



---

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**  
109 West Ridge Street • Third Floor Courtroom •  
Yorkville, IL • 60560  
**AGENDA**

---

**Wednesday, April 28, 2021 – 7:00 p.m.**  
**Hybrid Attendance**

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and Seth Wormley

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of Minutes from March 24, 2021 Meeting (Pages 3-29)

PETITION

1. **Petition 21 – 14 – Laura Denges (Pages 30-90)**  
Request: 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)  
PIN: 08-09-200-003  
Location: 9396 Plattville Road, Newark, Lisbon Township  
Purpose: Petitioner Wants to Operate a Winery on the Property; Property is Zoned A-1 Agricultural

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS

1. Appointment of Matthew Prochaska to the Comprehensive Land Plan and Ordinance Committee

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 20-32 Rezoning and Special Use Permit for Cox Landscaping
2. Petition 21-06 Rezoning at Southwest Corner of Galena and East Beecher Roads
3. Petition 21-07 Special Use Permit for Flea Market at 14975 Brisbin Road
4. Petition 21-08 Special Use Permit for Banquet Hall at 4405 Van Dyke Road
5. Petition 21-10 Amendments to Land Resource Management Plan

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Meeting May 26, 2021

[Join Microsoft Teams Meeting](#)

**Or call in (audio only)**

+1 309-248-0701, United States, Rock Island

Phone Conference ID: 648 171 195#

[Find a local number](#) | [Reset PIN](#)

Kendall County

[Learn More](#) | [Meeting options](#) | [Legal](#)

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 Regional Planning Commission 04-28-2021 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 Regional Planning Commission Meeting scheduled for Wednesday, April 28, 2021, at 7:00 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 at 110 W. Madison Street (also addressed as 109 W. Ridge Street), 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.

---

[Join Microsoft Teams Meeting](#)

**Or call in (audio only)**

+1 309-248-0701, United States, Rock Island

Phone Conference ID: 648 171 195#

[Find a local number](#) | [Reset PIN](#)

Kendall County

[Learn More](#) | [Meeting options](#) | [Legal](#)

---

Kendall County Regional Planning Commission Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/kcrpc-kendall-county-regional-plan-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  
REGIONAL PLANNING COMMISSION**

*Kendall County Historic Courthouse  
East Wing Conference Room  
110 W. Madison Street (109 W. Ridge Street), Yorkville, Illinois*

**Unapproved - Meeting Minutes of March 24, 2021 - 7:00 p.m. (Hybrid Meeting)**

Chairman Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Members Present:** Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely), Dave Hamman (Attended Remotely Starting at 7:05 p.m.), Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson (Attended Remotely), and Seth Wormley

**Members Absent:** None

**Staff Present:** Matthew H. Asselmeier, Senior Planner

**Others Present:** Kelly Helland, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, George Vranas, Johanna Byram, Tom Anzelc, Gi Rios, Chuck Allen, Pastor Andrew O’Neal, Cathleen Anzelc, Anne Vickery, Jessica Nelsen, and John Tebrugge (Attended Remotely)

**APPROVAL OF AGENDA**

Member Rodriguez made a motion, seconded by Member Bledsoe, to approve the agenda.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley  
Nays (0): None  
Absent (1): Hamman

The motion carried.

**APPROVAL OF MINUTES**

Member Nelson made a motion, seconded by Member Rodriguez, to approve the minutes of the February 24, 2021, meeting.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley  
Nays (0): None  
Absent (1): Hamman

The motion carried.

**PUBLIC HEARING**

**Petition 21-10 Kendall County Regional Planning Commission**

The Kendall County Regional Planning Commission started their review of Petition 21-10 at 7:02 p.m.

Chairman Ashton opened the public hearing at 7:02 p.m.

Mr. Asselmeier summarized the requested.

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan. In December 2020, the County Board approved a 2020-2040 Long Range Transportation Plan that was similar to the 2019-2039 Long Range Transportation Plan.

The Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. After discussions with Fran Klaas, at their meeting on October 28, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee recommended the following changes to the Kendall County Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon / Helmar Bypass
- Caton Farm Road West Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road
- Gates Lane West of Route 47
- County has now taken position to keep WIKADUKE Trail on the existing Stewart Road alignment all the way to Rance Road and then extend a new alignment northeasterly to Route 30 and Heggs Road, using the Village of Oswego's alignment for the WIKADUKE Trail.

Add

- Millington Road Extending North of Lions Road to Connect to Route 34
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Road intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71
- Connecting Millbrook Road with the Millbrook Bridge by Aligning Millbrook Road and Whitfield Road behind the Existing Bank Building Now Owned by the Oliver-Hoffman Foundation
- Having Douglas Road's Alignment Correspond to the Village of Oswego's Plans
- Aligning Cannonball Trail to Dickson Road and Gordon Street
- Extending Cherry Road into the Henneberry Woods Forest Preserve
- Extending Johnson Road East from Ridge Road to the County Line
- Miller Road Extended in DeKalb County

Changes in Land Use

- Changing the Suburban Residential Classification for the Properties South of the Johnson Road Extension to Mixed Use Business
- Updating the Future Land Use Map to Reflect Current Municipal Boundaries
- Correcting the Classification of the Minooka School District Property Near the Intersection of Route 52 and County Line Road
- Classifying the Parcels of Land Shown as "Unknown" on the Future Land Use Map to Match Adjoining Properties and/or Uses

The proposal was presented at the February 6, 2021, Kendall County Regional Planning Commission Annual Meeting.

Member Hamman started attending the meeting remotely at this time (7:05 p.m.).

At their meeting on February 24, 2021, the Kendall County Regional Planning Commission voted to initiate the proposed amendments.

Petition information was mailed to the townships, Village of Millbrook, Village of Plattville, and impacted property owners on March 1, 2021. As of the date of hearing, Plattville, Millbrook, and no township have submitted comments on this proposal.

ZPAC reviewed this proposal at their meeting on March 2, 2021. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of seven (7) in favor and zero (0) in opposition; three (3) members were absent. The minutes of the meeting were provided.

Following the ZPAC meeting, discussion occurred with the Oliver-Hoffman Foundation regarding extending Millbrook Road northwest to Whitfield Road. Fran Klaas was in favor of removing this extension from the proposal. A copy of Fran Klaas' email was provided.

The current Future Land Use Map, road extension maps, an updated Future Land Use Map, and updated trail map were provided. The redline version of the related text was also provided. The listing of parcels changed from unknown to a different use was provided.

Mr. Asselmeier read an email from Chad Feldotto from the Oswegoland Park District. The Park District was in favor of the proposal.

Johanna Byram from the Kendall County Historical Society asked about the zoning and land use classification of the Society's property. Mr. Asselmeier responded the property is zoned A-1 Agricultural. The Future Land Use Map calls for most of the Society's property to be Rural Residential. Ms. Byram asked which township the Society's property is located. Mr. Asselmeier responded that the Society's property is in Oswego Township.

Mr. Asselmeier explained that some properties were classified as Unknown. The Future Land Use Map impacts rezoning requests and not current land uses.

Member Nelson made a motion, seconded by Member Rodriguez, to close the public hearing.

The votes were as follows:

- Ayes (10): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley
- Nays (0): None
- Absent (0): None

The motion carried.

Chairman Ashton closed the public hearing at 7:11 p.m.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of the proposed amendments.

The votes were as follows:

- Ayes (10): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley
- Nays (0): None
- Absent (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on March 29, 2021.

The Kendall County Regional Planning Commission completed their review of Petition 21-10 at 7:12 p.m.

## **PETITIONS**

### **Petition 21-06 Jhon Cordero on Behalf of Cordero Real Estate, LLC**

Mr. Asselmeier summarized the request.

The Petitioner purchased the subject property in 2020 and wishes to operate a tree service business onsite.

In discussing the proposal, the Petitioner's Attorney indicated that the Petitioner would engage in making, storing, and selling of mulch from trees the Petitioner's business cuts down from clients. The Petitioner would not grow trees onsite. The Petitioner's Attorney believed that the site would be used for contractor's office, storage of trailers, farm implements, and other similar equipment on an open lot, truck, truck tractor, and truck trailer storage yards, wholesaling and warehousing. These uses are permitted uses in the M-1 Limited Manufacturing District. Landscaping businesses are special uses in the M-1 Limited Manufacturing District. Accordingly, the Petitioner would like to rezone the property to the M-1 Limited Manufacturing District.

The application materials, Wetland Delineation Report, site plan, aerial of the property, and aerial of the property showing the location of wetlands on the property were provided.

The property is located approximately two sixty-eight feet (268') west of the intersection of Galena Road and East Beecher Road. The property consists of approximately twenty-five (25) acres.

The property is used agriculturally and the historic aerials show a house formerly located at the north end of the property.

The Future Land Use Map calls for the property to be Mixed Use Business.

Galena Road is a County maintained Major Collector Road. East Beecher is a Township maintained Local Road.

Yorkville has a trail planned along Galena Road. The Kendall County Forest Preserve has a trail planned along East Beecher Road.

There are no floodplains on the property. There are three (3) wetlands on the property totaling approximately ten (10) acres in size. Two (2) of the wetlands are farmed wetlands.

The adjacent land uses are Agricultural, Single-Family Residential, Commercial, and ComEd Right-of-Way.

The adjacent zoning districts are A-1, A-1 SU, and M-2 in the County. R-2, R-3, and B-3 districts are in Yorkville.

The Land Resource Management Plan calls for the area to be Mixed Use Business, Suburban Residential, and ComEd Right-of-Way in the County. Yorkville's Comprehensive Plan calls for the area to be Estate/Conservation Residential.

The A-1 Special Use Permits to the south are for gravel mining operation and compost facility. A M-3 Special Use Permit to the south of the property is for asphalt production.

EcoCAT Report submitted and indicated the presence of the Mottled Sculpin. Adverse impacts were unlikely and consultation was terminated.

The application for NRI was submitted on January 21, 2021. The LESA Score was 176 indicating a low level of protection. The NRI was provided.

Bristol Township reviewed this proposal at their meeting on March 3, 2021. The Township unanimously recommended approval of the request. The minutes were provided.

The Yorkville Planning Commission reviewed this proposal at their meeting on March 10, 2021. Discussion occurred regarding noise, odors, and proximity of the site to future residential development. The Yorkville Planning Commission recommended approval of the request by a vote of five (5) in favor and one (1) in opposition. The proposal goes to the Yorkville City Council on March 23, 2021.

Petition information was sent to the Bristol Kendall Fire Protection on February 10, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding lighting, the well and septic system, a dust control plan, and utilizing soil erosion and sediment control practices when the site is developed. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting were provided.

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

According to the site plan, four (4) structures are proposed for the site. Any new structures would require applicable building permits.

