submits a bid that is of such a price or other material term or terms that he does not intend the bid to be accepted.

Bid-rigging is a Class 3 felony. Any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation as provided in paragraph (2) of subsection (a) of Section 5-4 of this Code.

**33E-4 Bid rotating.** A person commits the offense of bid rotating when, pursuant to any collusive scheme or agreement with another, he engages in a pattern over time (which, for the purposes of this Section, shall include at least 3 contract bids within a period of 10 years, the most recent of which occurs after the effective date of this amendatory Act of 1988) of submitting sealed bids to units of State or local government with the intent that the award of such bids rotates, or is distributed among, persons or business entities which submit bids on a substantial number of the same contracts. Bid rotating is a Class 2 felony. Any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation as provided in paragraph (2) of subsection (a) **of Section 5-4 of this Code.**

Possible violations of Section 33 can be reported to the Office of the Will County State's Attorney at (815) 727-8453.

## **GENERAL CONDITIONS**

### ***Necessary Requirements and Contents of Proposals to be Submitted:***

- < The submitting party must be familiar with historic preservation as demonstrated by preservation literature, display substantial knowledge of architectural and Illinois history, and have knowledge of general practices in the conducting of historic structure surveys.
- < A *brief* description of the approach and procedural plan of action to be taken for the completion of each phase leading to the final report.
- < Profiles/resumes of the principal(s) and professional(s) who will aid in the completion of the Rural Historic Structural Survey.
- < Detailed information indicating and describing the qualifications and expertise of the submitting party's experience(s) relating to the nature of the work to be completed. If applicable, special mention should be made of any experience(s) or expertise with rural vernacular structures. A list providing the names of any surveys the submitting party was contracted to perform, but for one reason or another did not complete. A brief explanation should accompany each survey indicated on said list thereby indicating the reason(s) for which each survey was not completed.
- < A proposal of a fixed and permanent fee to the Will County Historic Preservation Commission for the completion of the Rural Historic Structural Survey and final report, as well as any other components necessitated by these specifications.
- < If a proposal is submitted that does not meet all specifications and requirements as outlined within this RFP, the submitting party shall include as a component of the proposal, an explicitly written list of all such deviations from the specifications and requirements stated herein.
- < A portion of the cost of the project has been financed in part with Federal funds from the Department of the Interior, administered by the Illinois Historic Preservation Agency (IHPA). As a result, all work must conform to IHPA's guidelines and regulations for survey work.

**Note:** *Submitting parties may be asked to make a presentation to the Will County Historic Preservation Commission prior to the awarding of a contract for services. The Commission and the County will not be responsible for any expenses incurred with the preparation and presentation of a proposal or any presentation(s) that may be required. Submitting parties may also be asked to attend an interview as part of the selection process.*

- < The Will County Historic Preservation Commission and the County of Will shall own and retain all rights to the completed reports and all other components of the Rural Historic Structural Survey upon submission.
- < All components of this Survey consisting of materials, workmanship, and necessary labor, either mentioned or inferred, shall be furnished by the contracted party. The agreed upon permanent and fixed fee shall encompass the costs of all such components which shall be provided at no additional expense to the County.

## **SPECIFICATIONS**

### **THIS PROJECT RECEIVES FEDERAL FUNDS AND COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS IS REQUIRED.**

#### **Scope of Services to be completed:**

The Rural Historic Structural Surveys will be conducted in three (3) phases with milestones and deadlines for the completion of each phase. A detailed description of each phase and the work to be completed is outlined in the proposal to follow. The surveys for Washington and Monee Townships must be individual – one survey per township, not one survey for the combined townships. Pricing for the individual townships must be provided in the event that funding is available to only complete one survey at this time. All work performed shall be done independently of the Will County Land Use Department and the Will County Historic Preservation Commission. The contracted party shall furnish all labor and components necessary to complete each phase of the Survey. The Will County Land Use Department and the Will County Historic Preservation Commission shall be responsible solely for performing preliminary review and providing comments, as needed, on all drafts and documents leading toward the completion of the final report.

A Rural Historic Structural Survey completed in 1988 identified approximately 21,000 structures throughout unincorporated Will County. In recognition of the dramatic landscape changes taking place within the County, the County launched efforts to update the 1988 survey and began an intensive survey of the entire County in 1999. To date, twenty (20) of the County's twenty-four (24) townships have been surveyed (Wheatland, Plainfield, Lockport, DuPage, Homer, New Lenox, Green Garden, Manhattan, Frankfort, Joliet, Channahon, Troy, Jackson, Wilmington, Florence, Reed, Custer, Wesley, Peotone, and Wilton Townships).

