



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-15

**Bonnie R. Johnson on Behalf of the Bonnie R. Johnson Trust
A-1 Conditional Use Permit for Agricultural Labor Housing**

INTRODUCTION

The Petitioner would like to construct one (1) structure for agricultural labor housing on the subject property. The proposed structure will be a pole building with living quarters in one (1) end and a shop with equipment storage in the other end of the building. The agricultural laborer will assist with the required conservation practices applicable to the property, which is enrolled in the Illinois Forestry Program through the Illinois Department of Natural Resources and in the Conservation Reserve Program through the Natural Resource Conservation Service (NRCS)

The application materials are included as Attachment 1. The site plan is included as Attachment 2. The proposed conditional use permit is included as Attachment 3.

SITE INFORMATION

PETITIONER: Bonnie R. Johnson on Behalf of the Bonnie R. Johnson Trust

ADDRESS: 15402 B Lisbon Center Road, Newark

LOCATION: Southeast Corner of the Intersection of Lisbon Center and Sleezer Roads



TOWNSHIP: Big Grove

PARCEL #: 07-09-400-027

LOT SIZE: 15.16 +/- Acres

EXISTING LAND USE: Agricultural/Farmstead

ZONING: A-1

LRMP: Future Land Use	Agricultural
Roads	Lisbon Center Road is a Township maintained local road.
Trails	None
Floodplain/Wetlands	There are no floodplains on the property. There is not a wetland on the property; there is a wetland (pond) on the property to the north.

REQUESTED ACTIONS: Conditional Use Permit for Agricultural Labor Housing

APPLICABLE REGULATIONS: Section 7:01.E – A-1 Conditional Uses

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural and Pond	A-1	Agricultural	A-1
South	Agricultural	A-1	Agricultural	A-1
East	Agricultural and Wooded	A-1	Agricultural	A-1
West	Agricultural	A-1	Agricultural	A-1 and A-1 BP

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report not required.

NATURAL RESOURCES INVENTORY

The NRI application was submitted on July 15, 2022, see Attachment 1, Pages 14 and 15.

GENERAL INFORMATION

The Kendall County Zoning Ordinance, in Section 7:01.E.2, places the following requirements on conditional use permits for agricultural labor housing:

1. Shall be used in connection with an agricultural purpose as defined in State Statute 55ILCS 5/5-12001 as here after amended.
2. Shall meet all requirements of the Kendall County Health Department.
3. Shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and immediate family.
4. Shall meet all required setbacks and minimum lot size.

The Petitioner agreed to the above conditions per Attachment 3.

Per the site plan (Attachment 2), the proposed building will be at least seventy-nine feet (79') away from the eastern property line.

There are two (2) existing homes on the property.

BUILDINGS AND BUILDING CODES

The structure would be built with an agricultural exempt permit.

ENVIRONMENTAL HEALTH

The site plan (Attachment 2) shows a new septic field northwest of the proposed structure. The new structure would utilize the existing well. Other utilities would be extended from the existing house to the new structure.

STORMWATER

No issues.

ACCESS

The new structure would utilize the existing driveway.

LIGHTING

Any lighting would be for residential purposes.

SIGNAGE

Any signage would be for residential purposes.

SECURITY

No information was provided regarding security.

LANDSCAPING

No changes to the existing landscaping was planned.

NOISE CONTROL

No issues regarding noise were foreseen.

ODORS

No odor causing activities were foreseen at the property.

RECOMMENDATION

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

1. The site shall be developed in substantially in accordance with the attached site plan (Attachment 2).

2. The use shall be used in connection with an agricultural purpose as defined in State Statute 55 ILCS 5/5-12001 as here after amended.
3. The use shall meet all requirements of the Kendall County Health Department.
4. The use shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and their immediate family.
5. The use shall meet all required setbacks and minimum lot size.
6. The property owner and residents of the use allowed by this conditional use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the conditional use permit.
8. 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 (Including NRI Application and Affidavit)
2. Site Plan
3. Draft Conditional Use Permit



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

CONDITIONAL USE APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT		
Bonnie R. Johnson		
CURRENT LANDOWNER/NAME(S)		
Bonnie R. Johnson Trust		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
15.16	15402 Bluebonnet Center Rd Newark IL	07-09-400-027
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Home, Farm Buildings, Farmland	605A1	
REQUESTED ACTION (Check All That Apply): YOU MUST MEET ALL CONDITIONS LISTED IN THE ORDINANCE TO QUALIFY		
<input type="checkbox"/> SMALL WIND ENERGY SYSTEM	<input type="checkbox"/> BUYING AND SELLING OF LIVESTOCK	<input type="checkbox"/> RIDING STABLES
<input type="checkbox"/> ECHO HOUSING	<input type="checkbox"/> TRUCK/TRACTOR AMUSEMENTS	<input type="checkbox"/> FEED YARDS
<input type="checkbox"/> ACCESSORY AGRICULTURAL SERVICES	<input type="checkbox"/> GUEST HOUSE	<input type="checkbox"/> PUBLIC 911 SAFETY TOWER
<input checked="" type="checkbox"/> AGRICULTURAL LABOR HOUSING	<input type="checkbox"/> MODEL HOME	<input type="checkbox"/> SINGLE FAMILY DWELLING
<input type="checkbox"/> HOME-BASED FOOD OPERATION	<input type="checkbox"/> DRY CLEANER	<input type="checkbox"/> PLACES OF WORSHIP
<input type="checkbox"/> SCHOOL	<input type="checkbox"/> CONSTRUCTION SERVICES	<input type="checkbox"/> LAUNDRYMAT (SELF-SERVICE)
<input type="checkbox"/> ELECTRICAL APPLIANCE STORE	<input type="checkbox"/> LABORATORIES	<input type="checkbox"/> CONTRACTOR'S OFFICE
<input type="checkbox"/> ENCLOSED SELF-SERVICE STORAGE	<input type="checkbox"/> PROCESSING OR ASSEMBLY	<input type="checkbox"/> OUTDOOR DISPLAY
PRIMARY CONTACT		
EMAIL	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT
[Redacted]	[Redacted]	Bonnie R. Johnson
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[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.		
SIGNATURE OF APPLICANT	DATE	
[Redacted]	7/12/22	

FEE PAID: \$ 100.00
 CHECK # [Redacted]

¹Primary Contact will receive all correspondence from County

LEGAL DESCRIPTION OF 28.3012-ACRE TRACT TO BE REZONED:

That part of the South Half of Section 9 and that part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South $13^{\circ}12'22''$ West, along the West Line of Lot 7 of said Section, 794.38 feet; thence North $88^{\circ}15'49''$ East, 859.40 feet for the point of beginning; thence South $88^{\circ}15'49''$ West, 859.40 feet to said West Line of Lot 7; thence South $13^{\circ}12'22''$ West, along said West Line of Lot 7, a distance of 135.25 feet to an iron pipe on the North Line of Lot 15 of said Section; thence North $89^{\circ}31'58''$ East, 1195.67 feet; thence North $08^{\circ}46'01''$ East, 1335.76 feet to an iron pipe on the East Line of Lot 48 of said Section 9; thence North $08^{\circ}46'01''$ East, along said East Line, 620.06 feet to an iron pipe; thence North $80^{\circ}40'14''$ West, along the North Line of said Lot 48 of said Section, 332.32 feet to an iron pipe on the East Line of Lot 38 of said Section; thence North $07^{\circ}17'31''$ East, along said East Line, 1113.45 feet to the Northeast Corner of Lot 10 of said Section; thence North $81^{\circ}48'53''$ West, along the North Line of said Lot 10, a distance of 287.91 feet to an iron pipe at the Southeast Corner of Lot 11 of said Section; thence North $07^{\circ}05'40''$ East, along the East Line of said Lot 11, a distance of 151.11 feet to the South Right-of-Way Line of Lisbon Center Road; thence South $84^{\circ}17'49''$ West, along said South Right-of-Way Line, 256.0 feet; thence South $07^{\circ}17'31''$ West, 845.36 feet; thence South $81^{\circ}48'53''$ East, 87.85 feet; thence South $07^{\circ}17'31''$ West, 513.74 feet; thence South $80^{\circ}40'14''$ East, 302.35 feet; thence South $33^{\circ}14'30''$ East, 133.50 feet; thence South $02^{\circ}13'30''$ West, 184.0 feet; thence South $08^{\circ}45'25''$ West, 471.51 feet; thence South $81^{\circ}13'59''$ East, 205.44 feet; thence South $08^{\circ}46'01''$ West, 911.94 feet to a line drawn North $88^{\circ}15'49''$ East from the point of beginning; thence South $88^{\circ}15'49''$ West, 167.34 feet to the point of beginning;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