The site plan proposes access off of Galena Road and E. Beecher Road.

No information was provided on the site plan regarding outdoor storage locations. While no new odors are foreseen, future site plan submittals should be examined to address odors.

No lighting information was provided. The site plan for the proposed business should be evaluated to address lighting.

No screening information was provided. Section 10:01.A.2 of the Kendall County Zoning Ordinance requires storage to be in completely enclosed buildings if located within one hundred fifty feet (150') of a residential zoning district. Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows a detention pond on the south side of the property. Applicable stormwater and wetland permits could be required as part of the site plan review.

The site plan indicates a utility box onsite. Well and septic information would have to be evaluated as part of a building permit process.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes with gravel mining, asphalt production, and composting uses also located in the vicinity.

The Zoning classification of property within the general area of the property in question. The surrounding properties in the unincorporated area are zoned A-1, M-2, and M-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. A more intense Manufacturing zoning classification is necessary to cover all of the proposed uses instead of the existing A-1 zoning classification.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area includes uses associated with Manufacturing zoning districts and Commercial zoning districts.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Mixed Use Business. The M-1 Limited Manufacturing District is consistent with the Mixed Use Business classification.

Because the Future Land Use Map calls for this property to be Mixed Use Business, Staff recommends approval of the requested Map Amendment. However, careful site plan review should occur when the property is developed to ensure that negative impacts on the wetlands and other environmentally sensitive features of the property are minimized.

Chairman Ashton asked if the property could be rezoned to something other than M-1 to serve the purpose of the request. Mr. Asselmeier responded that the M-1 District was the zoning district that most closely matched the proposed uses.

Member McCarthy-Lange asked why the one (1) member of the Yorkville Planning Commission voted against the proposal. Mr. Asselmeier responded that their concern centered on the long-term uses that could go onto the site and the potential conflict of uses, including noise and odors, between manufacturing uses in the County and residential uses nearby in Yorkville.

Kelly Helland, Attorney for the Petitioner, explained the proposal and the proposed site plan. The main entrance would be from Beecher Road.

Discussion occurred regarding the existing manufacturing uses around the property. There was an old quarry to the south of the subject property. The former asphalt plant was also south of the subject property. If a future owners wanted to conduct mining at the property, another map amendment would be required.

Gi Rios, neighbor to the northeast, expressed opposition to the request. He was concerned about the times of operation, noise, dust, smell, and increased traffic. His septic field was located on the subject property and he requested that area be fenced. Ms. Helland said they were in discussions with the neighbor, but they had not agreed to anything with the neighbor. Ms. Helland said the proposed use will produce less traffic than existing and pre-existing manufacturing uses. No onsite sales were planned for the property.

Member Nelson asked Mr. Rios if he purchased the house after the quarry and other manufacturing uses were in operation. Mr. Rios responded yes. Mr. Rios did not object to previous manufacturing related zoning requests in the area because of the distance of those uses from his house.

Member Wilson asked if the Petitioner had to rezone the entire parcel. Mr. Asselmeier advised against split zoning the parcel. It was also noted that the southern part of the property was in wetlands which would restrict the uses allowed on that portion of the property.



Member Wilson asked if anyone had made a complaint about the operation. The business currently operates out of Montgomery and no one was aware of any complaints against the business.

Discussion occurred regarding the need for a stormwater management permit. They would need to comply with applicable law.

Member Wilson expressed concerns regarding the Future Land Use Map calling for this property to be Mixed Use Business in the County and Yorkville calling for the area to be residential in the future. Ms. Helland questioned if the area was suitable for residential uses given the current and past uses of property in the vicinity.

Member Bledsoe made a motion, seconded by Member Rodriguez, to recommend approval of the proposed map amendment.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Nays (0): None

Absent (0): None

Abstain (1): Casey

The motion carried.

Member Casey abstained due to poor audio quality preventing him from hearing the discussion.

This proposal will go to the Kendall County Zoning Board of Appeals on March 29, 2021.

### **Petition 21-07 Wanda and Thomas Hogan**

Mr. Asselmeier summarized the request.

According to the information provided to the County, the Petitioners would like to offer an outdoor, twenty (20) stall flea market on the subject property with food. The flea market would feature vendors, including the Petitioners, their family members, and other vendors, that would sell goods not produced on the premises.

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

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.

The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

The Future Land Use Map calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's Future Land Use Map calls for the property to be Low Density Residential. The subject property is greater than one point five (1.5) miles from the Village of Lisbon. However, the Village of Lisbon's Future Land Use Map calls for this property to be Mixed Use Business and Agricultural.

The A-1 special use to the west is for an indoor storage facility of boats, trailers, recreational vehicles and classic cars.

EcoCat submitted on February 2, 2021, and consultation was terminated.

NRI application submitted on January 28, 2021. LESA Score was 190 indicating a low level of protection. The NRI Report was provided.

Lisbon Township reviewed this proposal at their meeting on March 9, 2021. The Lisbon Township Planning Commission recommended approval. The Lisbon Township Board voted to accept the Petition. The minutes of the meeting were provided.

Brisbin Road is maintained by Seward Township in this area. Seward Township was emailed information on February 10, 2021.

The Village of Plattville was emailed information on February 10, 2021.

Lisbon-Seward Fire Protection District was emailed information on February 10, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. The Health Department did not have any concerns regarding the porta-johns. No music would occur as part of the flea market. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting were provided.

According to the plat of survey and the site plan, the site will consist of twenty (20) outdoor vendor stations plus one (1) additional food vendor located along the western and southwestern portion of the property near the existing approximately forty foot by eighty foot (40'X80') steel barn. A food area will be located north of the barn. An existing red storage trailer is located north of the existing gravel drive.

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

Section 7:01.D.48 places several conditions and restrictions on special use permits the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.
2. The subject parcel must not be less than three (3) acres in size.
3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.
4. Is located in an area not designated as Agricultural on the Land Resource Management Plan.
5. Must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.

6. Must serve as a transitional use between agricultural areas and advancing suburban development.
7. Must serve to prevent spot zoning.
8. Retail and wholesale must occur in an existing building, unless other approved by the County Board.
9. Any new structures must reflect the current architecture of the existing structures.
10. No outside display of goods.
11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
12. Limited demolition of farmhouse and outbuildings is allowed.
13. Site plan is required.
14. Signage must follow the requirements in the Zoning Ordinance.
15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the tenth (10<sup>th</sup>) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan provided, the Petitioner would like operate the flea market a maximum two (2) weekends per month. The flea market would be open from 8:00 a.m. until 5:00 p.m. with vendors given addition time to set-up their spaces. A weekend is considered Saturday and Sunday.

Other than the Petitioner and their family, the business will not have any employees.

No new structures are planned for the property.

A barrier will be installed by the propane tank.

According to the site plan, two (2) porta-johns are planned south of the existing red storage trailer.

A potable water source is available in the existing steel barn.

The Petitioner would make accommodations for vendors that want electricity. Solar panels are onsite.

A refuse area is planned east of the porta-johns.

The property drains to the east.

The Petitioner secured stormwater permits in 2000 for the construction of the two (2) ponds on the premises.

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

The property fronts Brisbin Road. Patrons would drive west on the existing gravel driveway and parking in one (1) of the designated areas. Patrons would leave the property on the same gravel driveway.

The site plan shows two (2) parking areas. The parking area by the existing steel barn consists of seven (7) parking spaces plus two (2) handicapped accessible parking spaces. The seven (7) parking stalls would be eight feet by fifteen feet (8'X15'). The two handicapped parking spaces would be ten feet by fifteen feet (10'X15') with a five foot (5') landing area. An additional thirteen (13) parking spaces are planned along the north property line. The parking spaces would be gravel with the exception of the two (2) handicapped accessible spaces which would be hard surfaced.

Vendors would park at their vending station.

The Petitioners plan to use cones with chains to keep vehicles away from pedestrians.

No additional lighting was planned as part of this project. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

The Petitioner plans to have a sign at Brisbin Road when the flea market is open. A picture of the sign was provided. The sign is approximately four feet by six feet (4'X6') in size. While the sign can be illuminated, the Petitioner will not light the sign.

No additional landscaping is planned.

No information regarding noise control was provided.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The Petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit to address hours of operation and signage. The Petitioner agreed to follow all applicable public health and public safety related laws.

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. True. Conditions are proposed that will regulate hours of operation and site layout. No new buildings or other significant alterations away from the appearance of the property as an agricultural related property are planned.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Utilities are already available at the property. The site plan includes a parking plan. The property previously secured a stormwater management permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. No variances have been requested.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

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

1. The site shall be developed substantially in accordance with the site plan. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed.
2. The subject parcel must remain at least (3) acres in size.
3. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
4. Retail and wholesale sales may occur outside existing buildings.
5. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
6. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
7. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing.
8. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
9. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open.
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 be generated by the uses allowed this special use permit.
12. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.

13. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. 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.
15. 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.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member McCarthy-Lange asked about the outdoor display of goods. Mr. Asselmeier acknowledged that a conflict existed in the Zoning Ordinance, if the County Board allowed outdoor sales. If the County Board approved the proposal as presented, the outdoor display of good would occur.

Member Wilson asked if the vendors will be in booths and will the vendors be allowed to leave their goods in place. Wanda Hogan, Petitioner, responded that the vendor area will consist of tables and tents. Vendors cannot leave goods on the property.

Discussion occurred about an operating season. Ms. Hogan stated that she did not want to the flea market in the winter. The special use would run with the property.

Chairman Ashton asked about the rental fee. Ms. Hogan responded approximately Seventy-Five Dollars (\$75) per day.

Ms. Hogan indicated that she never ran a flea market, but has run three (3) other businesses.

Cathleen Anzelc expressed concerns that other neighbors could request similar special uses. Ms. Anzelc asked what would be sold at the property. Ms. Hogan responded that the business would be a flea market, craft fair, and farmers' market. Ms. Hogan said other things could be sold if the items did not look junkie. Discussion occurred regarding the limit of people on the property. Mr. Asselmeier noted the number of vendors, parking spaces, and the requirement that the Hogans live on the property. Ms. Hogan agreed to follow Kendall County's Right to Farm Clause.

Tom Anzelc, Lisbon Township Trustee, asked about access to the ponds. Ms. Hogan said the ponds were off limits and they will block off with plastic fence. He requested the Commission consider the safety aspects of the project.

Anne Vickery, Seward Township Highway Commissioner, commented on the negative appearance of the property. She expressed concerns regarding a lack of code enforcement. She noted that parking on Brisbin Road will not be allowed. She requested the Commission recommend denial.

Member McCarthy-Lange expressed concerns about the lack of available parking on the proposed site for customers and vendors.

