



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA

Wednesday, December 14, 2022 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Eric Bernacki, 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 October 26, 2022 Meeting (Pages 2-16)

PETITION

- 1. **Petition 22 – 24 – Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191 (Pages 17-46)**
Request: Special Use Permit for a Dwelling Unit for a Watchman and Their Immediate Family and a Special Use Permit for Outdoor Storage
PIN: 03-18-403-015
Location: 5375 Route 34 in Oswego Township
Purpose: Petitioner Wishes to Rent a Unit of the Southern Building to a Watchmen and Have Outdoor Storage North of the Buildings Presently Located on the Property; Property is Zoned B-2

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS:

- 1. Review of Invitation List for February 2023 Annual Meeting (Pages 47-48)

OLD BUSINESS:

- 1. None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

- 1. Petition 22-19 Map Amendment for Property South of 2735 Route 52 in Seward Township
- 2. Petition 22-20 Major Amendment to Special Use Permit for the Yogi Bear Campground

OTHER BUSINESS/ANNOUNCEMENTS

ADJOURNMENT Next Regular Meeting January 25, 2023

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**

*Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of October 26, 2022 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:05 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Boyd Ingemunson, Stephanie Olson, and Gerard Dieter

APPROVAL OF AGENDA

Member Rodriguez made a motion, seconded by Member McCarthy-Lange, to approve the agenda. With a voice vote of nine (9) ayes, the motion carried.

APPROVAL OF MINUTES

Member Wilson made a motion, seconded by Member Rodriguez, to approve the minutes of the of the September 28, 2022, meeting. With a voice vote of nine (9) ayes, the motion carried.

PETITION

Petition 22-20 Stephanie Olson on Behalf of Sun Jelly Chicago RV LLC

Mr. Asselmeier summarized the request.

The operators of Yogi Bear’s Jellystone Park Camp and Resort would like to make several changes to the layout of their existing facility.

The layout of the property and operations of the campground was governed by two (2) court orders that were incorporated into the annexation agreement with the Village of Millbrook in 2008 which were provided. In June 2022, the court relinquished jurisdiction of the land use and zoning of the property to the Village of Millbrook; the relinquishment document was provided. The County and Village of Millbrook have an intergovernmental agreement by which Millbrook follows the Kendall County Zoning Ordinance and the County administers the Zoning Ordinance within Millbrook.

As described in the provided application materials and visually depicted on the proposed master plan, the proposed changes are follows:

1. Ranger station renovations – Welcome center and camp store renovations to upgrade cosmetics, add another office, relocate the restroom, add, and relocate snack bar appliances. Some exterior cosmetic improvements will also be a part of this renovation.

2. Amphitheater – A new band-shell style outdoor amphitheater will be built for multi-purpose use. The new AV system will enable movie watching during the day as well as at night, and the stage will be home to many skits, contests, and entertainment.
3. Garage – An approximate twenty-five by fifty (25x50) pole garage for storage of equipment and supplies.
4. Pickleball courts – Two (2) pickleball courts will be added for an additional amenity. These will be enclosed by fencing and have lighting as well.
5. Playground – New playground will be installed in addition to the two (2) playsets already on site.
6. Pools – Pool #1 will be demolished for the raising of the Amphitheater. Pool #2 with spa and kiddie pool will be improved/repared for the 2023 season and then replaced with a new, larger pool and spa for the 2024 camping season.
7. Bathhouse – With the construction of the new pool for 2024, a new bath house will be built to service the pool and add more restroom facilities.
8. Ranger station patio improvements – With the change of the pool #2 layout will come changes in the patio design. It will extend to encompass a wider area of the amenity core to convey a more pedestrian friendly atmosphere and include a community fire pit.
9. Activity Center renovation – The renovation of the activity center will include cosmetic upgrades, both inside and out. A service window and roll up door will be installed for better guest/staff accessibility. A lean-to addition will also be built for storage purposes.
10. Court Sport Patio improvements – Cleanup of court sport areas in and around the amenity core.
11. Gaga Ball Pits – Will be relocated when amenity core changes take place.
12. Round Court - One (1) current basketball court will be replaced with a new and improved round court, and both courts receiving new poles, backboards, and nets.
13. Jump Pad – Amenity is being relocated to the old movie theater area.
14. Dog Park improvements – A new dog park will be added to the facilities. The dog park will be fenced in and offer seating and refuse receptacles.
15. Refuse collection points – Construction of four (4) refuse dumpster enclosures for guest trash disposal.
16. New septic systems – A projected addition of three (3) new septic systems to support the upgrade of all sites to allow sewer use.
17. Rustic Cabin Renovations – Cosmetic and minor mechanical renovations to the rustic cabins, may also include adding concrete sidewalks and patios with firepits.