That Part of the Southeast Quarter of Section 9, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the intersection of the South Line of Lisbon Center Road and the East Line of Lot 11 of said Southeast Quarter of Section 9; thence South $84^{\circ}17'49''$ West, along said South Line of Lisbon Center Road, 227.0 feet for the point of beginning; thence South $84^{\circ}17'49''$ West, along said South Line, 29.0 feet; thence South $07^{\circ}17'31''$ West, 757.76 feet; thence South $82^{\circ}42'29''$ East, 124.70 feet; thence South $10^{\circ}39'51''$ East, 298.0; thence North $85^{\circ}32'10''$ East, 181.50 feet; thence North $07^{\circ}17'31''$ East, 218.50 feet; thence North $82^{\circ}42'29''$ West, 133.90 feet; thence northwesterly, along a curve to the left with a radius of 92.0 feet and a chord bearing North $41^{\circ}40'25''$ West, 95.72 feet, an arc distance of 100.66 feet; thence North $73^{\circ}01'07''$ West, 120.50 feet; thence northwesterly and northerly along a curve to the right with a radius of 45.50 feet and a chord bearing North $32^{\circ}36'50''$ West, 58.98 feet, an arc distance of 64.17 feet; thence North $07^{\circ}47'28''$ East, 322.0 feet; thence North $07^{\circ}01'58''$ East, 101.0 feet; thence North $05^{\circ}57'07''$ East, 241.0 feet to the point of beginning, all in Big Grove Township, Kendall County, Illinois.



To The Recorder of Deeds
Kendall County, Illinois

201700011046

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 7/18/2017 8:12 AM
PTR: 45.00
PAGES: 18

This document is being re-recorded
to correct a scrivener's error in
the Tract 1 legal description in the Deed recorded
6/2/2017 as Document #201700008216

PREPARED BY:

Diane Yohnka Jorstad, Attorney
Hynds, Yohnka, Bzdill & McInerney, LLC
P.O. Box 685, 105 W. Main Street
Morris, IL 60450

AFTER RECORDING RETURN TO:

Hynds, Yohnka, Bzdill & McInerney, LLC
P.O. Box 685, 105 W. Main Street
Morris, IL 60450



201700000216

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 6/2/2017 8:33 AM
LTR: 52.00 AHSPS FEE: 10.00
PAGES: 7

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, **JEFFREY B. JOHNSON** and **BONNIE R. JOHNSON**, husband and wife, of [REDACTED], [REDACTED] for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quitclaim unto **BONNIE R. JOHNSON**, her successor or successors as Trustee under the provisions of a trust agreement dated the 1st day of June, 2017, and known as the **BONNIE R. JOHNSON TRUST**, Grantee, of [REDACTED] [REDACTED] all interest in the following described real estate in the County of Kendall, State of Illinois, to-wit:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times

hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner or fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of

the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 1st day of June, 2017.

[Redacted Signature]
Jeffrey B. Johnson

[Redacted Signature]
Bonnie R. Johnson

STATE OF ILLINOIS,)
 : ss.
County of Grundy.)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey B. Johnson and Bonnie R. Johnson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 1st day of June, 2017.

[Redacted Signature]
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

Diane Yohnka Jorstad, Attorney at Law
105 W. Main Street, P.O. Box 685
Morris, Illinois 60450

AFTER RECORDING MAIL THIS INSTRUMENT TO:

Hynds, Yohnka, Bzdill & McInerney, LLC
P.O. Box 685
Morris, Illinois 60450

MAIL TAX BILLS TO:

Bonnie R. Johnson, Trustee



Exempt pursuant to 35 ILCS 200/31-45 paragraph e, Real Estate Transfer Tax Law



Buyer, Seller or Representative

Date: June 1, 2017

TRACT 1: THAT PART OF THE SOUTH 1/2 OF SECTION 9 AND THAT PART OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF LOT 7 OF SAID SECTION, 794.38 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST 859.40 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 859.40 FEET TO SAID WEST LINE OF LOT 7; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST, ALONG SAID WEST LINE OF LOT 7, A DISTANCE OF 135.25 FEET TO AN IRON PIPE ON THE NORTH LINE OF LOT 15 OF SAID SECTION; THENCE NORTH 89 DEGREES 31 MINUTES 58 SECONDS EAST, 1195.67 FEET; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, 1335.76 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 48 OF SAID SECTION 9; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, 620.06 FEET TO AN IRON PIPE; THENCE NORTH 80 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 48 OF SAID SECTION, 832.32 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 38 OF SAID SECTION; THENCE NORTH 07 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, 1113.45 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID SECTION; THENCE NORTH 81 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 287.91 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF LOT 11 OF SAID SECTION; THENCE NORTH 07 DEGREES 05 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 151.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LISBON CENTER ROAD; THENCE SOUTH 84 DEGREES 17 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 256.0 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 845.36 FEET; THENCE SOUTH 81 DEGREES 48 MINUTES 53 SECONDS EAST, 87.85 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 513.74 FEET; THENCE SOUTH 80 DEGREES 40 MINUTES 14 SECONDS EAST, 302.35 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 30 SECONDS EAST, 133.50 FEET; THENCE SOUTH 02 DEGREES 13 MINUTES 30 SECONDS WEST, 184.0 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 25 SECONDS WEST, 471.51 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 59 SECONDS EAST, 205.44 FEET; THENCE SOUTH 08 DEGREES 46 MINUTES 01 SECONDS WEST, 911.94 FEET TO A LINE DRAWN NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 167.34 FEET TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LISBON CENTER ROAD AND THE EAST LINE OF LOT 11 OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE OF LISBON CENTER ROAD, 227.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE, 29.0 FEET; THENCE SOUTH 07°17'31" WEST, 845.36 FEET; THENCE SOUTH 81°48'53" EAST, 87.85 FEET; THENCE SOUTH 07°17'31" WEST, 513.74 FEET; THENCE SOUTH 80°40'14" EAST, 306.62 FEET; THENCE NORTH 07°17'31" EAST, 585.60 FEET; THENCE NORTH 82°42'29" WEST, 133.90 FEET; THENCE

~~NORTHWESTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 92.0 FEET AND A CHORD BEARING NORTH 41°40'25" WEST, 95.72 FEET, AN ARC DISTANCE OF 100.66 FEET; THENCE NORTH 73°01'07" WEST, 120.50 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 45.50 FEET AND A CHORD BEARING NORTH 32°36'50" WEST, 58.98 FEET, AN ARC DISTANCE OF 64.17 FEET; THENCE NORTH 07°47'28" EAST, 322.0 FEET; THENCE NORTH 07°01'58" EAST, 101.0 FEET; THENCE NORTH 05°57'07" EAST, 241.0 FEET TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.~~