Discussion occurred about landscaping the property and the Petitioner's wish to sell her husband's possessions. She is going to use the flea market to clean-up the site.

Member Wilson asked about the food vendor. Ms. Hogan said the vendor will be a food truck. Ms. Hogan will not be cooking the food. She will follow Health Department regulations.

Mr. Anzelc asked about the notification to neighbors. Mr. Asselmeier responded that Ms. Hogan notified the parties that she was legally required to notify. Mr. Anzelc requested a larger notification.

Member Casey stopped attending the meeting remotely at this time (8:13 p.m.).

Member Wilson asked about overflow parking. Ms. Hogan said that some parking could parking along the driveway. The driveway was wide enough for two (2) cars to pass. Chairman Ashton noted the need for emergency vehicles to access the area.

Ms. Vickery expressed concerns about uncontrolled events. She expressed the difficulty of reversing special use permits.

Mr. Anzelc expressed concerns about the Fire District not commenting on the proposal. Chairman Ashton noted that the Fire District was notified.

Ms. Hogan indicated the driveway will not be blocked.

Member McCarthy-Lange asked if the Petitioner had a maximum number of customers. Ms. Hogan did not have a specific number, but she would close the gate if the parking lot got full. Discussion occurred regarding the need for overflow parking.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of the special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (0): None

Nays (9): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Absent (1): Casey

The motion failed.

This proposal will go to the Kendall County Zoning Board of Appeals on March 29, 2021.

**Petition 21-08 Jamie and Jillian Prodehl**

Mr. Asselmeier summarized the request.

Jamie and Jillian Prodehl would like to operate the Sable Creek Homestead, LLC banquet facility at the subject property.

From 2008 until 2018, the subject property had a special use permit for a place of worship.

The application materials, plat of survey, site plan, engineering plan, landscaping plan, photometric plan, building elevations, and aerial were provided.

The property is located at 4405 Van Dyke Road.

The property is approximately five point eight (5.8) acres.

The Existing Land Use is Single-Family Residential and Institutional.

The Future Land Use is Rural Residential.

Van Dyke Road is Township maintained Minor Collector.

A trail is planned along Van Dyke Road in this area.

A floodway and one hundred (100)-year floodplain are located along the southwest corner of the property.

The adjacent land uses are Agricultural.

The adjacent properties are zoned A-1.

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

There is a special use permit to the east for a place of worship.

Based on the aerial of the site, there are eight (8) homes within a half (1/2) mile of the subject property.

The Illinois Natural Heritage Database shows the following protected resource in the vicinity of the project location: Aux Sable Creek INAI Site. Negative impacts were considered unlikely and consultation was terminated.

NRI application submitted on February 8, 2021. The LESA Score was 176 indicating a low level of protection. The NRI Report was provided.

Seward Township was emailed information on February 22, 2021.

Lisbon-Seward Fire Protection District set the maximum occupancy of the building at two hundred (200). They will do a pre-inspection of the facility. The email outlining this information was provided.

The Village of Plattville was emailed information on February 22, 2021.

The City of Joliet was emailed information on February 22, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding restroom facilities and the well. The Petitioner agreed to discuss the matter with the Health Department. The Highway Department requested that the large deliveries should travel west from the subject property. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of seven (7) in favor and zero (0) in opposition; three (3) member were absent. The minutes of the meeting were provided.

The Petitioners intend to establish the Sable Creek Homestead, LLC banquet facility run by the Petitioners. As noted in the business plan, the Petitioners live at the subject property and will manage the facility. Jillian Prodehl is a Certified Wedding Planner, Venue Owner Certified, and Certified Wedding Designer. Jamie Prodehl owns Revolution Fabrications Services.

This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:



- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of five (5) acres.
- c. The use of this property shall be in compliance with all applicable ordinances.
- d. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- e. 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.

The subject property and proposed business meets the above requirements except the first condition regarding roadway classification. The Petitioners are seeking a variance to this requirement.

The subject property possessed a special use permit for a place of worship. The ordinance granting this special use was provided. The previous owners voluntarily sought and the County Board approved a revocation of this special use permit in 2018.

If approved, this would be the ninth (9<sup>th</sup>) special use permit for a banquet facility in the unincorporated area.

The business plan for the proposed operations was provided. The plat of survey was provided. The site plan was provided.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately four thousand two hundred sixty-three (4,263) square foot metal barn for weddings and similar events. The site plan showed an approximately four hundred fifty (450) square foot patio south of the existing metal building. A proposed grassy area was planned southeast of the existing metal building for outdoor ceremonies. An existing concrete pad was shown next to the planned grassy area; a silo building or gazebo was planned for this area. The existing parking area next to the existing metal building would be expanded. A temporary tent would be located south of the parking area to accommodate events requiring social distancing. A new three thousand eight hundred forty (3,840) square foot storage building was planned north of the existing one thousand eighty (1,080) square foot metal building. An existing house and detached garage were also located on the property.

The existing metal building is fully insulated with over four inches (4") of spray foam insulation and exterior steel for noise and climate control. The maximum capacity of the existing metal building, as determined by the

Lisbon-Seward Fire Protection District, is approximately two hundred (200) people. The building has dual furnace and AC units and can be used year-round. The renderings of the building were provided.

The maximum number of employees would be four (4), including the Petitioners.

The Petitioners would comprise a list of preferred, local vendors. All vendors would be required to be licensed and insured. The Petitioners would not provide food or alcohol for events; vendors would be utilized for these services.

The original proposed hours of operation were weekdays from 9:00 a.m. until 10:00 p.m. and 9:00 a.m. until Midnight on weekends. Weekends would be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that lands on a Thursday. Vendors would operate from 9:00 a.m. until Midnight on weekends and 9:00 a.m. until 10:00 p.m. on Sundays; this time includes setup and breakdown of events. Weddings could occur between 10:00 a.m. until 11:00 p.m. on weekends. Amplified music must cease by 10:00 p.m. Event guests must leave by 11:00 p.m. on weekends. Bridal parties and individuals helping with breakdown must leave by Midnight on weekends. Cleanup for Sunday weddings shall be at 10:00 p.m. Rehearsals would occur on Tuesdays through Thursdays. Tours would be Monday through Thursday from 9:00 a.m. until 8:00 p.m. Planned maintenance would occur on Fridays through Mondays from 7:00 a.m. until 10:00 a.m.

A forty-eight (48) square foot trash enclosure is planned north of the new storage building. Garbage will be placed in a dumpster. The enclosure will have a swing door. Trash will be picked up on Tuesdays and additional pickups could occur, if necessary.

If approved, the Petitioners hope to start operations as quickly as possible.

Although the Petitioners do not have current plans to do so, ancillary items, such as shirts and glasses, may be sold on the premises.

The Petitioners have also developed a marketing plan.

An updated Occupancy Permit will be required reflecting the change of use for the existing metal building. Any structures constructed as part of the banquet facility operations will be required to secure applicable building permits.

The existing metal building has indoor restroom facilities. The septic field was located south of the existing metal building and the well is located north of the existing metal building.

The southwest corner of the property is located within a floodway and one hundred (100) year floodplain. An eight foot (8') wide grass path is proposed inside this area along with plantings.

The property fronts Van Dyke Road.

A right-of-way dedication was previously requested when the property was a church. The dedication was to be along the entire frontage of the property at a depth of twenty feet (20'). This dedication never occurred and, to date, the Township has not requested a dedication.

The site plan shows the gravel driveway expanding to twenty-four feet (24') in width.

The parking lot will consist of fifty-nine (59) parking spaces, including three (3) handicapped accessible parking spaces. The parking lot would be gravel except for the area reserved for the handicapped accessible parking spaces.

The photometric plan calls for three (3) new light poles. Two (2) of the poles would have twin head and one (1) pole would be a single head. One (1) new wall light is proposed on the new storage building. No lighting would leave the sight. The photometric plan was provided.

As noted on the site plan, one (1) circular sign is planned for the property. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign will be doubled faced and will not be illuminated. A sign example was provided.

Member Casey started attending the meeting remotely again at this time (8:29 p.m.)

The landscaping plan shows five (5) six foot (6') ornamental trees, ten (10) six foot (6') Skyhigh Juniper trees, four (4) six foot (6') Emerald Green Arborvitae, six (6) five (5) gallon Isanti Redtwig Dogwoods, six (6) one (1) gallon Sweet Autumn Clematis, six (6) five (5) gallon Limelight Hydrangea, seven (7) five (5) gallon Vanilla Strawberry Hydrangea, and eight (8) one (1) gallon Kodiak Black Honeysuckle. The floodplain area is planned to have a dry mesic prairie seedmix with wildflowers. IDOT class seedmix 1 is also planned to be installed near the parking lot and between the tent area and new accessory building.

In addition to the plantings, two (2) split rail fences are planned south of the existing septic field and southwest of the temporary tent. Split rail fences are also planned along the outer perimeters of the grass areas east of the existing metal building, between the parking lot and the northern property line and at the northeast corner of the property.

The landscaping plan was provided.

The Petitioners agreed to follow Kendall County's noise regulations. As noted previously, the existing metal building is insulated to reduce noise from escaping the building. All amplified music will cease by 10:00 p.m. Non-amplified music will be allowed as part of wedding ceremonies.

The proposed Findings of Fact for the special use permit were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The 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, landscaping plan, and lighting plan. Proper buffering and noise controls will be necessary to prevent noise from negatively impacting neighboring properties which can be addressed with reasonable conditions on the special use permit.

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 and light created from the proposed use.

However, these negative impacts could be mitigated by restrictions related to hours of operation, number of events, and noise origination requirements within the ordinance granting the special use permit.

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 previously possessed a special use permit for a place of worship and utilities and other necessary facilities were addressed as part of the use of the site as a church. The Petitioner plans to work with the Kendall County Health Department to address the well and septic system. The Petitioner also proposes to widen the driveway.

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. Provided that the variance is approved regarding distance to arterial and collector roads, the special use would conform to the applicable regulations of the district.

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."

The proposed Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The proposed banquet hall is approximately one half (1/2) mile from an arterial or major collector (Grove Road). In 2018, the County granted a similar variance for a banquet hall located approximately one point two (1.2) miles from an arterial roadway.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is not true. Other banquet halls in the rural areas could face similar concerns. The specific number of properties sharing similar characteristics is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners desired to have a banquet hall at the subject property. However, the Petitioners were not responsible for the determining the road classification for Van Dyke Road.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. True, the Kendall County Sheriff's Department, Seward Township, and the Lisbon-Seward Fire Protection District have not expressed any concerns regarding the proposed use being materially detrimental to the public welfare or injurious to other property in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. True, the proposed use will not block light or air from adjacent properties. The proposed use will not cause an increase in congestion on public streets because events will not be held every day. Provided the business allowed by the special use permit follows the restrictions placed on the special use permit, no increase to the danger of fire or the

endangerment of public safety should occur. Data does not exist as to whether the placement of the proposed use will diminish or impair the property values of the properties located in the vicinity of the subject property.