The Will County Historic Preservation Commission has selected Washington and Monee Townships in the continuation of its Rural Historic Structural Survey project. In Washington Township, approximately 201 individual sites were surveyed in 1988. In Monee Township, approximately 72 sites were surveyed in 1988. Due to the expansion of the municipal boundaries of the Villages of Monee, University Park and Park Forest, over the past 26 years, there are an estimated 53 sites from the 1988 that remain unincorporated. It should also be noted that as a result of urbanization in this township which borders Cook County, the number of eligible sites and structures may have changed significantly.

#### **TIME LINE AND PHASING SCHEDULE**

The contracted party shall perform the Scope of Services using the time line and phasing schedule as indicated below. The suggested date of project commencement is **July 1, 2017**. Any unauthorized deviation from this schedule may result in the forfeiture of the performance bond as liquidated damages and/or the termination of the contractual agreement.

**Phase I:** (To be completed on or before July 31, 2017)

- < The contracted party shall attend an orientation meeting with representatives of the Will County Historic Preservation Commission to discuss the Survey, clarify any points of confusion, and establish the procedural plan of action to be implemented.
- < The contracted party shall provide a sample survey report and proposed field inventory survey form based on the necessary information described in this RFP for review, evaluation, and input from the County representatives.
- < Source/reference materials will be made available to the contracted party. These materials include, but may not be limited to, the following: 1999 Rural Historic Structural Survey of Wheatland, Lockport, and Plainfield Townships, Will County, Illinois; 2001 Rural Historic Structural Survey of DuPage Township, Will County, Illinois; 2002 Rural Historic Structural Survey of Homer Township, Will County, Illinois; 2003 Rural Historic Structural Survey of New Lenox Township, Will County, Illinois; 2004 Rural Historic Structural Survey of Green Garden Township, Will County, Illinois; 2006 Rural Historic Structural Survey of Manhattan Township, Will County, Illinois; 2007 Rural Historic Structural Survey of Frankfort Township, Will County, Illinois; 2008 Rural Historic Structural Survey of Joliet and Troy Townships, Will County, Illinois; 2009 Rural Historic Structural Survey of Jackson and Wilmington Townships, Will County, Illinois; 2010 Rural Historic Structural Survey of Florence and Reed Townships; 2012 Rural Historic Structural Survey of Custer and Wesley Townships; 2014 Rural Historic Structural Survey of Peotone Township, Will County, Illinois; and 2015 Rural Historic Structural Survey of Wilton Township, Will County, Illinois.
  - 1996 Assessment of inventoried structures from the 1988 Will County Rural Structures Survey that remained in unincorporated Will County.
  - 1988 Rural Structures Survey of Will County, Illinois.
  - Will County Township Plat Books.
  - Will County Tax Assessors Data Base.
  - Will County Sidwell Aerial Maps.
- < The contracted party shall conduct a sample survey consisting of 10 farmsteads or sites using the field inventory form format as agreed upon. The samples shall be submitted to the Will County Historic Preservation Commission for evaluation and approval of the samples prior to engaging in the further inventory of any additional structures.
- < Completion of the field survey inventory of remaining structures eligible within the Survey parameters to be completed on a survey form, as indicated, for each individual structure and site.
- < The contracted party shall format the survey inventory and report similar to the most recent completed Will County township survey.
- < The contracted party shall compose a base map indicating the Survey boundaries and the approximate location of the inventoried sites and farmsteads located within the Survey area, preferably computer generated. This base map will be prepared using ArcView GIS.

**Phase II:** (To be completed on or before April 30, 2018)

- < Evaluation of all inventoried sites and locations for eligibility and potential to obtain designated landmark status.
- < Compilation of all field survey data from the individual structural inventory forms into a computer program spreadsheet, as indicated, and placed onto a DVD-Rom.
- < Gather information on local builders of historic structures and provide the actual or circa dates of construction of said structures as available.

**Phase III:** (To be completed on or before August 31, 2018)

- < Completion and submittal of two (2) **draft** copies of each of the Rural Historic Structural Survey reports, without photographs, to be submitted to the Will County Historic Preservation Commission for review and evaluation, on or before June 30, 2018. At least three (3) example photographs shall be included to provide representation of the photographic quality to be submitted with the final report.
- < Completion and submittal of two (2) **final** copies of the Rural Structures Survey report to be submitted on or before July 31, 2018. Said final copy shall include all survey materials such as survey inventory forms, written text, photographic negatives, and maps generated from the survey process. A computer disk, as stipulated above, shall also be submitted containing all digital components of the Survey (both documentary and graphical) in their entirety.
- < Final presentation of all Survey findings, as indicated in the final report, to be given to the Will County Historic Preservation Commission, Will County Board, and any other Will County representatives in attendance, to be held at the Will County Office Building located at 302 N. Chicago St., Joliet, IL 60432 on a date to be determined.