Common Address: Lisbon Center Rd., Newark, IL

~~PINS: 07-09-400-025, 07-09-400-027, 07-09-400-029, 07-09-400-031, 07-09-400-033, 07-09-400-019 and 07-16-200-023~~

TRACT 2: LOTS 36 AND 37 AND THAT PART OF LOTS 28 AND 34 IN THE EAST HALF OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LISBON CENTER ROAD AND THE WEST LINE OF SAID LOT 28; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, 152.54 FEET; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, WHICH FORMS AN ANGLE OF 179°28'54" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 344.58 FEET; THENCE SOUTHERLY, ALONG A LINE WHICH FORMS AN ANGLE OF 87°21'24" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 769.77 FEET TO THE SOUTH LINE OF SAID LOT 34; THENCE WESTERLY, ALONG SAID SOUTH LINE, WHICH FORMS AN ANGLE OF 79°47'21" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 207.14 FEET TO AN IRON PIPE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 36 WHICH FORMS AN ANGLE OF 90°59'03" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 771.79 FEET TO AN IRON PIPE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 36; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 36 WHICH FORMS AN ANGLE OF 91°39'41" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 236.33 FEET TO AN IRON PIPE MONUMENT; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 36 AND SAID LOT 37 WHICH FORMS AN ANGLE OF 176°40'39" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 332.32 FEET TO AN IRON PIPE MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 37 AND SAID LOT 34 WHICH FORMS AN ANGLE OF 92°02'15" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 1100.45 FEET TO AN IRON PIPE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 34; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 34, WHICH FORMS AN ANGLE 88°44'10" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 153.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 28 WHICH FORMS AN ANGLE OF 88°43'53" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 309.27 FEET TO THE POINT OF BEGINNING, IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Common Address: Lisbon Center Rd., Newark, IL 60541

PIN: 07-09-400-023

REVISED TRACT 1 LEGAL DESCRIPTION

TRACT 1: THAT PART OF THE SOUTH 1/2 OF SECTION 9 AND THAT PART OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF LOT 7 OF SAID SECTION, 794.38 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST 859.40 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 859.40 FEET TO SAID WEST LINE OF LOT 7; THENCE SOUTH 13 DEGREES 12 MINUTES 22 SECONDS WEST, ALONG SAID WEST LINE OF LOT 7, A DISTANCE OF 135.25 FEET TO AN IRON PIPE ON THE NORTH LINE OF LOT 15 OF SAID SECTION; THENCE NORTH 89 DEGREES 31 MINUTES 58 SECONDS EAST, 1195.67 FEET; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, 1335.76 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 48 OF SAID SECTION 9; THENCE NORTH 08 DEGREES 46 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, 620.06 FEET TO AN IRON PIPE; THENCE NORTH 80 DEGREES 40 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 48 OF SAID SECTION, 332.32 FEET TO AN IRON PIPE ON THE EAST LINE OF LOT 38 OF SAID SECTION; THENCE NORTH 07 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, 1113.45 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID SECTION; THENCE NORTH 81 DEGREES 48 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 287.91 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF LOT 11 OF SAID SECTION; THENCE NORTH 07 DEGREES 05 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 151.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LISBON CENTER ROAD; THENCE SOUTH 84 DEGREES 17 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 256.0 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 845.36 FEET; THENCE SOUTH 81 DEGREES 48 MINUTES 53 SECONDS EAST, 87.85 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 31 SECONDS WEST, 513.74 FEET; THENCE SOUTH 80 DEGREES 40 MINUTES 14 SECONDS EAST, 302.35 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 30 SECONDS EAST, 133.50 FEET; THENCE SOUTH 02 DEGREES 13 MINUTES 30 SECONDS WEST, 184.0 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 25 SECONDS WEST, 471.51 FEET; THENCE SOUTH 81 DEGREES 13 MINUTES 59 SECONDS EAST, 205.44 FEET; THENCE SOUTH 08 DEGREES 46 MINUTES 01 SECONDS WEST, 911.94 FEET TO A LINE DRAWN NORTH 88 DEGREES 15 MINUTES 49 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 15 MINUTES 49 SECONDS WEST, 167.34 FEET TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LISBON CENTER ROAD AND THE EAST LINE OF LOT 11 OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE OF LISBON CENTER ROAD, 227.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 84°17'49" WEST, ALONG SAID SOUTH LINE, 29.0 FEET; THENCE SOUTH 07°17'31" WEST, 757.76 FEET; THENCE SOUTH 82°42'29" EAST, 124.70 FEET; THENCE SOUTH 10°39'51" EAST, 298.0; THENCE NORTH 85°32'10" EAST, 181.50 FEET; THENCE NORTH 07°17'31" EAST, 218.50 FEET; THENCE NORTH 82°42'29" WEST, 133.90 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 92.0 FEET AND A CHORD BEARING

NORTH 41°40'25" WEST, 95.72 FEET, AN ARC DISTANCE OF 100.66 FEET;
THENCE NORTH 73°01'07" WEST, 120.50 FEET; THENCE NORTHWESTERLY AND
NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 45.50 FEET AND
A CHORD BEARING NORTH 32°36'50" WEST, 58.98 FEET, AN ARC DISTANCE OF
64.17 FEET; THENCE NORTH 07°47'28" EAST, 322.0 FEET; THENCE NORTH
07°01'58" EAST, 101.0 FEET; THENCE NORTH 05°57'07" EAST, 241.0 FEET
TO THE POINT OF BEGINNING IN BIG GROVE TOWNSHIP, KENDALL COUNTY,
ILLINOIS.

Common Address: Lisbon Center Road, Newark, IL
PINs: 07-09-400-025, 07-09-400-027, 07-09-400-029, 07-09-400-
031, 07-09-400-033, 07-09-400-019 and 07-16-200-023

**RECORD OF DEEDS
AFFIDAVIT - METES AND BOUNDS**

STATE OF ILLINOIS) SS.
COUNTY OF GRUNDY)

Jeffrey B. Johnson, being duly sworn on oath, deposes and states that he resides at [REDACTED]

That the attached deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons:

- 1. **The sale or exchange is of an entire tract of land not being a larger tract of land.**
- 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

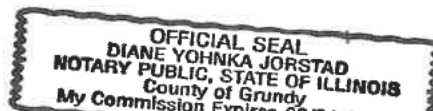
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois to accept the attached deed for recording.

[REDACTED]
Jeffrey B. Johnson

Subscribed and sworn to before me this 1st day of June, 2017.

[REDACTED]
Notary Public



KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant BONNIE R. JOHNSON TRUST
Address [REDACTED]
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought CONDITIONAL USE PERMIT

3. Nature of Applicant: (Please check one)

- Natural Person (a)
- Corporation (b)
- Land Trust/Trustee (c)
- Trust/Trustee (d)
- Partnership (e)
- Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>BONNIE R. JOHNSON</u>	[REDACTED]	<u>100%</u>

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

BONNIE R. JOHNSON, TRUSTEE [REDACTED]

I, [REDACTED], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 12th day of July, A.D. 2022

(seal)



[REDACTED]
Notary Public



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: BONNIE R JOHNSON TRUST Contact Person: BONNIE JOHNSON, TRUSTEE
Address: [Redacted]
City, State: [Redacted]
Phone Number: [Redacted]
Email: [Redacted]

How would you like to receive a copy of the NRI Report? [X] Email [X] Mail

Site Location & Proposed Use

Township Name BIG GROVE Township N, Range E, Section(s)
Parcel Index Number(s) 07-69-400-019, 025, 027, 029, 031, 033; 07-16-200-023
Project or Subdivision Name N/A Number of Acres 48
Current Use of Site AG Proposed Use AG LABOR HOUSING, FARM SHOP
Proposed Number of Lots N/A Proposed Number of Structures 1
Proposed Water Supply WELL (EXISTING) 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)
[X] Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: KENDALL

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

- [X] 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.)