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

1. The site shall be developed substantially in accordance with the site plan, landscaping plan, and photometric plan.
2. A variance to Section 7:01.D.12.a shall be granted to allow the placement of the banquet hall on a non-arterial and non-major collector roadway.
3. A maximum of two hundred (200) guests, vendors, and employees in attendance at a banquet center related event may be on the subject property at a given time.
4. The business allowed by this special use permit may have a maximum of four (4) employees, including the property owners.
5. The subject parcel must maintain a minimum of five (5) acres.
6. The owners of the business allowed by this special use permit may install one (1) sign in substantially the location shown on the site plan. The sign shall look similar to the sign example. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign may be double sided. The sign shall not be illuminated.
7. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
8. 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.

9. No music shall originate outside of any building. This restriction shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of the building. For music originating inside the building, all amplified music shall cease on or before two hours prior to closing.
10. The hours of operation for the business allowed by this special use permit shall be between 9:00 a.m. and 10:00 p.m. on weekdays and between 9:00 a.m. until Midnight on weekends. For the purposes of this ordinance, a weekend shall be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that falls on a Thursday. All other days shall be considered weekdays. Maintenance of the property may occur outside these hours of operation.

11. All guests at events related to the business allowed by this special use permit shall vacate the property no later than one (1) hour prior to the business closure time listed in the previous condition. Vendors and individuals assisting with the cleanup of events must vacate the property by the closure time listed in the previous condition.
12. 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 metal barn.
13. 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.
14. All trash and garbage generated by events associated with the business allowed by this special use permit shall be stored in the trash enclosure shown 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.
15. The subject property shall be landscaped substantially in accordance with the landscaping plan. All landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.
16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
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.

Discussion occurred regarding the sign. Mr. Asselmeier will work with the Petitioners regarding the sign size.

Member Nelson expressed concerns about the noise regulations. He favored residential structure.

Mr. Asselmeier read an email from Doug Wilson. Mr. Wilson objected to the proposal; he had concerns about noise and traffic which will cause a loss in property value. Discussion occurred regarding special uses in the area. It was noted that Mr. Wilson has a special use permit for a helipad.

Chuck Allen agreed with Mr. Wilson and the property is planned to be residential and agricultural, not business. He had concerns about intoxicated drivers on rural roads. He did not believe this use fit with rural atmosphere.

Member Wilson noted that Doug Wilson is her husband.

Member Wilson asked if Seward Township submitted any comments. Mr. Asselmeier responded that Seward Township has not submitted any comments.

Member Wilson stated that her neighbors objected to the proposal because of noise. Member Wilson noted the issues surrounding the Ellis House. Discussion occurred regarding the zoning regulations in relation to the Ellis House because of a legal opinion.

Member Wilson asked about the number of parking spaces. Mr. Asselmeier responded that the Petitioners meet the parking requirement. Jillian Prodehl, Petitioner, emphasized the desire to keep the venue small.

The Petitioners indicated that they intend to live at the property for a long time. Ms. Prodehl noted that the Fire Department responded very quickly.

Member Nelson asked if any complaints had been filed against the church. Mr. Asselmeier said no.

Discussion occurred regarding the activities of the church that use to be at the property. The church previously had events at the property, but did not generate noise.

Discussion occurred regarding ambulance service to the site.

Member Wormley noted that the property is very clean and the property looks great.

Member McCarthy-Lange asked if the meeting with the Health Department has occurred. Ms. Prodehl responded yes and they are working with the Health Department.

Member McCarthy-Lange asked about the new building next to the tent that was identified as private storage. Jamie Prodehl responded that the building will be used for private storage; they do not want their private belongings cluttering the site.

Ms. Prodehl emphasized that the tent will not be their main business. The tent is needed for events where social distancing is required. The tent is a last-case scenario. The tent would not be permanent. The speakers would be pointed towards the building.

Ms. Prodehl highlighted the days of events. Weddings would be on Fridays and Saturdays with brunch weddings on Sundays. Rehearsals would be Tuesdays through Thursdays.

Ms. Vickery felt the proposed use was a good use. Ms. Vickery noted that the nearby church does not have space for receptions.

Chairman Ashton asked why Seward Township had not submitted comments. Ms. Vickery said that she spoke to several Townships Trustees and the Trustees had no objections to the proposal. She did not feel a right-of-way dedication was necessary.

Ms. Prodehl noted that vendors would be properly trained for alcohol sales.

Member Rodriguez noted that the Petitioners live on the property.

Pastor Andrew O'Neal of Christ First Baptist Church expressed support for the proposal. There were no facilities like the proposed facility within forty-five (45) minutes of the Church. He believed the Petitioners have been great neighbors. He noted the improvements the Petitioners have made on the property.

Jessica Nelsen said that her property backs up to the Ellis House. She noted the noise is loud, but not overbearing. She believed the proposed use would be an asset to the community.

Member Wilson asked about the location of weddings on the property. Ms. Prodehl responded that there is a ceremony space on the site plan. The catering would be in a tent. The tent would only be used for social distancing. The Petitioners would not favor using the tent. Weddings can be inside or outside the building; receptions will be in the building.

Member Wilson asked about noise escaping the building through open doors. Mr. Prodehl responded that the intent would be to keep the doors closed as much as possible. Ms. Prodehl provided decibel readings using a Kendall County Sheriff's Department meter. At full capacity with one (1) garage door open, the reading at two hundred feet (200') was fifty-nine (59) dBa. With the door closed, the reading was forty-nine (49) dBa.

Member Wilson said that she has never saw large receptions at the property when it was a church. She noted that church traffic did not decrease speed. She thought that people move into the area for the peace and quiet. She believed the use was appropriate for a business park.

Member McCarthy-Lange asked about Emerson Creek Pottery. Mr. Asselmeier responded that the use was a special use.

Member Casey noted that he was a neighbor and felt the use would be a good fit for the area.

Member Wilson noted that she cannot use her backyard because of her neighbor shooting.

Member Stewart asked about runoff in the area. John Tebrugge, Project Engineer, noted that the property drains to the southwest corner of the property. They are installing an infiltration trench and a seed mix on the southwest corner to help with infiltration.

Member Rodriguez made a motion, seconded by Member Wormley, to recommend approval of the special use permit and variance with the conditions proposed by Staff.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wormley  
Nays (1): Wilson  
Absent (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on March 29, 2021.

#### **CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

#### **NEW BUSINESS**

Chairman Ashton said that the way the meeting had to be run in the room with the size of the crowd was terrible. There was no sound system and attendees could not hear the discussion. The camera situation was bad. He requested that the County spend money to get the room up to standard. Remote attendees were cutting in and out during the meeting. He felt the Commission had been ostracized to the Conference Room.



Member Nelson expressed concerns about the acoustics in the Third Floor Courtroom. He would like the Commission to meet in the County Board Room, unless the County Board Room was not safe.

Member Rodriguez expressed opposition to the Commission meeting in the Conference Room. It was difficult for people attending remotely to hear the meeting at times. There is no pre-screening for people going into the County Board Room.

**OLD BUSINESS**

None

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

Petition 21-03 regarding Woody's Orchard was approved at the County Board.

**OTHER BUSINESS/ANNOUNCEMENTS**

Mr. Asselmeier said there is a request for a special use permit for a winery at 9396 Plattville Road.

**ADJOURNMENT**

Member Nelson made a motion, seconded by Member Rodriguez, to adjourn.

The votes were as follows:

Ayes (10): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Nays (0): None

Absent (0): None

The motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:26 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Exhibits

1. Memo on Petition 21-10 Dated March 17, 2021
2. Certificate of Publication for Petition 21-10 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. March 8, 2021 Email from Chad Feldotto
4. March 8, 2021 Email from Doug Wilson

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 24, 2021**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Jillien Prodehl		
JAMIE PRODEHL		
George Vranas		
Johanna Byram		
Tom Anzick	LESBON TOWNSHIP TRUSTEE	
Kelly Helland		
G.I. Cios		
WANDA HEGAN		

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 24, 2021**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Chuck ala		
Andrew O'Neal PASTOR		
Cathleen Anzek		
Anne Vickery		
JESSICA NEISEN		

## Matt Asselmeier

---

**From:** Chad Feldotto <cfeldotto@oswegolandpd.org>  
**Sent:** Monday, March 8, 2021 10:40 AM  
**To:** Matt Asselmeier  
**Subject:** [External]Land Use Plan Meeting

Hi Matt,

Received your letter on reclassifying land use, in particular our parcel 03-05-230-001. The Oswegoland Park District fully supports this reclassification.

If it would be beneficial to you to have me in attendance to support the measure I will be there. Let me know...makes no difference to me. If not, I or a staff member will join remotely.

### **Chad Feldotto, ASLA PLA**

Director of Parks & Planning | District ADA Coordinator  
Oswegoland Park Foundation Administrator

313 E. Washington St. | Oswego, IL 60543  
p: 630.554.4428 | f: 630.554.1577  
[oswegolandparkdistrict.org](http://oswegolandparkdistrict.org)



INTEGRITY • COLLABORATION • INNOVATION  
*We Create Opportunities for a Healthy Community!*

## Matt Asselmeier

---

**From:** Doug Wilson [REDACTED]  
**Sent:** Monday, March 8, 2021 9:43 AM  
**To:** Matt Asselmeier  
**Subject:** [External]Re: 4405 Van Dyke

Thank you Matt for getting back to me.

I want to formally object to allowing a change in zoning to allow a wedding venue at 4405 Van Dyke Road. I moved here over 28 years ago because it was zoned Agricultural and for the piece and quite. The couple that want

to start a business in our quite community have only been here for a year or less and want to disrupt the quite county setting.

By allowing the change in zoning, this would create extra traffic and excess noise, which would lower the value of my home value. This will have a negative impact on all current homes in this area.

The couple that bought the property knew what the zoning was in this area and it is not fair to the current residence to chance the zoning.

If you want additional information, please contact me.

Thank you.

Doug Wilson  
[REDACTED]

On Mar 8, 2021, at 8:14 AM, Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)> wrote:

Doug:

Please submit your objection to the proposed banquet facility at 4405 Van Dyke Road in writing.