18. Electrical Upgrades at Individual Sites – Upgrade all 30-amp service sites to 50-amp service sites.
19. Reconfiguration of sites – They intend to reconfigure sites, losing site numbers, but increasing the size of some sites to accommodate today’s larger RV’s. The estimated site number change will go from three hundred ninety-four (394) sites to approximately three hundred (300) sites. The reconfiguration will coincide with the electrical upgrades and septic installations.
20. Automatic gate – The installation of automatic gates for the security and safety of the guests. They propose to install six (6) gates within the park to allow for controlled access.
21. Site control fencing – Installation of fencing to control access and visibility to maintenance and refuse collection area.
22. Reconfigured parking area – The addition of parking spaces when designing the Ranger Station patio improvements in the amenity core.
23. Demolition of vacant residence and garage – Removal of vacant residence and garage for safety reasons and to allow and better maintenance access.
24. Demolition of Pool #1 and old comfort station to allow for the construction of the outdoor amphitheater.
25. Directional signage – Placement of directional and site marking signage.
26. Bridge – Install a bridge over the creek for pedestrian/cart access.
27. Small comfort station/playground – Addition of small comfort station and playground on far side of the creek for close guest access.
28. Installation of internet tower for better internet service. The tower is eighty feet (80’) in height.
29. Add storm water detention site for new work.

As noted in the phasing plan contained in the master plan, improvements in the amenity core area and southwest of the amenity core area will occur in Phase I. Improvements in the area west of the amenity area will occur in Phase II. Improvements around the Internet Tower will occur in Phase III. No information was provided regarding the start or completion of the individual Phases.

In addition to the above changes, the Petitioners were requesting a variance to the requirement that the entire periphery of the park, with the exception of access roads be fenced. As noted on the landscaping plan contained in the master plan, the Petitioners do not want to place a fence along the front (west) side of the property.

The application materials, annexation agreement, court order relinquishing jurisdiction, proposed master plan, plat of the property, topographic survey and stormwater exhibit were provided.

The property is located at 8574 Millbrook Road inside the Village of Millbrook.

The property is approximately sixty-two (62) acres in size.

The existing use is wooded and a campground.

The property is zoned A-1 with a court ordered special use permit.

The adjacent land uses are agricultural, farmstead, and wooded.

The adjacent properties are zoned A-1 and A-1 BP in the County and A-1 inside the Village of Millbrook.

The County's Land Resource Management Plan calls for the area to be Rural Estate Residential, Countryside Residential, and Open Space. The Village of Millbrook's Plan calls for the area to Commercial, Low Density Residential, and Open Space.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, A-1 BP, and R-1 in the County. The A-1 SU to the east of the subject property is for a landscaping business. The Hollenback Sugarbush Forest Preserve is located near the subject property. Within one half (1/2) of a mile of this property, properties inside the Village of Millbrook are zoned A-1, R-3, B-2, B-3, and M-1.

EcoCat submitted and consultation was terminated.

The LESA Score was 150 indicating a low level of protection. The NRI was provided.

Fox Township was emailed information on September 23, 2022. No comments received.

As required by Section 7:01.D.46 of the Kendall County Zoning Ordinance, the Petitioner submitted an email to the Little Rock-Fox Fire Protection District on August 23, 2022, which was provided. Additional information was emailed on September 23, 2022. No comments received.

The Village of Millbrook was emailed information on September 23, 2022. It was Staff's understanding that the Village Board reviewed information related to the Petition prior to application submittal.

ZPAC reviewed the proposal at their meeting on October 4, 2022. The number of caretakers was set at two (2). The Kendall County Forest Preserve District agreed to work with the Petitioner regarding landscaping. The Kendall County Health Department discussed the Illinois Department of Public Health's role in licensing campgrounds. Discussion also occurred regarding securing appropriate permits for the planned upgrades to the septic systems and the concession area. Condition 18 was amended to replace the Planning, Building and Zoning Committee with the Millbrook Village Board. The number of employees mentioned in Condition 32 was deleted and replaced with the number of campground caretakers. ZPAC recommended approval of the proposal with the two (2) previously listed amendments by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

Per Section 7:01.D.46 of the Kendall County Zoning Ordinance, recreational camps and recreational parks can be special uses on A-1 zone property subject to the following conditions:

- a. All applications for a permit to operate a recreational vehicle park or campground shall contain the following:
 1. Name, address and telephone number of applicant.
 2. Percentage of interest of the applicant and/or owners in the proposed campground.