**Criteria for Selection of Submitting Parties:**

- < The reputation, qualifications, education, experience, and work history lending the submitting party the ability to complete the necessary work as specified.
- < Past involvement with similar surveys.
- < The level of knowledge of local rural architecture, especially vernacular farmhouses, barns, sheds, corncribs, and other such outbuildings.
- < The level of knowledge of local rural history and agricultural development patterns in Will County.
- < The submitting consultant's availability to work on and complete the Rural Historic Structural Survey.
- < The total fee required for the completion of each Rural Historic Structural Survey, final report, and all other services requested.

**Specifications for Individual Requirements:**

- < The completed Survey and all work culminating with the final report shall conform to the Illinois Historic Preservation Agency's guidelines, standards, and regulations for the proper procedural completion of a Rural Historic Structural Survey.
- < The field inventory survey form for **each** individual structure surveyed shall be developed so as to include the following information if obtainable:
  - Township, section, quarter section, and range;
  - Map label number (with corresponding map);
  - Tax parcel index number (P.I.N.);
  - Street address and locational cross road(s);
  - Common and/or historical name;
  - General site description;
  - Sketch of site plan (scaled size not required);
  - Roofing material(s);
  - Window type;
  - Architectural features;
  - Major alterations, if any;
  - Any relevant historical information;
  - Structure's condition;
  - General architectural building style;
  - Construction date and source;

- Builder and architect of structure;
- Historic and current function(s) of structure;
- Common and/or historical name;
- Total number of stories of structure;
- Foundation material(s);
- Wall material(s);
- Structure's integrity;
- Brief evaluation for National Register potential;
- Brief evaluation for local landmark potential;
- Brief evaluation for National Register and/or local historic district potential;
- Photograph of structure;
- Surveyed properties shall not be limited to intact farmsteads, but must also include ALL pre-1960 individual properties (i.e., houses, bridges, etc.);

< The final copy of the Survey report shall contain but not be limited to the following information:

- a complete description of the survey methodology. Also, the relevant National Register evaluation criteria, local landmark criteria and integrity thresholds for designation should be included. It is understood that an intensive survey will not gather all of the descriptive, contextual, and ownership information on every historic property in the survey area. "Data gaps" are expected, and a discussion of what information (i.e., chain of title, architectural plans, etc.) is missing from the current and any previous surveys, and suggestions about future information gathering is required.
- an introduction explaining the nature of the survey and its extent, a detailed description of the survey area including the historical context, characteristics of agricultural architecture, and patterns of development in southeastern Will County;
- a detailed description of the historic context of the survey area or theme (minimum 10 pages). A general history of the surveyed area, the larger community, or county (where applicable) should be part of this context. The context explains the important themes of history and physical patterns in the development of specific survey areas with a full description of the various characteristics that give the area its identity, including architectural styles, materials, building types, street patterns, topography and land use.
- a completed list of structures and farmsteads surveyed and evaluated for either local landmark and/or National Register eligibility;
- the tabulated results of the survey including the number of acres and number of properties surveyed (including all properties 50 years or older), the number of properties researched or investigated, and the exact number of properties included in the data collection, including outbuildings or secondary buildings;
- a base map of the survey area;
- a map of potential historic districts;
- a map of individual structures surveyed and evaluated for either local landmark and/or National Register eligibility;
- a map of significant farmsteads with identified historic and common name;
- a description of previous surveys in the community
- a discussion of survey difficulties or possible points of error;
- the survey report should conclude with a recommendation section that evaluates the potential for individual or historic district National Register designation and local landmarks, and any other applications of the survey data. Also include general information on the present condition and future preservation of the resources, impacts/threats assessment, losses, needs assessment, and strategies/priorities for resource preservation, a recommended strategy for identifying, protecting, and preserving any proposed landmarks or districts identified during the surveying process;