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179



---

---

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

---

---

**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.

#### **HPC**

Though not required by the Kendall County Zoning Ordinance, the Kendall County Historic Preservation reviewed this proposal at their meeting on April 19, 2021. The Petitioner indicated that she will not be making any structural changes to the barn. The Petitioner has installed interior walls and insulation. The Petitioner plans to replace some windows; the windows are not the original windows to the barn. The Petitioner planned to install an entry door where the double doors are located. The Petitioner indicated that her objective was to preserve the rustic atmosphere of the property. The Kendall County Historic Preservation Commission recommended approval of the special use permit with the condition that the barn be preserved by vote of four (4) in favor and zero (0) in opposition. The minutes of the meeting are included as Attachment 10.

#### **GENERAL**

According to the site plan (see Attachment 3), the Petitioner plans to operate the Gilded 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
10. April 10, 2021 Kendall County Historic Preservation Commission Minutes (This Petition Only)



**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

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

FEE PAID: \$350.00 115800  
 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



## **TABLE OF CONTENTS**

<b>1.</b>	Introduction.....	3
<b>2.</b>	Executive Summary.....	4
<b>3.</b>	Company Overview.....	5
<b>4.</b>	Business Description .....	6
<b>5.</b>	Market Analysis .....	8
<b>6.</b>	Operating Plan.....	10
<b>7.</b>	Marketing and Sales Plan....	11
<b>8.</b>	Financial Plan.....	12

## 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 # 54 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



<b>EcoCAT Receipt</b>	<b>Project Code</b> 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.*

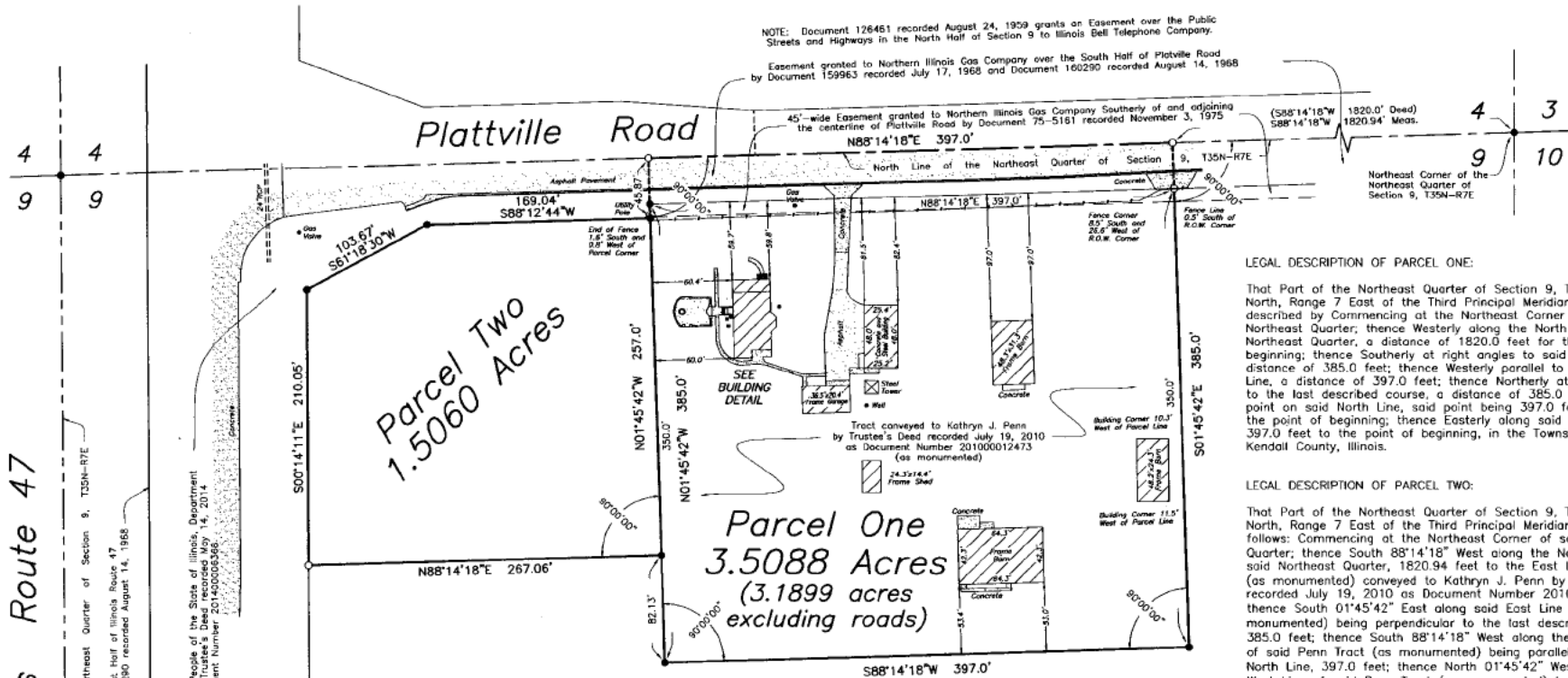
YES

*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

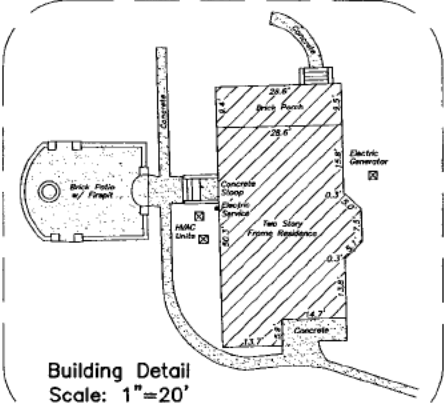


LEGAL DESCRIPTION OF PARCEL ONE:

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.



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

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

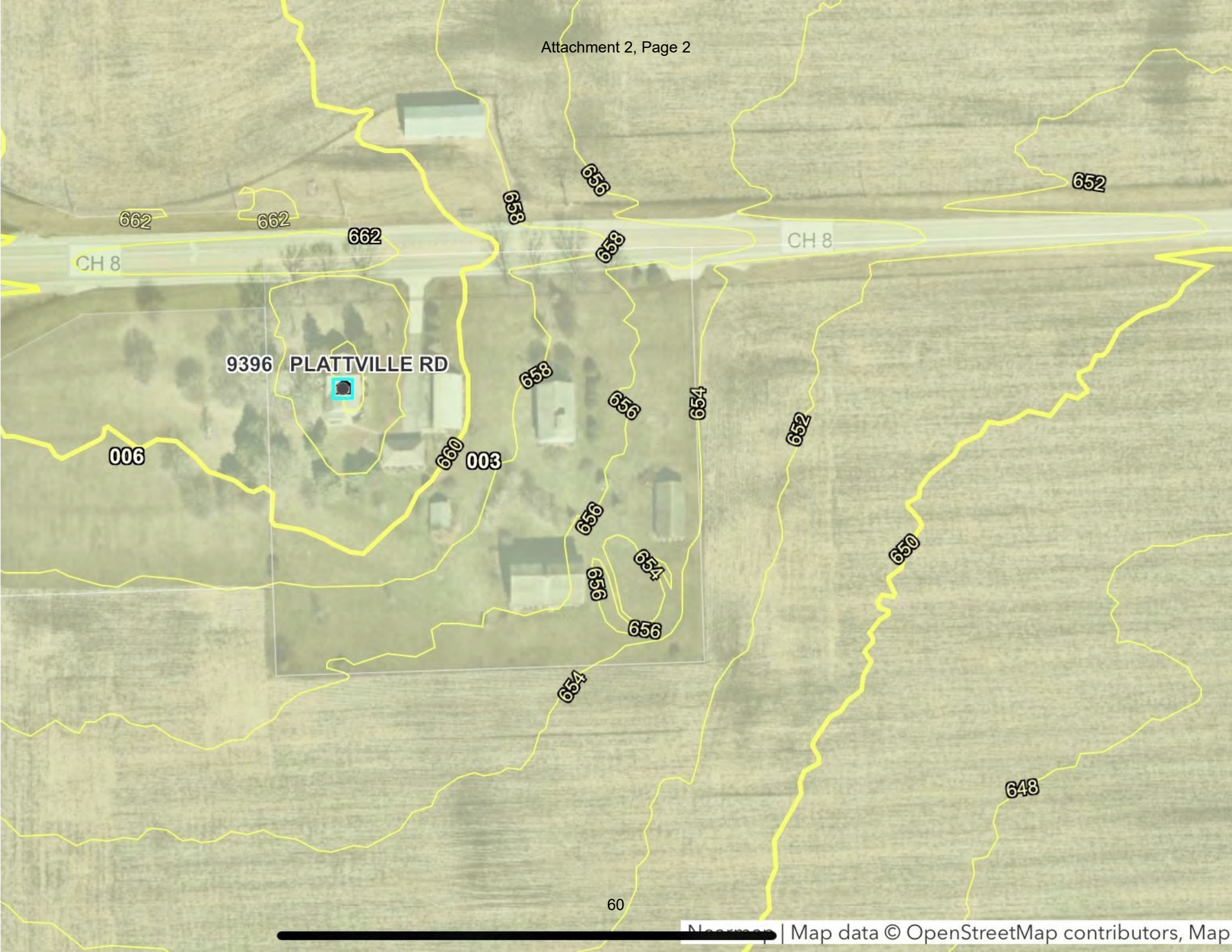
Philip D. Young and Associates, Inc.  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