3. Name and address of all persons holding an interest or having an interest in the proposed campground.
 4. Location, address and legal description of the entire proposed campground.
 5. Existing zoning of subject property and all adjacent properties.
 6. Complete engineering plans and specifications of the proposed campground showing:
 - i. The area and dimensions of the entire tract of land;
 - ii. The number, location and size of all lots intended for use by recreational vehicles or tents;
 - iii. The number, location and size of all unimproved, partially improved and fully improved lots;
 - iv. The location, right-of-way and surfaced roadway width and surfacing materials of roadways and walkways;
 - v. The location of proposed interior vehicular and pedestrian circulation patterns;
 - vi. The location of service buildings, sanitary stations and any other existing or proposed structures;
 - vii. The location of water and sewer lines;
 - viii. Plans and specifications of all buildings constructed or to be constructed within the campground;
 - ix. Plans and specifications of the water supply, refuse and sewage disposal facilities, pet exercise and sanitation areas;
 - x. The location and details of lighting and electrical systems;
 - xi. The location of fire hydrants, if provided;
 - xii. Location of all drainage easements to comply with County drainage plans.
 - xiii. Quantity and point or area of departure of storm water runoff prior to and subsequent to construction of the proposed RV park.
 - xiv. Erosion control and landscaping plans;
 - xv. Kendall County Soil and Water Conservation District soils report;
 - xvi. The calendar months of the year during which the applicant will operate the proposed campground.
- b. Where a campground development is proposed for construction in a series of stages, a master plan for the development of the entire tract of land shall be submitted along with the detailed plans and specifications for the initial stage, as well as any subsequent stages.
 - c. Every application for the construction, operation, maintenance and occupancy for a campground shall be accompanied with plans and specifications, fully setting out the trailer spaces, the position of each RV, motor vehicle parking spaces, the driveway giving access thereto and a plan of landscaping. Before any permit is issued for a campground and the use thereof, the plans and specifications shall first be approved by the PBZ Department and the Kendall County Health Department, taking into account all the provisions as set out herein, as well as such special conditions as may be imposed by the Kendall County Board or its specified subcommittee, and provided further that said plans and specifications are in accordance with State regulations governing campgrounds.
 - d. After completing the necessary zoning requirements and when upon review of the application, the PBZ Department has determined that the proposed plan meets all requirements of this Ordinance, a permit shall be issued.
 - e. The minimum parcel size must be twenty (20) acres.

- f. The park or campground must be screened from nearby agricultural and other land uses by a vegetative buffer other than multiflora rose or Honeysuckle. The width of the buffer should vary in proportion to the maximum campground or park population up to a maximum of three hundred feet (300').
- g. The periphery of the park or campground, except at designated access roads, must be completely enclosed and maintained by a fence which will not permit people or farm animals to pass through it;
- h. The park or campground must maintain litter control and refuse collection so as to prevent litter or refuse from blowing onto or otherwise being deposited on nearby lands.
- i. Traffic from the park or campground must not seriously impair the movement of or cause hazard to agricultural and vehicular traffic.
- j. All lands classified as floodplains shall remain in permanent open space.
- k. No more than twenty percent (20%) of any forest shall be cleared or developed and the remaining eighty percent (80%) shall be retained in permanent open space or a tree study with a tree mitigation plan approved by the PBZ Committee may be submitted. General maintenance shall be exempt from the requirements of this section and this provision does not apply to the clearing of invasive species. Invasive species shall be defined by the Illinois Department of Natural Resources.
- l. All ponds, wetlands, and watercourses shall be left in permanent open space and no dredging, filling, or diversion of water shall be permitted.
- m. Storm water runoff shall be limited to the rate which would occur under natural conditions.
- n. All ponds, wetlands, and watercourses are to be protected from erosion and sedimentation in accordance with the Kendall County Stormwater Management Ordinance.
- o. Areas with slopes greater than fifteen percent (15%) are to be retained in permanent open space.
- p. Scenic views from public highways or adjoining lands must be maintained.
- q. The park or campground should provide separate circulation systems for vehicles and pedestrians.
- r. Access to the park must be safe and convenient.
- s. To insure adequate open space and protection of resource areas, lots within the park or campground should be clustered.
- t. Internal roads, except one main collector road, should be one way and no wider than eighteen feet (18').
- u. Collector roads should be no wider than twenty-four feet (24').
- v. Recreation facilities within the park should be in proportion to the maximum park population.
- w. Recreational space within the park should be in proportion to the maximum park population and may include up to sixty percent (60%) of the park or campground.
- x. Water supply and waste disposal facilities shall be designed, constructed and maintained in accordance with Health Department regulations.