- a bibliography citing the materials utilized for the completion of the Survey and the location of the indicated materials.
- < The field inventory survey form shall be of size 8.5" X 11" and include an attached map of the site. Information and data collected shall be provided on the form as descriptive text rather than as categorical checks. Finally, the format of the survey form must be approved by the Will County Historic Preservation Commission prior to the commencement of the field inventory survey.
- < Survey data shall be submitted in Microsoft Access format
- < The final copies of the Rural Historic Structural Survey report shall be of size 8.5" X 11", appropriately titled to indicate the contents of each component, and bound with heavy-duty card-stock type front and back covers so as to increase durability.
- < All individual survey photographs shall be taken with digital photography. To optimize lighting conditions, photographs should be taken on bright, overcast days when possible. Each photograph shall be affixed to individual survey forms. Each affixed photograph shall be accompanied with a label indicating the township section number and when possible, the site and provided on DVD-Rom. Survey photographs shall be submitted with the completed report.
- < All inventory surveys of historical buildings shall be conducted from the public right-of-way unless proper permission is granted by the private property owners of the subject structures.
- < Any and all computer software programs utilized by the contractor toward the completion of this Survey to be submitted to the Will County Historic Preservation Commission shall be compatible with and agreeable to the Will County Land Use Department, Administration and Planning Division.
- < Assigned circa dates of historical structure construction shall be based upon architectural styles, map dating, and key developmental periods sensitive to the area being surveyed.
- < The base map provided shall be suitable for reproduction and adequate for approximate location of the sites inventoried throughout the Survey.
- < Copies of the report shall be submitted in PDF and Microsoft Word formats.
- < Upon completion of each phase, twelve copies of the *draft* report shall be made available by the consultant for distribution to the Will County Historic Preservation Commission.
- < Upon completion of the survey, *two* copies of the spiral-bound report shall be made available by the consultant for distribution to the Will County Historic Preservation Commission.
- < Upon completion of the survey, *twenty copies bound with library binding of each township survey report* shall be provided by the consultant for distribution by the Will County Historic Preservation Commission.
- < Upon completion of the survey, *two* copies of each township's inventory forms shall be submitted in binders to the Will County Historic Preservation Commission.
- < Photographic requirements: Digital images (1600 X 1200 pixels at 300 pixels per inch or larger) attached or scanned onto the survey form in grayscale or color. Two inventory forms with photographs should be produced--one for the community and one for IHPA. Digital images should be saved in 8-bit (or larger) color format, which provides maximum detail even when printed in black and white. Digital images should be clearly labeled and provided on a CD-R. One CD will be needed for the community and one for IHPA. If for some reason photographs are printed separately from the inventory forms, the photos must be labeled so they can easily be matched with the inventory forms.

**Note: All invoices for payout/payment must reflect service dates on or before August 31, 2018 and received by Will County on or before August 31, 2018.**

**This project is funded in part by the U.S. Department of the Interior, National Park Service. However, the Department of the Interior, or the County of Will, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the U.S. Department of the Interior or the County of Will. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:**

**OFFICE FOR EQUAL OPPORTUNITY**

**NATIONAL PARK SERVICE  
P.O. BOX 37127  
WASHINGTON, D.C. 20013-7127**

**OR**

**EQUAL EMPLOYMENT OPPORTUNITY OFFICER**

**ILLINOIS HISTORIC PRESERVATION AGENCY  
1 OLD STATE CAPITOL PLAZA  
SPRINGFIELD, IL 62701**



Receipt of Addenda Signature Form

Date Mailed: 11-28-16  
Due 12-20-16, 10:00 a.m.  
Open: 12-20-16, 10:10 a.m.

PURCHASING DEPARTMENT  
COUNTY OF WILL  
302 N. CHICAGO ST.  
JOLIET, IL. 60432

CONTRACT FOR  
2017-53 HISTORIC  
SURVEYING CONSULTANT

COMPANY NAME \_\_\_\_\_ F.E.I.N. # \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CONTACT \_\_\_\_\_  
PHONE \_\_\_\_\_ FAX \_\_\_\_\_ EMAIL \_\_\_\_\_

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ADDENDUM RECEIPT: Receipt of the following Addendum to the Bidding Documents is hereby acknowledged:

No. \_\_\_\_\_, dated \_\_\_\_\_, signed \_\_\_\_\_

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ADDENDUM RECEIPT: Receipt of the following Addendum to the Bidding Documents is hereby acknowledged:

No. \_\_\_\_\_, dated \_\_\_\_\_, signed \_\_\_\_\_

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ADDENDUM RECEIPT: Receipt of the following Addendum to the Bidding Documents is hereby acknowledged:

No. \_\_\_\_\_, dated \_\_\_\_\_, signed \_\_\_\_\_

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ADDENDUM RECEIPT: Receipt of the following Addendum to the Bidding Documents is hereby acknowledged:

No. \_\_\_\_\_, dated \_\_\_\_\_, signed \_\_\_\_\_

**BID FORM  
SUBMIT BID TO:**

**Date Mailed:** 11-28-16  
**Due:** 12-20-16, 10:00 a.m.  
**Open:** 12-20-16, 10:10 a.m.

**PURCHASING DEPARTMENT  
COUNTY OF WILL  
302 N. CHICAGO ST.  
JOLIET, IL. 60432**

**CONTRACT FOR  
2017-53 HISTORIC  
SURVEYING CONSULTANT**

The Contractor proposes to provide the **Products and/or services** in accordance with the specifications attached herein.