Table with 2 columns: Fee description, Amount. Row 1: Fee for first five acres and under \$ 375.00. Row 2: Additional Acres at \$18.00 each \$. Row 3: Total NRI Fee \$.

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[Redacted Signature] Date 7/15/22

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

FOR OFFICE USE ONLY

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

As trustee of the Bonnie R Johnson Trust, I am applying for a Conditional Use Permit to allow Ag Labor Housing on the property of the trust. Portions of the subject property are enrolled in the Illinois Forestry program and in CRP. Because of unanticipated medical issues it will become necessary to procure a source of outside labor to assist in performing the scheduled practices required to comply with the programs, and to reach and maintain my goals of establishing the highest level possible of Natural Resource Management for this property.

The proposed housing unit will be in half of a pole building, the other half will be used as a shop/equipment storage area.

As shown on the accompanying drawing, the building site is currently a grassy area adjacent to an existing barn; it does not reduce the acreage of CRP fields or woodlands.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

CONDITIONAL USE PERMIT

This CONDITIONAL USE PERMIT is for the purpose of operating Agricultural Labor Housing in the A-1 zoning district.

NAME(S): *BONNIE R. JOHNSON TRUST, BONNIE R. JOHNSON, TRUSTEE*
PIN(S): *07-09-400-027*
ADDRESS: *15402B LISBON CENTER RD. NEWARK, IL 60541*

The petitioners agree to the following terms and conditions on the conditional use:

1. The Agricultural Labor Housing shall be used in connection with an agricultural purposed as defined in State Statute 55 ILCS 5/5-12001, as hereafter amended.
2. The Agricultural Labor Housing shall meet all requirements of the Kendall County Health Department.
3. The Agricultural Labor Housing shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman, and immediate family.
4. The Agricultural Labor Housing shall meet all required setbacks and minimum lot size of the Agricultural District.

*Subscribed and sworn to before me
this 12th day of July, 2022*

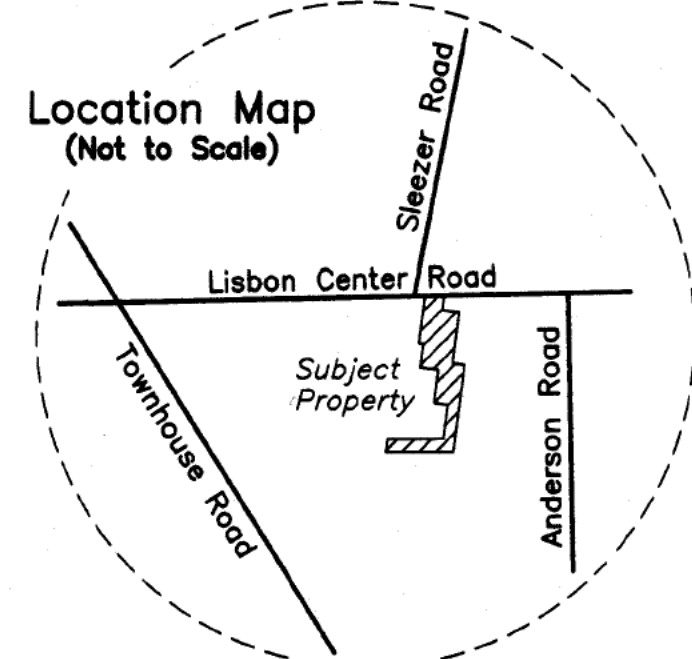
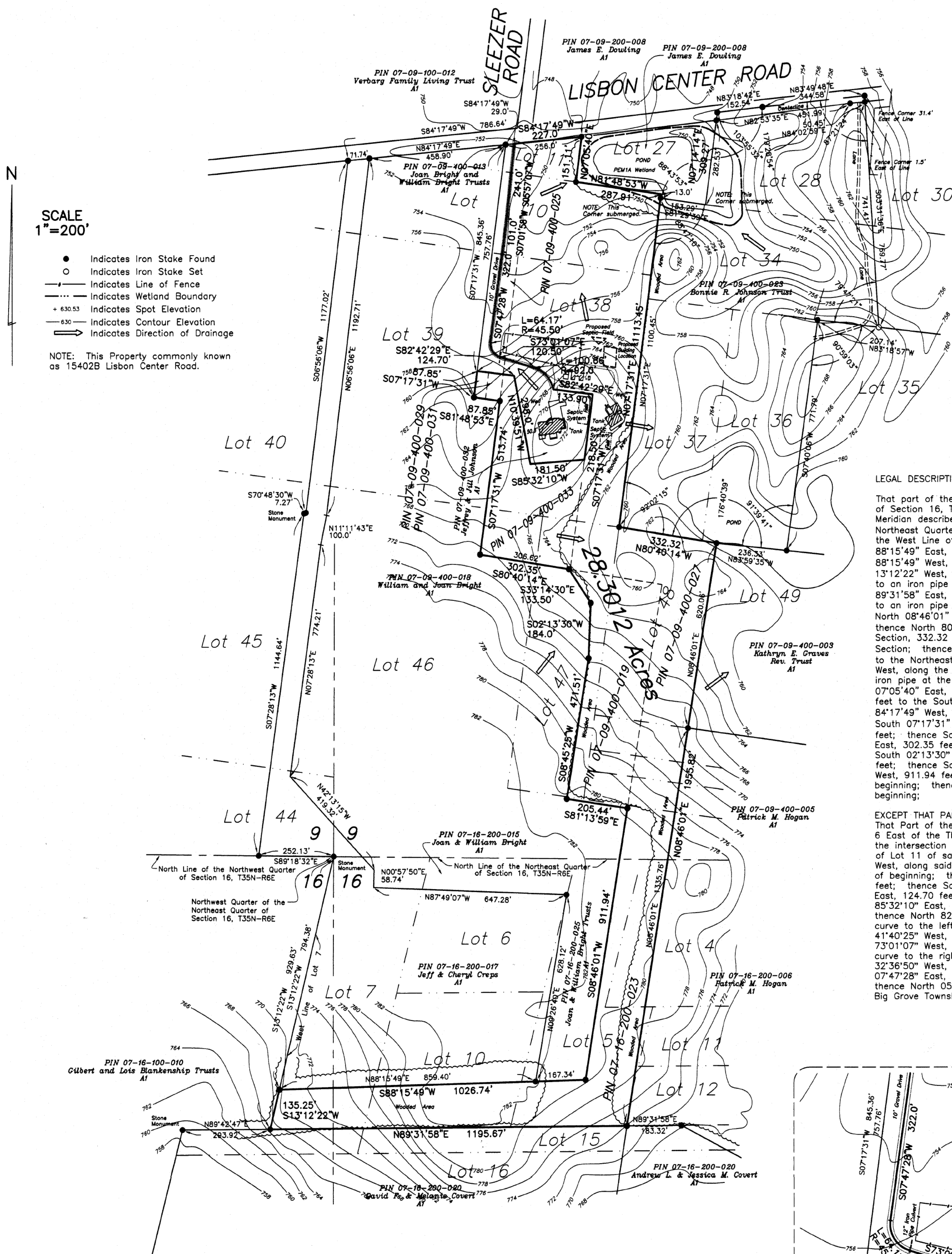
[Redacted Signature]