- y. The storage, collection and disposal of refuse shall be performed as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions.
- z. No parking is permitted on interior roads.
- aa. All outdoor cooking facilities shall be located, constructed, and maintained to minimize fire hazard and smoke nuisance.
- bb. All accessory uses should be limited to park residents.
- cc. There shall be no indication of retail accessory uses visible from any public road or street.
- dd. Lots in the park or campground must be at least one thousand five hundred (1500) square feet and clearly marked on the ground with landmarks on the lot corners and lot signage approved by the local fire protection district.
- ee. Trailers and accessory structures must be separated from one another by at least ten feet (10') in all directions.
- ff. Traffic generated by the maximum park or campground population must not exceed capacities of the local traffic network or cause public funds to be used for traffic safety or control improvements.
- gg. Demands for public water or sanitary waste disposal must not overburden current facilities.
- hh. No recreational vehicle, tent, or location within a recreational vehicle park or campground shall be used as a permanent place of abode. If the address of the recreational vehicle park or campground is listed as a person's address on any government issued document, including, but not limited to, any government roll or registry (such as a voter roll or registry), or any application or enrollment information for a public, private, or parochial educational institution, the recreational vehicle park or campground shall be considered that person's permanent place of abode, regardless of the length of that person's occupancy. This provision shall not apply to campground caretakers.
- ii. Inspections
 - a. The PBZ Department and the Health Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, but in no case shall such inspection take place less than once per year.
 - b. The PBZ Department and the Health Department shall have the power to enter at reasonable times and upon reasonable notice upon any private property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.
 - c. The owner of the recreational vehicle park or campground, or his agent or employee, shall be required to maintain a register containing a record of all campers, picnickers, and visitors registered in the park or campground. The PBZ Department, Health Department, law enforcement agency with jurisdiction, and the local fire protection district shall have the power to inspect the register upon request. The register shall be updated daily at minimum.
 - d. It shall be the duty of the park management to give the PBZ Department and the Health Department free access to all lots and other areas at reasonable times and upon reasonable notice for the purpose of inspection.
 - e. It shall be the duty of every camper or picnicker in the park to give the owner thereof or his agent or employee access to any part of such recreational vehicle park at reasonable times for

the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and to facilitate inspections.

- jj. All standards of the Health Department shall be met.
- kk. Must seek approval from the fire and police departments at the time of application submittal for the special use permit.
- ll. Adequate directional signage must be throughout the property, including street signs. All trails shall be marked at their beginnings and ends.
- mm. A map of the recreational vehicle park or campground shall be supplied to KenCom. At minimum, the map shall show the location and names or numbers of all lots and trails in the recreational vehicle park or campground and the location and names of all streets and trails. Changes to the map or any identification information on the map shall be reported to KenCom within thirty (30) days of the change.

If the Village Board approves the variance related to fences, the other conditions have been met or could be included as conditions in the special use permit.

Per the information provided in the business overview, the camp has been at the subject property for approximately thirty (30) years. They are open for rentals from April 15th to October 31st yearly. They have three hundred ninety-four (394) sites. They offer space for personal recreational vehicles, trailers, tents, and onsite cabins. They offer standard water and electricity for tents and recreational vehicles and premium full hook-ups for recreational vehicles, deluxe cabin rentals, and rustic cabin rentals. Amenities include a swimming pool, jump pad, playgrounds, basketball court, recreational center, camp store, and other outdoor activities. During the operating season, the maximum number of employees is thirty-six (36) and during the non-operating season, the maximum number of full-time employees is three (3).

The master plan calls for the construction of several new buildings and renovations to other facilities. Applicable building permits will be required as these structures are constructed and renovated.

Per the master plan, new construction will match existing design. All structures will be one (1) story. The bathhouses will have masonry exterior walls, wood truss hip roofs, asphalt shingles, and wood privacy fences at the openings. The garage, amphitheater, and other buildings will be wood frame structures with wood truss gable roofs, asphalt shingles, either vinyl or composite wood siding.

As noted previously, the Internet tower will be eighty feet (80') in height.

The structures shown for demolition would also require permits.

The subject property is served by well and septic. Information about the water system was provided in master plan. Information about the septic systems was also provided in the master plan.

The Petitioner has submitted a topographic survey and stormwater exhibit and a stormwater management permit application. As of the date of this meeting, these items are under review.

As shown on the master plan, the property has one (1) access point off of Millbrook Road. There are five (5) gates on the roads near the entrance of the property.

Per the master plan, there are thirteen (13) named streets within the property and several minor roads.

There are twenty-eight (28) parking spaces, including two (2) handicapped accessible spaces.

No information was provided regarding lights.

Several directional signs are presently located on the property. None of the existing signs are illuminated. One (1) identification sign is located on the west side of Millbrook Road across from the subject property; this sign was allowed per court order.

Per the master plan four (4) new direction signs are proposed for the property. Some of these signs might be illuminated.

Each camp site would also have its own sign.

Signs would be metal, vinyl, and painted wood.

Pictures and descriptions of signs can be found in the master plan.

The master plan shows five (5) gates near the entrance to the property. The landscaping portion of the master plan shows a weld wire mesh fence across the northern, eastern, and southern perimeter of the property. Numerous trees and scrub plantings also are located along the northern, eastern, and southern perimeter of the property.