COMPANY NAME \_\_\_\_\_ FEIN # \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
CONTACT \_\_\_\_\_  
PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL \_\_\_\_\_

**THIS IS NOT AN ORDER**

**Agency Name and Delivery Address:** WILL COUNTY LAND USE DEPARTMENT, ADMINISTRATION & PLANNING DIV  
58 E CLINTON, JOLIET, IL. 60432

**For additional Information contact:** RITA WEISS, PURCHASING DIRECTOR, [rweiss@willcountyillinois.com](mailto:rweiss@willcountyillinois.com)

Please bid for both Washington and Monee Townships separately. It is anticipated that Washington Township will be awarded and a bid may or may not be awarded for Monee Township at the same time or a later date.

QTY	DESCRIPTION	TOTAL COST
	CONSULTANT FOR RURAL HISTORIC STRUCTURAL SURVEY PER SPECIFICATIONS for <b>WASHINGTON TOWNSHIP:</b>	\$
	CONSULTANT FOR RURAL HISTORIC STRUCTURAL SURVEY PER SPECIFICATIONS for <b>MONEE TOWNSHIP:</b>	\$
ADDITIONAL COMMENTS:		
<b><u>GRAND TOTAL WRITTEN IN WORDS FOR WASHINGTON TOWNSHIP:</u></b>		
<b><u>GRAND TOTAL WRITTEN IN WORDS FOR MONEE TOWNSHIP:</u></b>		

**Signed By:** \_\_\_\_\_

**Corporate Seal Here  
(If available)**

**Title:** \_\_\_\_\_

**Approved by:** \_\_\_\_\_ Will County

**LATE BIDS CANNOT BE ACCEPTED!**

**Vendor Return Address:**

**SEALED BID DOCUMENT**

**BID #:** 2017-53  
**DUE DATE:** 12/20/16  
**DUE:** 10:00 A.M.  
**DESCRIPTION:** HISTORIC STRUCTURAL SURVEY  
CONSULTANT

**DATED MATERIAL-DELIVER IMMEDIATELY**

**WILL COUNTY PURCHASING DEPARTMENT  
302 N. CHICAGO ST., 2<sup>ND</sup> FLOOR  
JOLIET, IL 60432**

**PLEASE CUT OUT AND AFFIX THIS BID LABEL (ABOVE)  
TO THE OUTERMOST ENVELOPE OF YOUR SEALED BID  
TO HELP ENSURE PROPER DELIVERY!**

**LATE BIDS CANNOT BE ACCEPTED!**

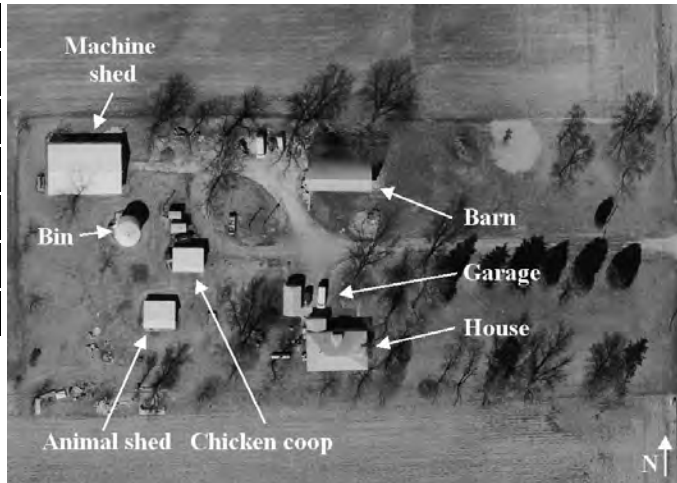
# WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY

25048 S. Ridgeland Avenue	<b>Property Name</b>	Pape-Batterman Farmstead
<b>PIN No.</b> 14-18-200-023	1804	<b>Survey Date</b> 5/22/2019
<b>Surveyor(s)</b> JRP		

<b>Township</b> 34N	<b>Range</b> 13E	<b>Orientation</b>	East
<b>Section</b> 18	<b>Parcel</b>	SE 1/4 of NE 1/4	
<b>Other PIN No</b>			
<b>Historic Use</b> Agricultural			
<b>Current Use</b> Agricultural			
<b>Significance</b> Local landmark potential			
<b>Fieldnotes</b>			
<b>1988 Survey Number</b>			N/A

Nicely preserved historic early twentieth century round roof barn.