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

Illinois Route 47

4 4  
9 9

4 3  
9 10



CH 8

CH 8

9396 PLATTVILLE RD



006

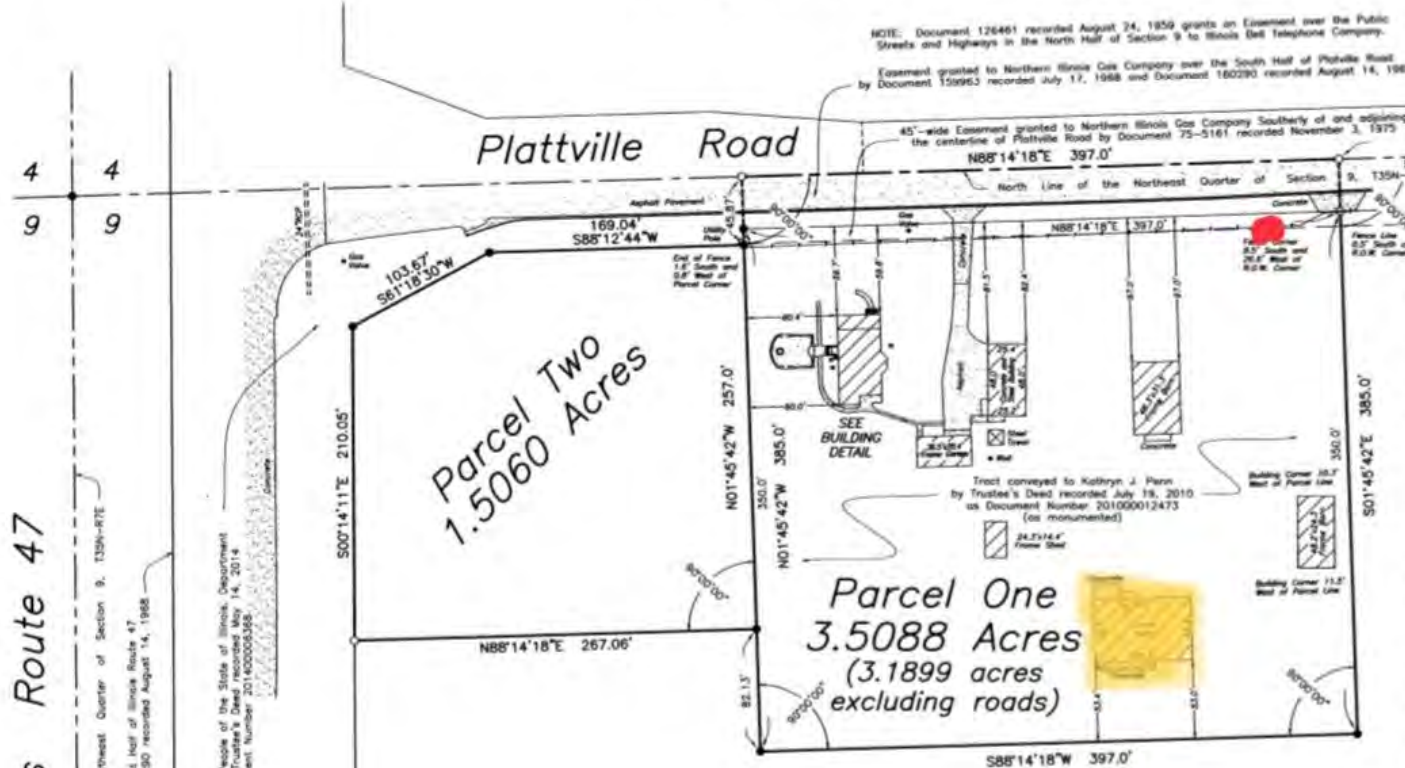
660

003

60

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

Red Dot-Sign Location

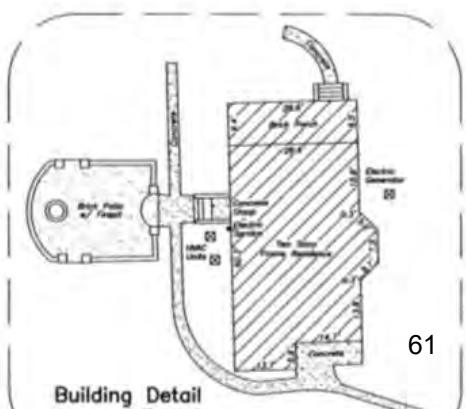


LEGAL DESCRIPTION OF PARCEL ONE:

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 ) 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

Illinois Route 47

4 4  
9 9

4 3  
9 10

SCALE  
1"=60'

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

NOTE: This property is commonly known as 5348 Plattville Road

Plattville  
KS

parking

field

garbage

septic

septic



Plattville Rd

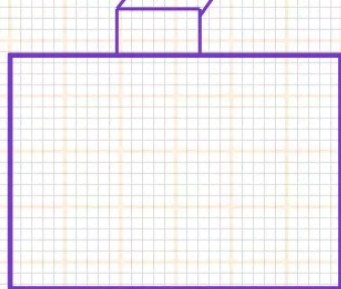
Handicap 2  
12 standard

Parking Lot

64'


64'

Walk way  
to winery



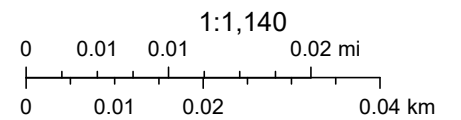


March 22, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



© OpenStreetMap (and) contributors, CC-BY-SA, Map data © OpenStreetMap contributors, Map layer by Esri







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:

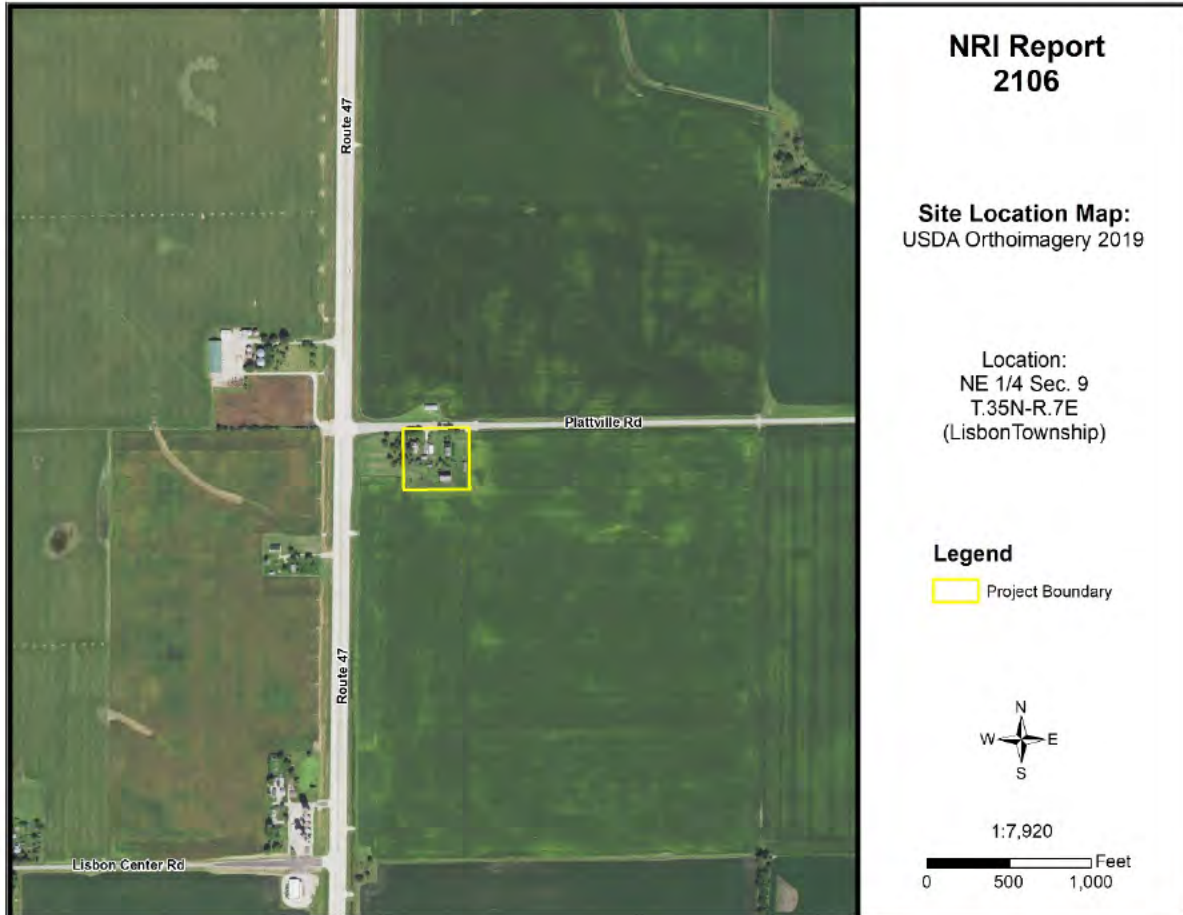
Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski  
Nays (0): None  
Abstain (0): None  
Absent (3): Briganti, Chismark, and Guritz

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)



---

## **TABLE OF CONTENTS**

---

EXECUTIVE SUMMARY .....	1
NATURAL RESOURCE CONSIDERATIONS.....	2
SOIL INFORMATION .....	2
SOIL LIMITATIONS .....	4
KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA).....	10
WETLANDS .....	12
FLOODPLAIN.....	12
SEDIMENT AND EROSION CONTROL.....	13
LAND USE FINDINGS.....	14

---

## **LIST OF FIGURES**

---

FIGURE 1: Soil Map .....	2
FIGURE 2: Soil Limitations .....	6
FIGURE 3A-3D: Maps of Building Limitations .....	7-10
FIGURE 4: Wetland Map – USFWS National Wetland Inventory .....	11
FIGURE 5: FEMA Floodplain Map .....	13

---

## **LIST OF TABLES**

---

TABLE 1: Soils Information .....	2
TABLE 2: Water Features .....	3
TABLE 3: Building Limitations .....	6
TABLE 4A: Land Evaluation Computation .....	11
TABLE 4B: Site Assessment Computation .....	11
TABLE 5: LESA Score Summary .....	11