The master plan also calls for a chain link fence around the dog park, pool deck, and owner's residence.

The landscaping portion of the master plan notes the number of existing trees on the property. No tree clearing outside of the amenity core area is planned except for maintenance purposes and the removal of invasive species. Native shrubs are planned in the landscaping beds. More specific landscaping plans will be submitted as the project progresses.

No information was provided regarding noise control.

No information was provided regarding odor control.

The master plan calls for four (4) refuse dumpster enclosures. Per the master plan, each refuse locations will include two (2) dumpsters surrounded by a wood privacy fence on three (3) sides. The fences would be six feet (6') in height. The dumpsters would be on asphalt pads. The enclosures would be approximately fourteen feet (14') wide and slightly over six feet (6') in depth. Three (3) of the four (4) dumpster enclosures are planned in Phase I of the project.

As of the date of this meeting, there are four (4) active recreational camp and recreational park special use permits in unincorporated Kendall County. The above figure does not include the subject property. The property where Camp Quarryledge was previously located is pending annexation into the Village of Oswego.

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 operation of the property as a recreational vehicle park and campground has occurred since the early 1980s. Restrictions, such as requiring the site to be

developed in accordance to the submitted site plan, may be placed in the special use permit to ensure the public health, safety, moral, comfort, and general welfare are protected.

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. No evidence exists showing that the use of the property has substantially injured the use to other properties or caused the diminishment of property values. The proposed site plan addressing buffering, screening, fencing, and open space preservation. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to season of operation and noise 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 Petitioner's master plan addresses utilities, access roads, and other necessary facilities. A stormwater management permit will be required to implement some of the projects shown on the master 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. Provided a variance is issued for the fence regulations along the west side of the property, this is true.

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 Village of Millbrook's Comprehensive Plan identifies this property as a campground and as open space. Further, the Village Comprehensive Plan states on page 13, "Locate open space amenities such as parks and recreation activities along the Fox River and the Hollenback Creek corridor."

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. Millbrook Road creates a natural barrier which makes the requirement unnecessary. The property has been used as a campground since the mid-1980s and no such regulation was required when the campground was originally established.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Only four (4) other campgrounds presently operate in unincorporated Kendall County on A-1 zoned property. None of the other campgrounds have this requirement. It is unknown if future campgrounds will require a similar variance in the future.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The fencing requirement came into existence after the campground originally opened.

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. As the campground has operated at the subject property since the 1980s and no evidence has been presented that the current use harmed the public welfare or other properties, the lack of fencing along Millbrook Road in the future will not be detrimental to the public or 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. The requested variance will not impair light reaching other properties, cause congestion on any public street, or diminish or impair property values.

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

1. All previously approved development plans for subject property are repealed.
2. The site shall be developed substantially in accordance with the submitted master plan.
3. One (1) identification sign with a maximum thirteen feet (13') in width and twelve feet (12') feet in height may be placed on the property presently identified by parcel identification number 04-16-400-001 and located on the west side of Millbrook Road. This sign may not be illuminated.
4. Additional signage may be installed on the subject property as outlined and described in the submitted master plan. This signage may be illuminated. Adequate directional signage must be throughout the property, including street signs. All trails shall be marked at their beginnings and ends.
5. A variance to Section 7:01.D.46.g is granted to not require fencing along the west side of the property as shown in the submitted master plan.
6. The operating season shall be between April 15th and October 31st yearly. No campers may be on the property during the non-operating season. The Millbrook Village Board may extend the operating season upon request of the property owner and after notification to the Kendall County Planning, Building and Zoning Department regarding the extension.
7. None of the structures or signs placed on the subject property shall be considered agricultural structures and shall secure proper permits for construction, demolition, or renovation.
8. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
10. The minimum parcel size must be twenty (20) acres.
11. The park or campground must be screened from nearby agricultural and other land uses by a vegetative buffer other than multiflora rose or Honeysuckle. The width of the buffer should vary in proportion to the maximum campground or park population up to a maximum of three hundred feet (300').
12. The park or campground must maintain litter control and refuse collection so as to prevent litter or refuse from blowing onto or otherwise being deposited on nearby lands.
13. The storage, collection and disposal of refuse shall be performed as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions.