- Within South Suburban Airport site
- Owned by State of Illinois



## *House*

<b>House Type</b>	Bungalow
<b>House Style</b>	—
<b>Number of stories</b>	1-1/2
<b>Roof Type</b>	Hip
<b>Window Type(s)</b>	Double hung
<b>Dormer Type</b>	Hipped
<b>Date or Approx. Decade of Construction</b>	1930s
<b>Foundation</b>	Concrete block
<b>Wall Material(s)</b>	Aluminum siding
<b>Trim Material(s)</b>	Wood
<b>Porch Material(s)</b>	Concrete
<b>Roof Material(s)</b>	Asphalt shingle
<b>Significance</b>	Contributing

Notes



# WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY

25048 S. Ridgeland Avenue	<b>Property Name</b>	Pape-Batterman Farmstead
<b>PIN No.</b> 14-18-200-023	1804	<b>Survey Date</b> 5/22/2019
		<b>Surveyor(s)</b> JRP

## *Barn*

<b>Barn Type</b>	Round roof
<b>Roof Type</b>	Arched
<b>Roof Details</b>	Ridgeline extension
<b>Window Type(s)</b>	Six-light
<b>Barn Doors</b>	Sliding, personnel
<b>Date or Approx. Decade of Construction</b>	1930s
<b>Foundation Material(s)</b>	Concrete
<b>Wall Material(s)</b>	Concrete block, aluminum siding
<b>Roof Material(s)</b>	Sheet metal
<b>Significance</b>	Local landmark potential

Notes



## *Garage*

<b>Roof Type</b>	Hipped gable
<b>Date or Approx. Decade of Construction</b>	1940s
<b>Foundation Material(s)</b>	Concrete block
<b>Wall Material(s)</b>	Aluminum siding
<b>Roof Material(s)</b>	Asphalt shingle
<b>Significance</b>	Contributing

Notes



# WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY

25048 S. Ridgeland Avenue	<b>Property Name</b>	Pape-Batterman Farmstead
<b>PIN No.</b> 14-18-200-023	1804	<b>Survey Date</b> 5/22/2019
		<b>Surveyor(s)</b> JRP

***Chicken coop***

<b>Roof Type</b>	Offset gable
<b>Date or Approx. Decade of Construction</b>	1920s
<b>Foundation Material(s)</b>	Concrete
<b>Wall Material(s)</b>	Aluminum siding
<b>Roof Material(s)</b>	Sheet metal
<b>Significance</b>	Contributing



Notes

***Animal shed***

<b>Roof Type</b>	Offset gable
<b>Date or Approx. Decade of Construction</b>	1920s
<b>Foundation Material(s)</b>	Concrete
<b>Wall Material(s)</b>	Aluminum siding
<b>Roof Material(s)</b>	Sheet metal
<b>Significance</b>	Contributing



Notes

***Machine shed***

<b>Roof Type</b>	Gable
<b>Date or Approx. Decade of Construction</b>	1950s
<b>Foundation Material(s)</b>	Concrete
<b>Wall Material(s)</b>	Sheet metal
<b>Roof Material(s)</b>	Sheet metal
<b>Significance</b>	Contributing



Notes

# WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY

25048 S. Ridgeland Avenue		Property Name	Pape-Batterman Farmstead			
PIN No.	14-18-200-023	1804	Survey Date	5/22/2019	Surveyor(s)	JRP

**Grain bin**

Material(s)

Date or Approx. Decade of Construction

Significance

Notes



# WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY

25048 S. Ridgeland Avenue	<b>Property Name</b>	Pape-Batterman Farmstead
<b>PIN No.</b> 14-18-200-023	1804	<b>Survey Date</b> 5/22/2019
		<b>Surveyor(s)</b> JRP

**Additional Structures**

Garden shed adjacent to barn

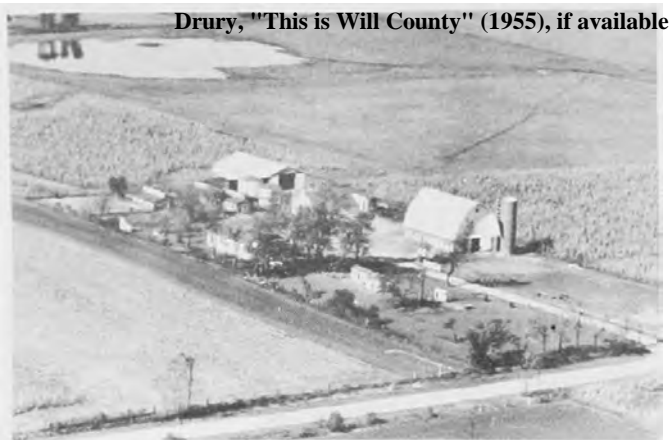
**History Notes**

John Pape: Stevens (1907), p. 597-598.