Signature of Owner/ Date

[Redacted Signature]

"OFFICIAL SEAL"
ANACAREN GONZALEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/2024

ZONING PLAT OF PART OF THE SOUTH HALF OF SECTION 9 and PART OF THE NORTH HALF OF SECTION 16, T35N-R6E, 3rd PM BIG GROVE TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
1"=200'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Wetland Boundary
- + 630.53 Indicates Spot Elevation
- 630 Indicates Contour Elevation
- Indicates Direction of Drainage

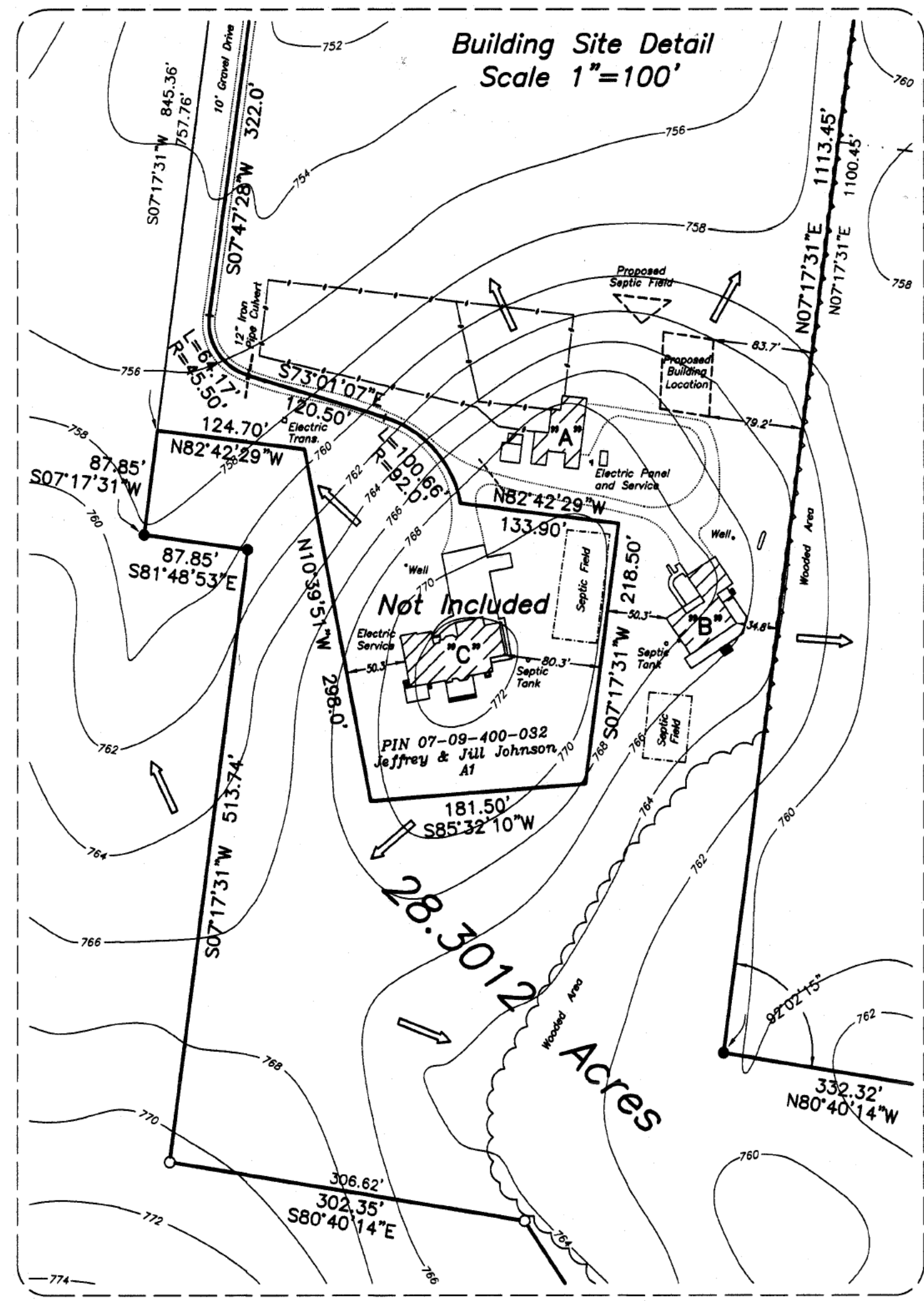
NOTE: This Property commonly known as 15402B Lisbon Center Road.

LEGAL DESCRIPTION OF 28.3012-ACRE TRACT TO BE REZONED:

That part of the South Half of Section 9 and that part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South 13°12'22" West, along the West Line of Lot 7 of said Section, 794.38 feet; thence North 88°15'49" East, 859.40 feet for the point of beginning; thence South 88°15'49" West, 859.40 feet to said West Line of Lot 7; thence South 13°12'22" West, along said West Line of Lot 7, a distance of 135.25 feet to an iron pipe on the North Line of Lot 15 of said Section; thence North 89°31'58" East, 1195.67 feet; thence North 08°46'01" East, 1335.76 feet to an iron pipe on the East Line of Lot 48 of said Section 9; thence North 08°46'01" East, along said East Line, 620.06 feet to an iron pipe; thence North 80°40'14" West, along the North Line of said Lot 48 of said Section, 332.32 feet to an iron pipe on the East Line of Lot 38 of said Section; thence North 07°17'31" East, along said East Line, 1113.45 feet to the Northeast Corner of Lot 10 of said Section; thence North 81°48'53" West, along the North Line of Lot 10, a distance of 287.91 feet to an iron pipe at the Southeast Corner of Lot 11 of said Section; thence North 07°05'40" East, along the East Line of said Lot 11, a distance of 151.11 feet to the South Right-of-Way Line of Lisbon Center Road; thence South 84°17'49" West, along said South Right-of-Way Line, 256.0 feet; thence South 07°17'31" West, 845.36 feet; thence South 81°48'53" East, 87.85 feet; thence South 07°17'31" West, 513.74 feet; thence South 80°40'14" East, 302.35 feet; thence South 33°14'30" East, 133.50 feet; thence South 02°13'30" West, 184.0 feet; thence South 08°45'25" West, 471.51 feet; thence South 81°13'59" East, 205.44 feet; thence South 08°46'01" West, 911.94 feet to a line drawn North 88°15'49" East from the point of beginning; thence South 88°15'49" West, 167.34 feet to the point of beginning;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

That Part of the Southeast Quarter of Section 9, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the intersection of the South Line of Lisbon Center Road and the East Line of Lot 11 of said Southeast Quarter of Section 9; thence South 84°17'49" West, along said South Line of Lisbon Center Road, 227.0 feet for the point of beginning; thence South 84°17'49" West, along said South Line, 29.0 feet; thence South 07°17'31" West, 757.76 feet; thence South 82°42'29" East, 124.70 feet; thence South 10°39'51" East, 298.0 feet; thence North 85°32'10" East, 181.50 feet; thence North 07°17'31" East, 218.50 feet; thence North 82°42'29" West, 133.90 feet; thence northwesterly, along a curve to the left with a radius of 92.0 feet and a chord bearing North 41°40'25" West, 95.72 feet, an arc distance of 100.66 feet; thence North 73°01'07" West, 120.50 feet; thence northwesterly and northerly along a curve to the right with a radius of 45.50 feet and a chord bearing North 32°36'50" West, 58.98 feet, an arc distance of 64.17 feet; thence North 07°47'28" East, 322.0 feet; thence North 07°01'58" East, 101.0 feet; thence North 05°57'07" East, 241.0 feet to the point of beginning, all in Big Grove Township, Kendall County, Illinois.