14. Traffic from the park or campground must not seriously impair the movement of or cause hazard to agricultural and vehicular traffic.
15. Traffic generated by the maximum park or campground population must not exceed capacities of the local traffic network or cause public funds to be used for traffic safety or control improvements.
16. All lands classified as floodplains shall remain in permanent open space.
17. Areas with slopes greater than fifteen percent (15%) are to be retained in permanent open space.
18. No more than twenty percent (20%) of any forest shall be cleared or developed and the remaining eighty percent (80%) shall be retained in permanent open space or a tree study with a tree mitigation plan approved by the Millbrook Village Board may be submitted. General maintenance shall be exempt from the requirements of this section and this provision does not apply to the clearing of invasive species. Invasive species shall be defined by the Illinois Department of Natural Resources. (Amended at ZPAC).
19. All ponds, wetlands, and watercourses shall be left in permanent open space and no dredging, filling, or diversion of water shall be permitted.
20. Stormwater runoff shall be limited to the rate which would occur under natural conditions and shall be governed by the stormwater management permit.
21. The park or campground should provide separate circulation systems for vehicles and pedestrians.
22. Internal roads, except one (1) main collector road, should be one way and no wider than eighteen feet (18').
23. Collector roads should be no wider than twenty-four feet (24').
24. No parking is permitted on interior roads.
25. Recreational space within the park should be in proportion to the maximum park population and may include up to sixty percent (60%) of the park or campground.
26. All outdoor cooking facilities shall be located, constructed, and maintained to minimize fire hazard and smoke nuisance.
27. All accessory uses should be limited to park residents.
28. There shall be no indication of retail accessory uses visible from any public road or street.
29. Lots in the park or campground must be at least one thousand five hundred (1500) square feet and clearly marked on the ground with landmarks on the lot corners and lot signage approved by the local fire protection district.
30. Trailers and accessory structures must be separated from one another by at least ten feet (10') in all directions.
31. No recreational vehicle, tent, or location within a recreational vehicle park or campground shall be used as a permanent place of abode. If the address of the recreational vehicle park or campground is listed as a person's address on any government issued document, including, but not limited to, any government roll or registry (such as a voter roll or registry), or any application or enrollment information for a public, private, or parochial educational institution, the recreational vehicle park or campground shall be considered that person's permanent place of abode, regardless of the length of that person's occupancy. This provision shall not apply to campground caretakers or the immediate families of campground caretakers (Amended after ZPAC).
32. The maximum number of campground caretakers shall be two (2) (Amended at ZPAC).

33. Inspections

- a. The Planning, Building and Zoning Department and the Health Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, but in no case shall such inspection take place less than once per year.
- b. The Planning, Building and Zoning Department and the Health Department shall have the power to enter at reasonable times and upon reasonable notice upon any private property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance.
- c. The owner of the recreational vehicle park or campground, or his agent or employee, shall be required to maintain a register containing a record of all campers, picnickers, and visitors registered in the park or campground. The Planning, Building and Zoning Department, Health Department, law enforcement agency with jurisdiction, and the local fire protection district shall have the power to inspect the register upon request. The register shall be updated daily at minimum.
- d. It shall be the duty of the park management to give the Planning, Building and Zoning Department and the Health Department free access to all lots and other areas at reasonable times and upon reasonable notice for the purpose of inspection.
- e. It shall be the duty of every camper or picnicker in the park to give the owner thereof or his agent or employee access to any part of such recreational vehicle park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this special use permit and to facilitate inspections.

34. A map of the recreational vehicle park or campground shall be supplied to KenCom. At minimum, the map shall show the location and names or numbers of all lots and trails in the recreational vehicle park or campground and the location and names of all streets and trails. Changes to the map or any identification information on the map shall be reported to KenCom within thirty (30) days of the change.

35. 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.

36. The property owner and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

37. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.

38. Failure to comply with one or more of the above conditions could result in the amendment or revocation of the special use permit.
39. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
40. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Member Wilson requested clarification on the meaning of condition 11 pertaining to the screening and buffering requirements. Mr. Asselmeier explained that this requirement came from the Zoning Ordinance and the Petitioner's landscaping plan met the requirements of this condition. The consensus of the Commission was to add a sentence to condition 11 stating that the submitted landscaping plan met the requirement.

Member Wilson felt that the proposal was excellent.

Member Rodriguez discussed his visits to the campground. He felt the campground was kid friendly and amazing. He noted that the campground brings people from out of state and other locations. He praised the work of the staff of the campground.

Member Rodriguez asked about the role of the Forest Preserve. The response was the Forest Preserve offered to assist with guidance regarding landscaping.

Member Nelson felt the campground has come a long way. He felt the proposal was a great improvement. He was glad to see that people living their year-round will not occur.

Member Wilson asked how two (2) caretakers would maintain the property. Boyd Ingemunson, Attorney for the Petitioner, said the campground has additional employees.

Member Nelson asked if the Petitioner would be open to Millbrook adopting a tourist tax. Mr. Ingemunson responded that idea had not been discussed. Member Wormley discussed the possibility of Millbrook generating sales tax from the sales of used campers. Mr. Ingemunson said that he was unaware of how sales tax was recorded with the Petitioner's corporate office.