**Farmstead Owner, per Historic Maps and Directories**

<b>1862</b>	Illinois Central RR Co.
<b>1873</b>	J. H. Kolstedt
<b>1893</b>	John Pape
<b>1902 map</b>	John Pape
<b>1909</b>	John Pape
<b>1918 dir.</b>	F. W. Gosewische, wife Anna Pape, owner 100 acres, resident since 1882
<b>1920s</b>	C. Bohnsack
<b>circa 1940</b>	Harvey Kohlstedt
<b>1948</b>	Melvin Batterman
<b>1953</b>	Melvin Batterman
<b>1955 book</b>	p. 322: Melvin Batterman
<b>1957</b>	Melvin Batterman
<b>1963</b>	Melvin Batterman
<b>1968 dir.</b>	Melvin Batterman
<b>1969</b>	Melvin Batterman
<b>1974</b>	Melvin Batterman
<b>1980</b>	Melvin & Norma Batterman
<b>1988</b>	Melvin & Norma Batterman
<b>1998</b>	S. Bode & L. Batterman
<b>2003</b>	S. Bode & L. Batterman
<b>2007</b>	Sue Bode & Lester Batterman
<b>2010</b>	Sue A. Bode, et al.
<b>2016</b>	Susan A. & Wesley L. Bode