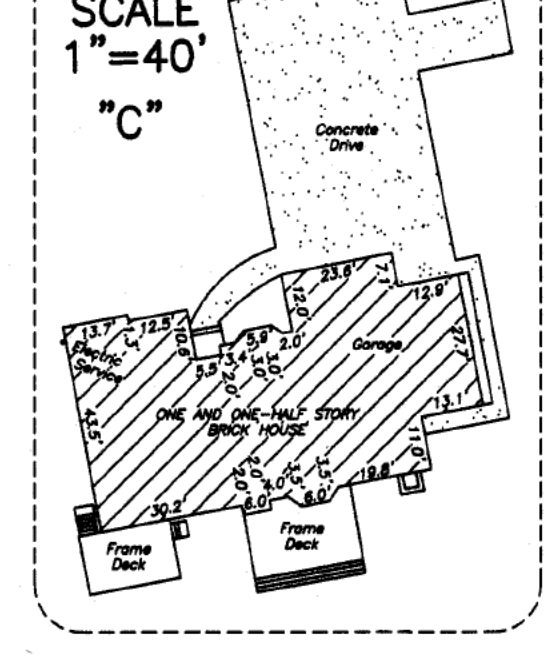
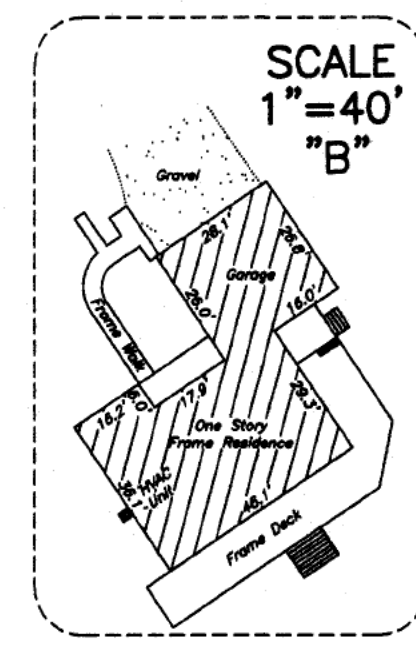
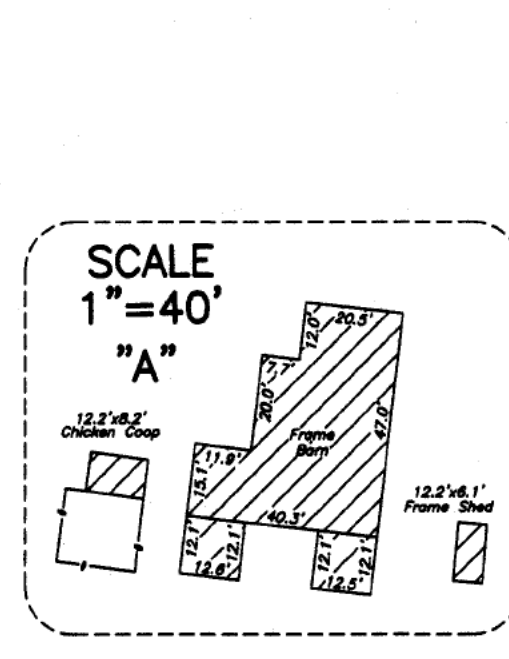
DEVELOPER:
Ms. Bonnie Johnson

- PROPERTY LOCATION:**
- PIN: 07-09-400-019
 - 07-09-400-025
 - 07-09-400-027
 - 07-09-400-029
 - 07-09-400-031
 - 07-09-400-033
 - 07-16-200-023

AREA TO BE REZONED:
28.3012 Acres

PRESENT ZONING:
A1

PROPOSED ZONING:
A1-SU



WETLANDS STATEMENT:
The National Wetlands Inventory depicts a PEM1A (Palustrine Emergent Persistent Temporarily Flooded) Wetland (as shown on this Plat) at the extreme Northern boundary of the Subject Property.

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (Areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel 17093C01000G with an effective date of February 4, 2009.

July 8, 2022

JOB NO.	22071
JOB NAME	JOHNSON
DWG FILE	22071
REVISION DATE	

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

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

August 9, 2022

Bonnie R. Johnson
Bonnie R. Johnson Trust



RE: *A-1 Conditional Use-Agricultural Labor Housing*
(PIN # 07-09-400-027)

Petition #22-15

To Whom It May Concern:

This letter serves as a copy of the approved Agricultural Conditional Use for Agricultural Labor Housing for property located at the southeast corner of the intersection of Lisbon Center Road and Sleezer Road and addressed as 15402 B Lisbon Center Road and identified by parcel identification number 07-09-400-027 in Big Grove Township. The Agricultural Conditional Use for Agricultural Labor Housing applies specifically to the property described in attached Exhibit A.

At their meeting on August 8, 2022, the Kendall County Planning, Building and Zoning Committee approved the issuance of the conditional use permit subject to the following conditions:

1. The site shall be developed in substantially in accordance with the attached site plan (Exhibit B).
2. The use shall be used in connection with an agricultural purpose as defined in State Statute 55 ILCS 5/5-12001 as here after amended.
3. The use shall meet all requirements of the Kendall County Health Department.
4. The use shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and their immediate family.
5. The use shall meet all required setbacks and minimum lot size.
6. The property owner and residents of the use allowed by this conditional use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
7. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the conditional use permit.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

This conditional use is valid indefinitely and will run with the land. At the time of application for the building permit and Health Department permits, the applicant will be required to supply a copy of this letter with the applications.

Should you have any questions or concerns about this matter, please feel free to contact me at (630) 553-4139.

Sincerely,

Scott Gengler
PBZ Chairman

Matthew H. Asselmeier, AICP, CFM
Senior Planner/ Zoning Administrator

CC: Brian Holdiman, Code Inspector
Aaron Rybski, Director of Environmental Health