Member Rodriguez asked about trash collection. Patrons can drop off trash at the enclosures.

Discussion occurred regarding the layout and expansion of the septic system. The Petitioner is working with the Health Department on this matter.

Gerard Dieter, neighbor, asked if campers would be left at the property year-round. The response was that recreational vehicles would stay at the property year-round. He felt the proposal was good. He said there was garbage visible near the creek from Budd Road because the leaves were off of the trees; he discussed the matter with the Fox Township Highway Commissioner. He would like the litter removed.

Member Bernacki asked if the hours of the swimming pools should be set the special use permit. Mr. Asselmeier responded the hours of the swimming pools could be set. The court order managed several aspects of the operation of the property. The consensus of the Commission was not to set hours for swimming pools.

Member Rodriguez made a motion, seconded by Member Nelson, to recommend approval of the special use permit and variances with the conditions proposed by Staff and the amendment to condition 11 stating the Petitioner's landscaping plan was sufficient.

The votes on were as follows:

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

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on October 31, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 22-01 was denied at the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the County received a request for the voluntary revocation of a special use permit for a small animal and small poultry processing plant on Lisbon Center Road. The business never commenced operations.

Mr. Asselmeier said the application deadline for the December meeting had not passed. If there was no meeting in December, Mr. Asselmeier would email Commissioners the invitee list for the Annual Meeting to ensure everyone that should be on the list was included on the list.

Member Casey asked about construction in the Highgrove Subdivision. Mr. Asselmeier said a permit had either been applied for or had been issued for the property.

Member Wilson asked about a landscaping business near Grove Road and Route 126. Mr. Asselmeier responded the property was under investigation, a warning letter has been sent, and they have until sometime in November to either apply for a special use permit or cease operations.

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member Hamman, to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:53 p.m.

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 22-24

**Raymond Gonzalez as Beneficiary of Merchants National Bank
Under Trust Agreement Dated February 24, 1997 as Trust Number 5191
Special Use Permit for Dwelling Unit for Watchman and
Special Use Permit Outdoor Storage**

INTRODUCTION

The Petitioner would like to provide housing for a watchman in one (1) of the units on the first floor of the southern, mixed use building on the subject property.

Also, the Petitioner would also like to store boats, recreational vehicles, and granite outdoors at the subject property north of the garage building.

The southern, mixed use building was constructed in 1960. The subject property has been zoned B-2 since 1976. The existing dwelling units on the second floor are lawfully non-conforming.

The application materials are included as Attachment 1. The site plan is included as Attachment 2. A picture of the mixed use building is included as Attachment 3. A picture of the garage is included as Attachment 4. A picture of the western fence is included as Attachment 5. A picture of the eastern fence is included as Attachment 6. A picture of the existing monument sign is included as Attachment 7.

SITE INFORMATION

PETITIONER: Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement Dated February 24, 1997 as Trust Number 5191

ADDRESS: 5375 Route 34, Oswego

LOCATION: Approximately 0.1 Miles East of the Intersection of Cherry Drive and Route 34 on the North Side of Route 34



TOWNSHIP: Oswego

PARCEL #: 03-18-403-015

LOT SIZE: 1.63 Acres

EXISTING LAND USE: Improved Commercial

ZONING: B-2 General Business District

| | | |
|-------|---------------------|---|
| LRMP: | Future Land Use | Suburban Residential (Max 1 DU/Acre) (County) Downtown (Village of Oswego) |
| | Roads | Route 34 is an Arterial Road Maintained by the Illinois Department of Transportation. |
| | Trails | The Village of Oswego has a Trail Planned Along Route 34 in this Area. |
| | Floodplain/Wetlands | None |

REQUESTED ACTION: Special Use Permits for a Dwelling Unit for a Watchman and Their Immediate Family and Outdoor Storage

APPLICABLE REGULATIONS: Section 13:08 – Special Use Procedures

Section 9:02.C.9 (B-2 Special Uses) – Dwelling Units for Watchmen and Families Including a Caretaker

Section 9.02.C.20 (B-2 Special Uses) – Outdoor Storage Provided Such Storage is Screened from Adjacent and Surrounding Properties

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|---|-----------------|---|--|
| North | Single-Family Residential | R-3 | Suburban Residential (Max 1 DU/Acre) (County) Residential (Oswego) | R-3 (County) R-2, R-4, and B-2 (Oswego) |
| South | Single-Family Residential and Vocational School | R-3 and B-3 | Suburban Residential (County) Downtown (Oswego) | R-3, B-3, and B-3 SU (County-North of the Fox River) B-2 (Oswego) |
| East | Vacant | B-2 | Suburban Residential (County) Downtown (Oswego) | R-3 and R-3 SU (County) |
| West | Parking Lot | B-2 | Suburban Residential (County) Downtown (Oswego) | A-1, A-1 SU, B-1, and B-3 (County) R-2 and R-3 (Oswego) |

The R-3 special use to the east is for a church sign. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report not required because the property was not zoned A-1.