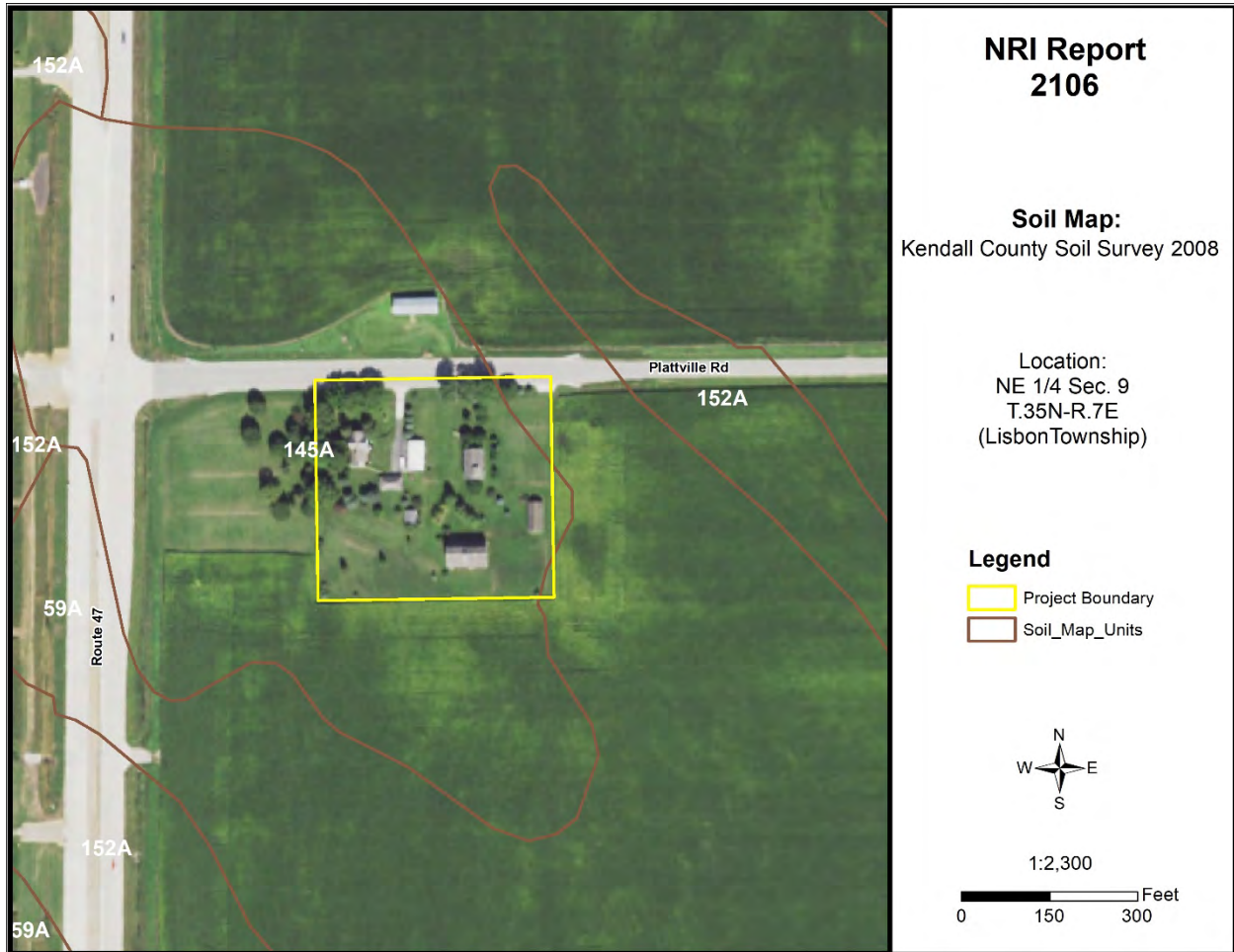
---

## **EXECUTIVE SUMMARY**

---

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,

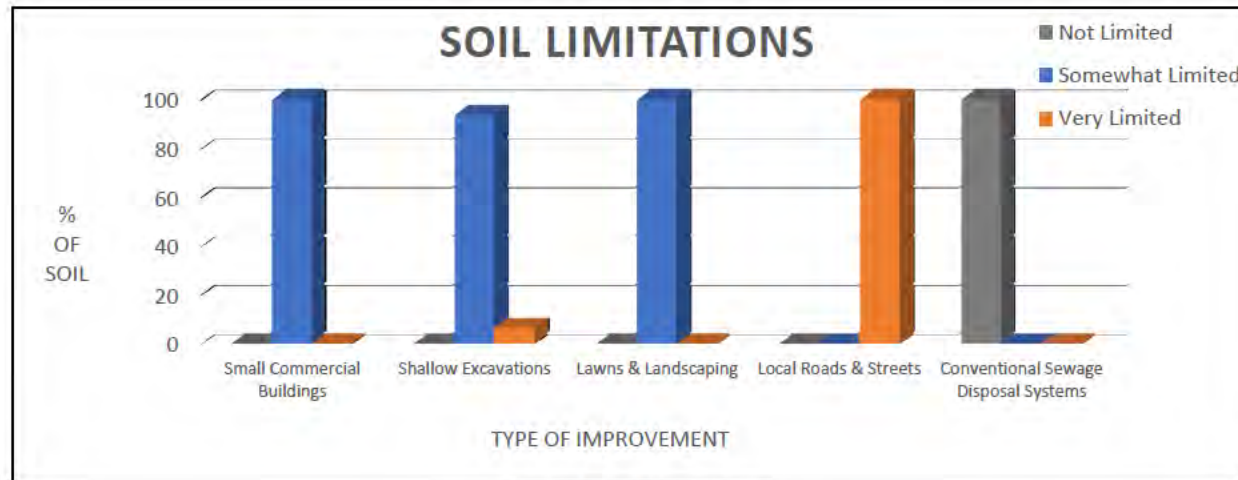
special design, or expensive installation procedures; poor performance and high maintenance can be expected.