ENC: Exhibit A Legal Description
Exhibit B Plat of Survey

Exhibit A

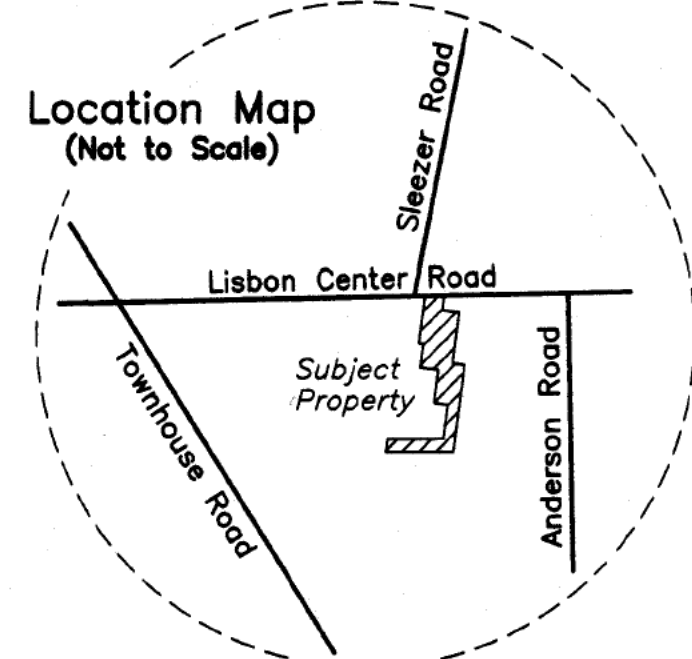
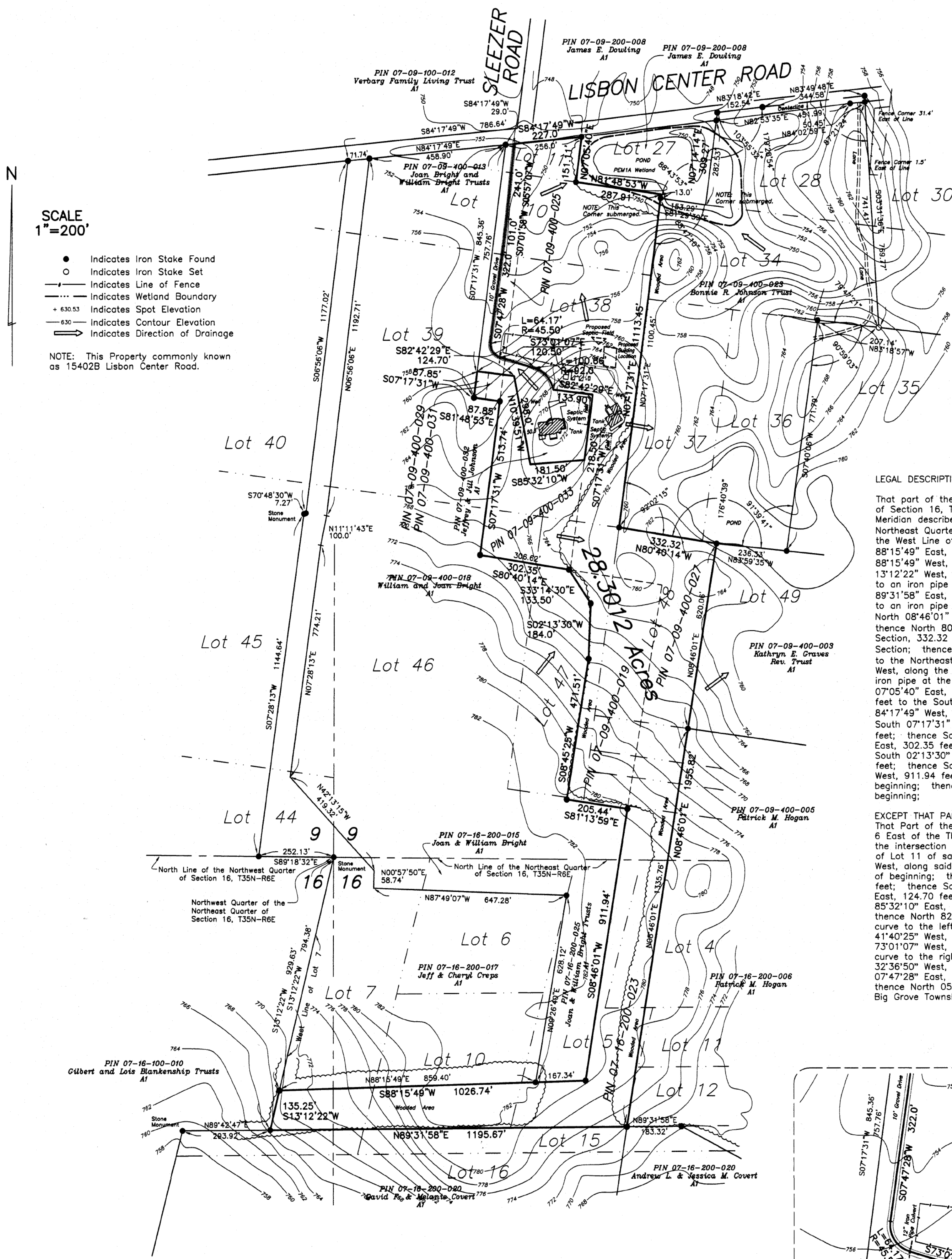
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ZONING PLAT OF PART OF THE SOUTH HALF OF SECTION 9 and PART OF THE NORTH HALF OF SECTION 16, T35N-R6E, 3rd PM BIG GROVE TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
1"=200'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Wetland Boundary
- + 630.53 Indicates Spot Elevation
- 630 Indicates Contour Elevation
- Indicates Direction of Drainage

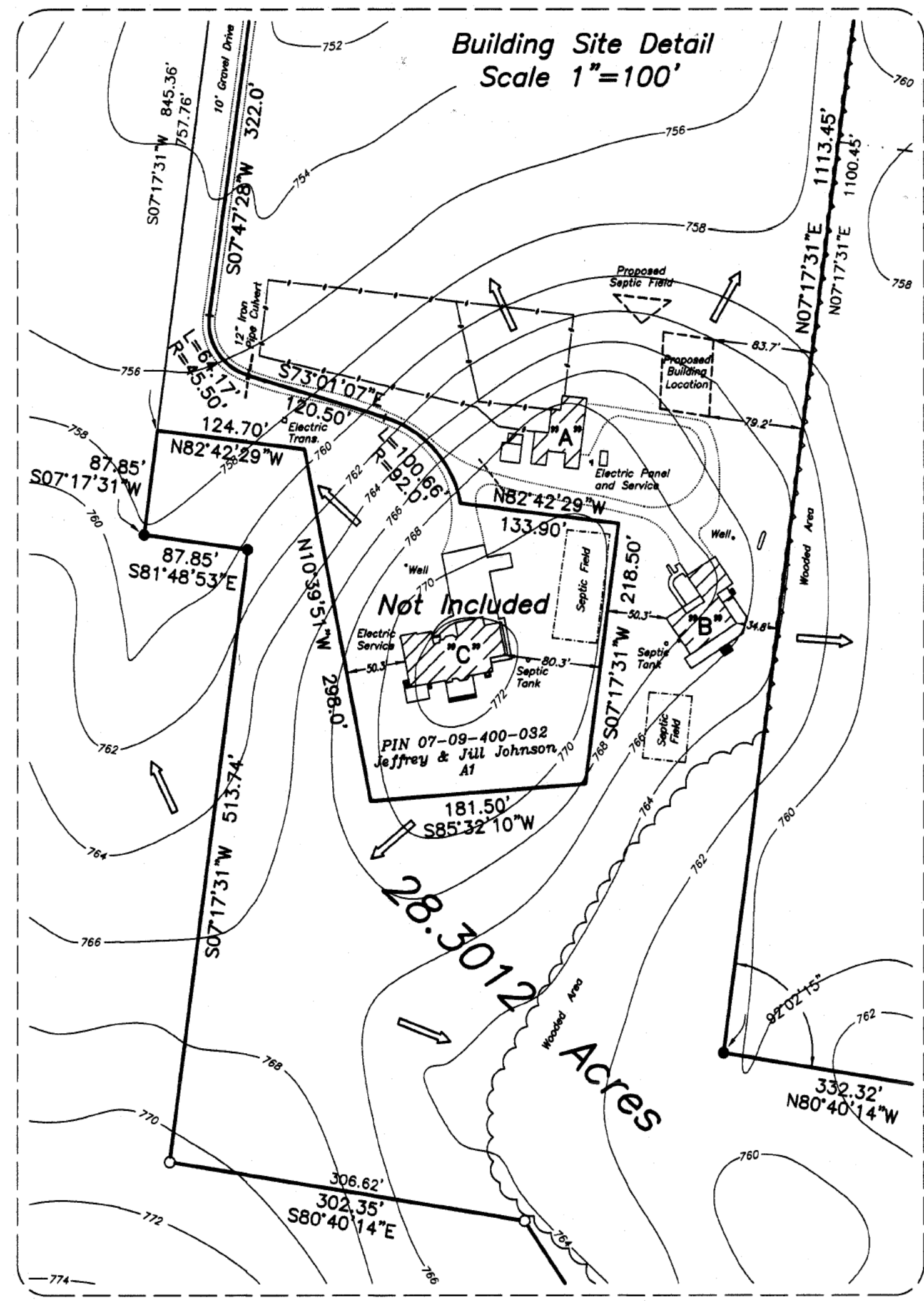
NOTE: This Property commonly known as 15402B Lisbon Center Road.