BATTERMAN, MELVIN  
Monee Sec. 18 Rt. 1  
120 acres

**HARGIS Reference No.**



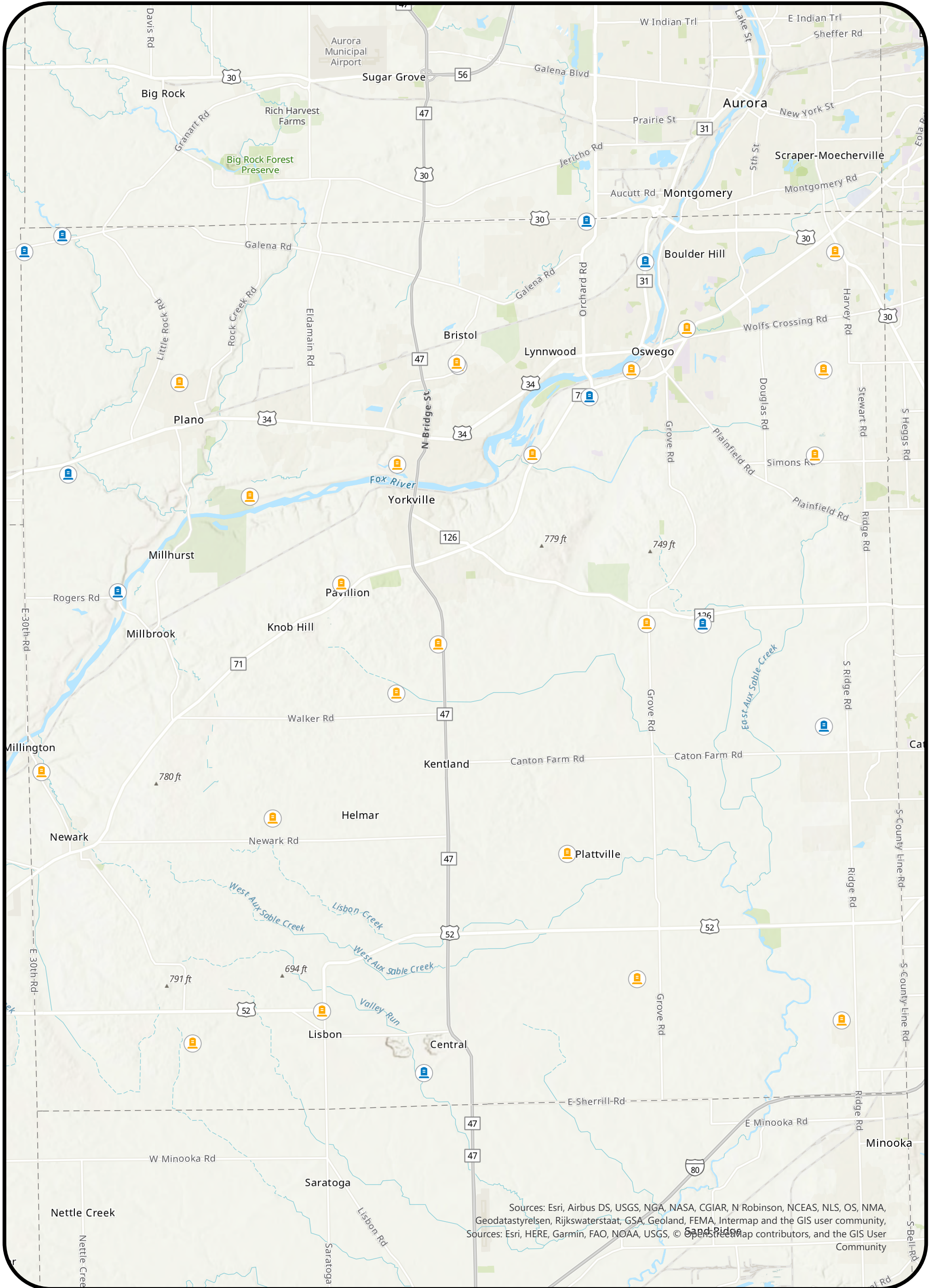
pin	name	Owner	twp	status
02-26-300-006	Cowdrey Cemetery	Cowdrey Cemetery	Oswego	Re-Activated
02-24-401-003	Doud Cemetery	<b>Oswego Township</b>	Oswego	Intact, Inactive
03-23-201-001	Evergreen Cemetery	<b>Oswego Township</b>	Oswego	Active
03-01-351-001,03-02-400-005	Lincoln Memorial Cemetery	Lincoln Memorial Park, Inc.	Oswego	Active since 1929
03-19-226-001	Oswego Cemetery	James Detzler	Oswego	Active
03-17-229-022	Pearce Cemetery	<b>Oswego Township (Inside Oswego)</b>	Oswego	Active
03-05-353-005	Wormley Cemetery	<b>Oswego Township</b>	Oswego	Intact, Inactive
02-29-451-008	Elmwood Cemetery	<b>Elmwood Cem-Bristol Kendall Twp (Inside Yorkville)</b>	Bristol	Active since 1866
02-01-200-001	Keck Memorial Cemetery: 1841-1936	Jack Keck	Bristol	Burials from 1841-1936
02-16-476-003	Oak grove Cemetery	<b>Bristol Township</b>	Bristol	Active
02-16-476-005	St Patricks Cemetery	<b>Diocese of Joliet</b>	Bristol	Active, Roman Catholic
01-30-476-008	Hart Cemetery	<b>Probably Mary Louise Mackenzie-Taylor</b>	Little Rock	Intact, Inactive
01-06-100-004	Hubbell Cemetery	<b>Unknown Owner</b>	Little rock	Despoiled
01-06-200-002	Ovitt Cemetery	Francis Dewey and Cynthia Westbrook (No Visible Cemetery)	Little Rock	Despoiled
01-15-300-003,01-15-300-004,01-	Plano Township Cemetery	<b>Little Rock Township</b>	Little Rock	Active
06-18-200-003	Aux Sable Grove Cemetery	Au Sable Grove Cemetery Association	Na-Au-Say	Active
06-26-200-001	Bronk Cemetery	<b>Unknown Owner</b>	Na-Au-Say	Abandoned
06-16-100-003	Sullivan Cemetery	<b>Oswego School District (No Visible Cemetery)</b>	Na-Au-Say	Despoiled
05-16-300-009	Cross Lutheran Cemetery	<b>Cross Evangelical Lutheran Church</b>	Kendall	Active
05-20-400-001	Immanuel Lutheran Cemetery	<b>Immanuel Lutheran Church</b>	Kendall	Active
05-07-176-010	Pavillion Cemetery	Pavillion Cemetery (Mailing Address as Elmwood)	Kendall	Active
04-30-355-013,04-31-126-001,04-	Millington-Newark Cemetery	Millington-Newark Cemetery (Inside Millington)	Fox	Active
04-08-200-008	Sacred Bluff Cemetery AKA Darnell Cemetery	<b>Kendall County</b>	Fox	Abandoned
09-19-400-001	Plattville Lutheran Cemetery	<b>Plattville Lutheran Church</b>	Seward	Active
09-26-200-002	Seward Mound	Connie Kloiber	Seward	Active
08-32-200-002	Munger Cemetery	<b>Unknown</b>	Lisbon	Abandoned
08-02-476-001	Plattville Cemetery	Plattville Cemetery Association (Inside Plattville)	Lisbon	Active
07-01-100-003,07-02-200-004	Helmar Lutheran Cemetery	Brad Mathre	Big Grove	Active
07-27-300-002,07-27-300-004	West Lisbon Cemetery	<b>Trustee of West Lisbon Church</b>	Big Grove	Active
07-24-400-005,07-24-400-018,07-	Lisbon Cemetery	<b>Lisbon Beth. Lutheran Church</b>	Big Grove	Active
03-26-300-003	Risen Lord Cemetery	<b>Diocese of Joliet</b>	Oswego	Active
01-35-252-001	Griswold Cemetery	<b>Little Rock Township</b>	Little Rock	Active

Red=Public

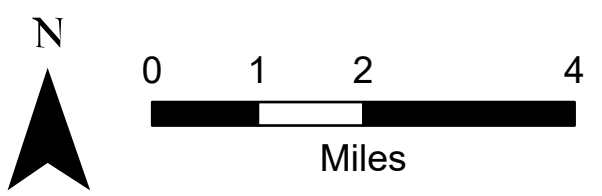
Blue=Religious

Black Bold=Unknown

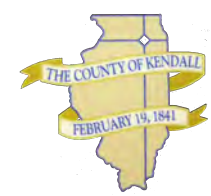
# Kendall County Cemeteries



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



**ACTIVE STATUS**  
 NO  
 YES 98



**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560  
 630.553.4212  
 Created: 8/28/2020