**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.

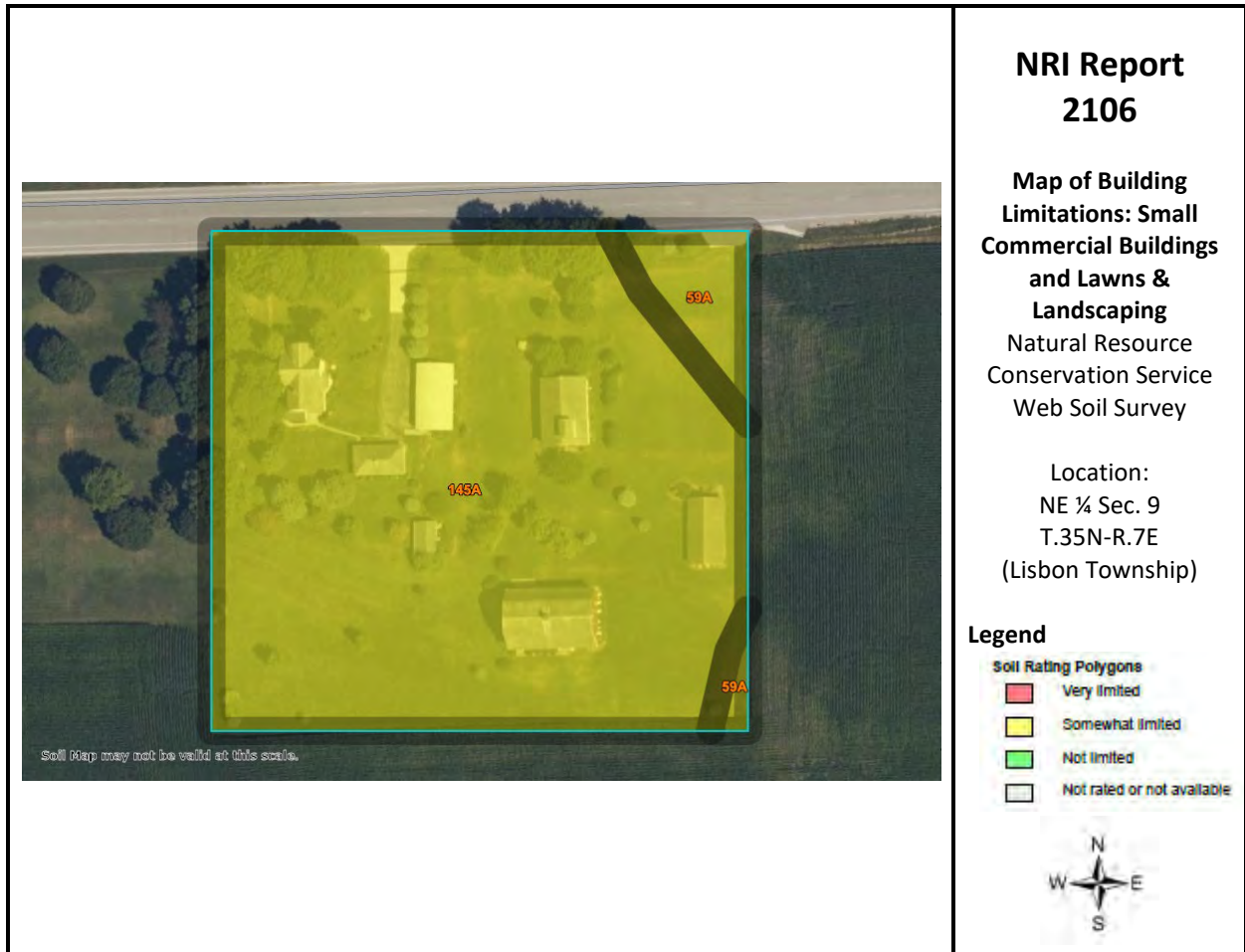
**Table 3: Building Limitations**

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

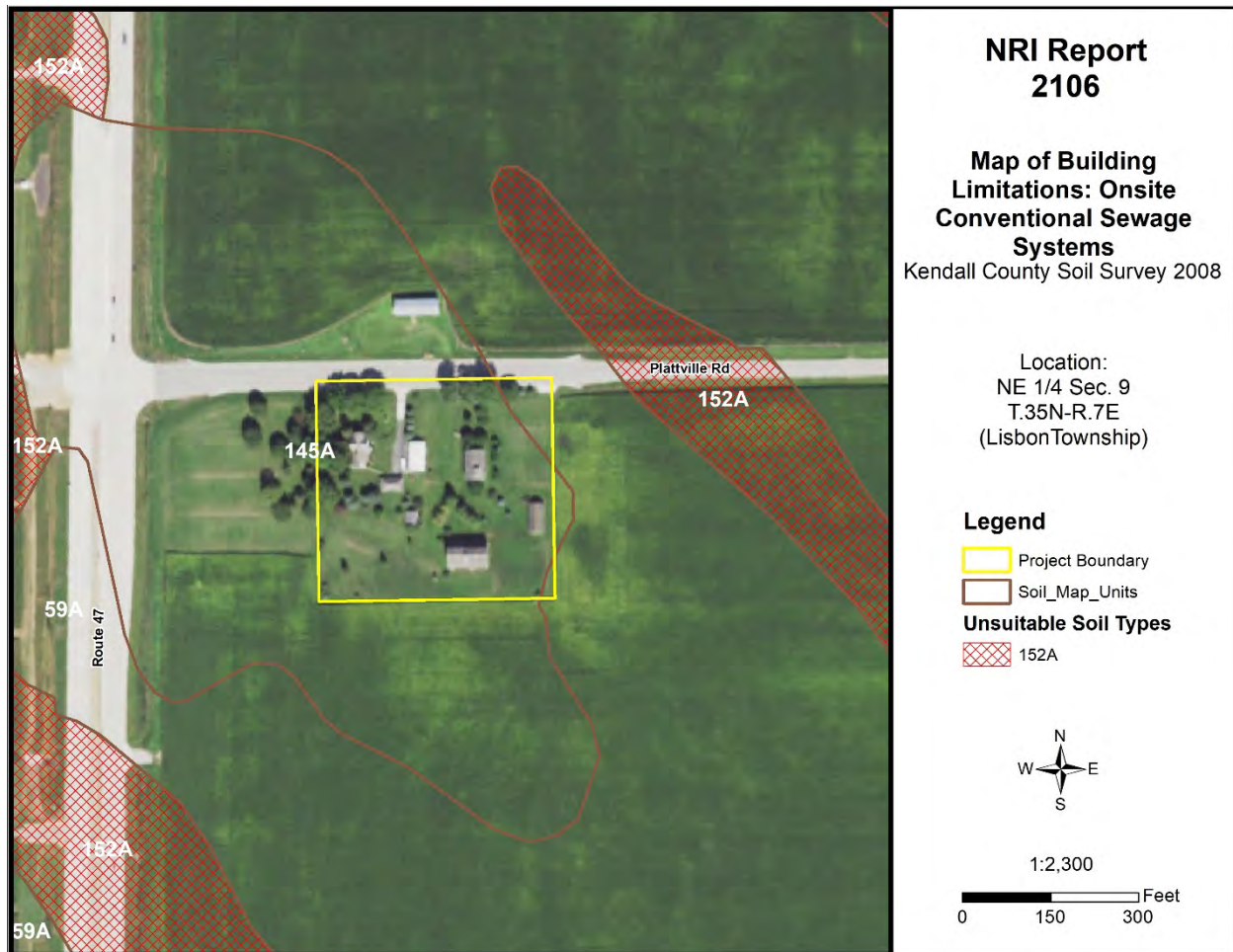




**Figure 3B:** Map of Building Limitations – Shallow Excavations



**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.

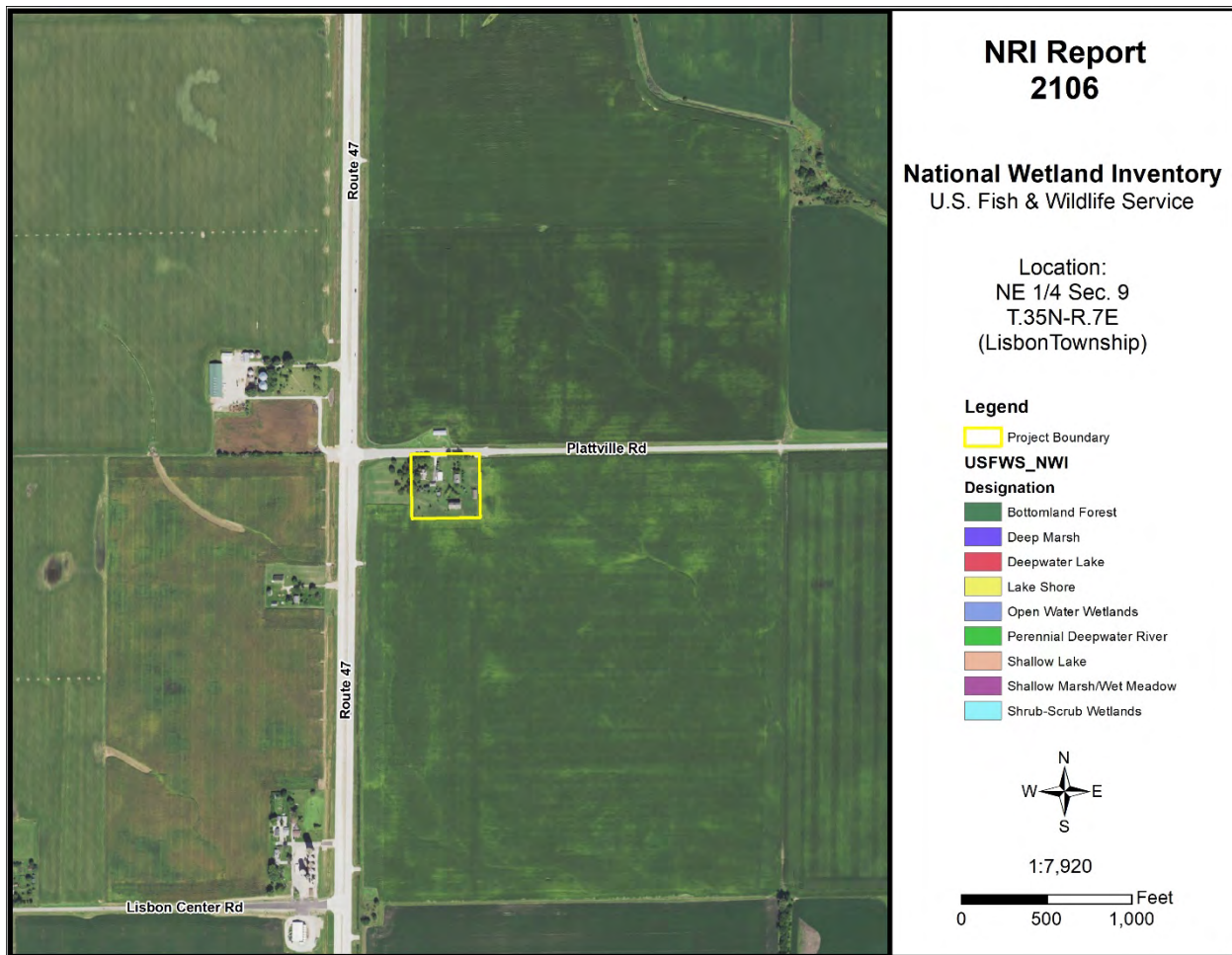


Figure 4: Wetland Map – USFWS National Wetland Inventory

### 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.

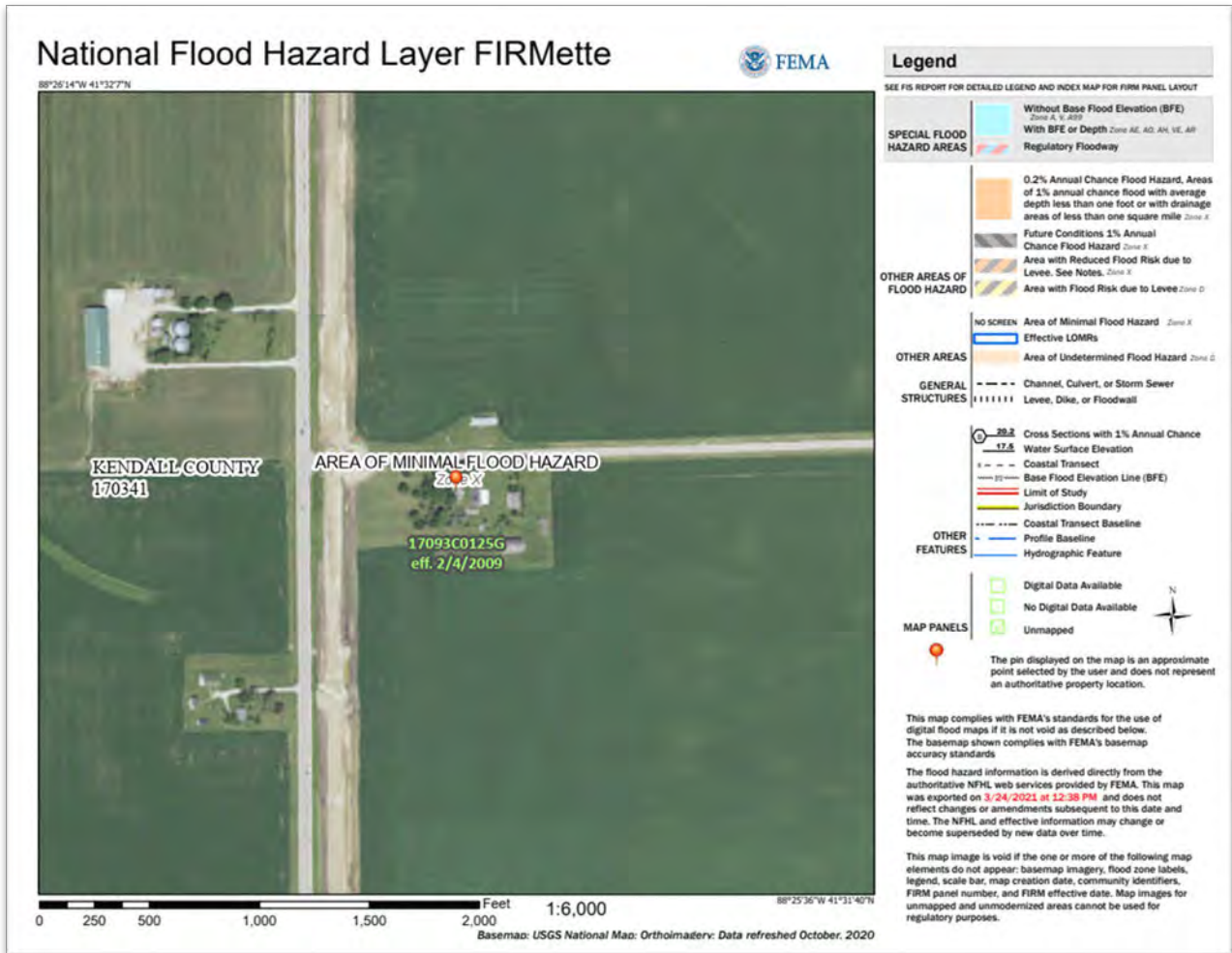


Figure 5: FEMA Floodplain Map

**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**

---

**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



Attachment 10, Page 1  
**KENDALL COUNTY**  
**Historic Preservation Commission**  
*Kendall County Historic Courthouse*  
*Third Floor Courtroom (Hybrid Meeting)*  
*109 W. Ridge Street, Yorkville, Illinois*  
**6:30 p.m.**  
**April 19, 2021-Unofficial Until Approved**

**CALL TO ORDER**

Chairman Jeff Wehrli called the meeting to order at 6:30 p.m.

**ROLL CALL**

Present: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chairwoman) (Attended Remotely), Kristine Heiman (Attended Remotely), and Jeff Wehrli (Chairman)

Absent: None

Also Present: Matt Asselmeier (Senior Planner), Laura Denges (Attended Remotely), and June McCord (Attended Remotely)

**NEW BUSINESS**

*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*

Chairman Wehrli asked if the Petitioner planned to make changes to the inside of the barn. Laura Denges, Petitioner, responded that she built interior walls, but have not made any structural changes to the barn. Her wish was to preserve the barn as much as possible because she would like to keep the rustic atmosphere of the property. The walls are insulated with a drywall frame.

Member Heiman asked about exterior renovations. Ms. Denges responded that exterior renovations included replacing some windows. The windows were previously replaced and the new windows would similar to the ones that were replaced. An entry door would also be added where the double doors were located. The structure would remain the same.

Member Flowers asked about the roofing material. Ms. Denges responded that the roof is a slate tile roof original to the property.

Chairman Wehrli asked Mr. Asselmeier if there was anything the Commission could do to assist the Petitioner. Mr. Asselmeier responded the Petitioner could apply to landmark the property or apply for historic tax credits since the property will be used for a commercial purpose.

Member Bernacki asked about timing for requesting financial incentives. Mr. Asselmeier responded, based on the Petitioner's proposed plans for the property, the timing was not sensitive.

Chairman Wehrli made a motion, seconded by Member Bernacki to recommend approval of the special use permit on the condition that the barn is preserved as discussed.

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 Regional Planning Commission on April 28, 2021.

Plattville Mayor June McCord attended the meeting during the next agenda item and left the meeting without providing comments regarding the special use request.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Chairman Wehrli 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 7:16 p.m.

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