LEGAL DESCRIPTION OF 28.3012-ACRE TRACT TO BE REZONED:

That part of the South Half of Section 9 and that part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South 13°12'22" West, along the West Line of Lot 7 of said Section, 794.38 feet; thence North 88°15'49" East, 859.40 feet for the point of beginning; thence South 88°15'49" West, 859.40 feet to said West Line of Lot 7; thence South 13°12'22" West, along said West Line of Lot 7, a distance of 135.25 feet to an iron pipe on the North Line of Lot 15 of said Section; thence North 89°31'58" East, 1195.67 feet; thence North 08°46'01" East, 1335.76 feet to an iron pipe on the East Line of Lot 48 of said Section 9; thence North 08°46'01" East, along said East Line, 620.06 feet to an iron pipe; thence North 80°40'14" West, along the North Line of said Lot 48 of said Section, 332.32 feet to an iron pipe on the East Line of Lot 38 of said Section; thence North 07°17'31" East, along said East Line, 1113.45 feet to the Northeast Corner of Lot 10 of said Section; thence North 81°48'53" West, along the North Line of said Lot 10, a distance of 287.91 feet to an iron pipe at the Southeast Corner of Lot 11 of said Section; thence North 07°05'40" East, along the East Line of said Lot 11, a distance of 151.11 feet to the South Right-of-Way Line of Lisbon Center Road; thence South 84°17'49" West, along said South Right-of-Way Line, 256.0 feet; thence South 07°17'31" West, 845.36 feet; thence South 81°48'53" East, 87.85 feet; thence South 07°17'31" West, 513.74 feet; thence South 80°40'14" East, 302.35 feet; thence South 33°14'30" East, 133.50 feet; thence South 02°13'30" West, 184.0 feet; thence South 08°45'25" West, 471.51 feet; thence South 81°13'59" East, 205.44 feet; thence South 08°46'01" West, 911.94 feet to a line drawn North 88°15'49" East from the point of beginning; thence South 88°15'49" West, 167.34 feet to the point of beginning;

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

That Part of the Southeast Quarter of Section 9, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the intersection of the South Line of Lisbon Center Road and the East Line of Lot 11 of said Southeast Quarter of Section 9; thence South 84°17'49" West, along said South Line of Lisbon Center Road, 227.0 feet for the point of beginning; thence South 84°17'49" West, along said South Line, 29.0 feet; thence South 07°17'31" West, 757.76 feet; thence South 82°42'29" East, 124.70 feet; thence South 10°39'51" East, 298.0 feet; thence North 85°32'10" East, 181.50 feet; thence North 07°17'31" East, 218.50 feet; thence North 82°42'29" West, 133.90 feet; thence northwesterly, along a curve to the left with a radius of 92.0 feet and a chord bearing North 41°40'25" West, 95.72 feet, an arc distance of 100.66 feet; thence North 73°01'07" West, 120.50 feet; thence northwesterly and northerly along a curve to the right with a radius of 45.50 feet and a chord bearing North 32°36'50" West, 58.98 feet, an arc distance of 64.17 feet; thence North 07°47'28" East, 322.0 feet; thence North 07°01'58" East, 101.0 feet; thence North 05°57'07" East, 241.0 feet to the point of beginning, all in Big Grove Township, Kendall County, Illinois.



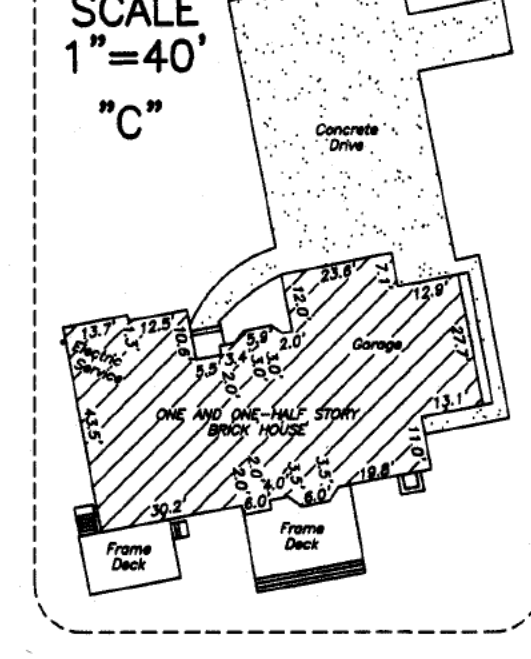
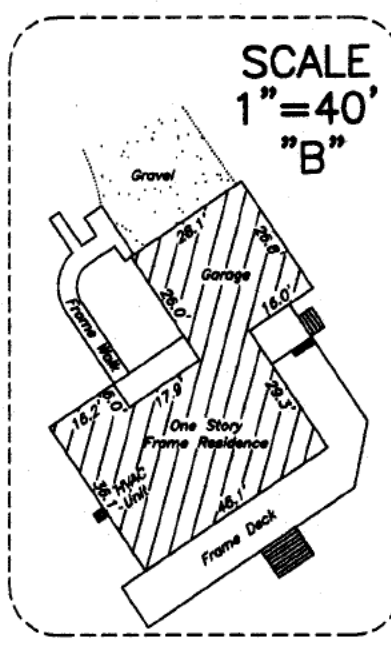
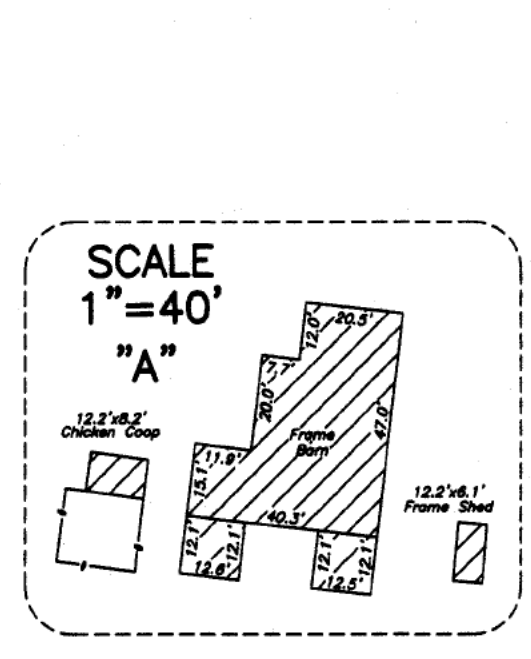
DEVELOPER:
Ms. Bonnie Johnson

PROPERTY LOCATION:
PIN: 07-09-400-019
07-09-400-025
07-09-400-027
07-09-400-029
07-09-400-031
07-09-400-033
07-16-200-023

AREA TO BE REZONED:
28.3012 Acres

PRESENT ZONING:
A1

PROPOSED ZONING:
A1-SU



WETLANDS STATEMENT:
The National Wetlands Inventory depicts a PEM1A (Palustrine Emergent Persistent Temporarily Flooded) Wetland (as shown on this Plat) at the extreme Northern boundary of the Subject Property.

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (Areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel 17093C01000G with an effective date of February 4, 2009.

July 8, 2022

JOB NO.	22071
JOB NAME	JOHNSON
DWG FILE	22071
REVISION DATE	

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

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