NATURAL RESOURCES INVENTORY

The NRI application was submitted on November 16, 2022, see Attachment 1, Page 5. The LESA Score was 133 indicating a low level of protection. The NRI Report is included as Attachment 9.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township was emailed Petition information on November 21, 2022.

VILLAGE OF OSWEGO

The Village of Oswego was emailed Petition information on November 21, 2022.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed Petition information on November 21, 2022. They requested that condition 2 be clarified to remove the possibility that the watchman might live off-premises. This email is included as Attachment 10.

ZPAC

ZPAC reviewed this proposal at their meeting on December 6, 2022. Mr. Rybski noted that the existing septic system was located near the front monument sign. The septic system was designed in 1987 for seven (7) bedrooms. Discussion occurred regarding the definition of Downtown Use in the Village of Oswego's plan. The Petitioner's Attorney said the Petitioner was agreeable to the proposed conditions, but may request clarification on the documents required for annual submittal as outlined in condition 2. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are included as Attachment 11.

BUSINESS OPERATION

According to the submitted information, there are four (4) commercial tenants housed on the first floor of the mixed use building (see Attachment 3).

The outside storage would consist of boats, recreational vehicles, and granite. No information was provided regarding the number of boats and recreational vehicles that would be parked on the premises. No information was provided regarding the amount of granite that would be stored outdoors. The materials would be stored outdoors within the fenced area north of the garage (see Attachments 5 and 6).

BUILDING AND BUILDING CODES

One (1) two (2) story approximately three thousand eight hundred (3,800) square foot masonry and frame mixed use building is located on the property; this building was constructed in 1960 (see Attachment 3). One (1) approximately three thousand seven hundred fifty (3,750) square foot detached garage is located on the property north of the mixed use building (see Attachment 4).

ENVIRONMENTAL HEALTH

The property is served by well and septic.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The driving area perpendicular and south of the garage is asphalt paved.

The site plan (Attachment 2) shows twenty-three (23) parking spaces around the mixed use building. One (1) parking space is marked onsite as a handicapped accessible parking space.

The storage area within the fence north of the garage is gravel.

ROAD ACCESS

The property fronts Route 34.

On November 17, 2022, Staff emailed the Illinois Department of Transportation for comments regarding this proposal. The Illinois Department of Transportation responded saying they had no concerns regarding the proposal, but an access permit would be required if changes to the access point were made; these emails are included as Attachment 8.

STORMWATER

According to the submitted materials, no additional impervious surface is planned.

LIGHTING

No information was provided regarding lights.

SIGNAGE

One (1) existing monument sign was shown on the site plan (Attachment 2). A picture of the sign was included as Attachment 7. The sign is approximately nine feet (9') in width and seven feet (7') in height with a small shake roof. No plans exist to illuminate the sign. Each tenant in the mixed use building has one (1) sign attached to the building (see Attachment 3). No information was provided regarding whether the storage business would have a sign or the placement of the sign.

SECURITY

No information was provided regarding security of the outdoor storage area. There is one (1) eight foot (8') tall cedar privacy fence around the outdoor storage area (see Attachments 5 and 6).

LANDSCAPING AND SCREENING

In addition to the cedar privacy fence, there is one (1) white vinyl fence located east of the mixed use building (see Attachments 3 and 6).

According to the site plan (Attachment 2), there are two (2) landscape planters located at the southern end of the property. One (1) of these planters is located in the middle of the access from Route 34 and the other planter is located around the monument sign.

NOISE CONTROL

No information was provided regarding noise control.

REFUSE PLAN

The site plan (Attachment 2) shows one (1) dumpster located east of the garage. The dumpster area is six foot by eight foot (6'X8'). The dumpster is visible in the picture of the eastern fence (Attachment 6).

RELATION TO OTHER SPECIAL USES

If approved, this would be the second (2nd) active special use permit for a dwelling unit for a watchman on non A-1 zoned property in unincorporated Kendall County.

If approved, this would be the third (3rd) active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to 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. Provided the site is developed in accordance with the submitted site plan, including the maintenance of the existing vinyl and cedar fences, and the business allowed by the special use permit follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances, the special use permit will not

be detrimental to the public health, safety, morals, comfort, or general welfare.

*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. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted. The same is true with allowing a watchman and their immediate family to reside on the premises.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposed uses will be low utility users. Adequate utilities exist for the site. Adequate access exists for the site. Because no additional impervious surfaces are planned, drainage should not be an issue.***

*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, provided the screening created by the vinyl and cedar fences are maintained.***

*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. **This is true for both proposed uses. The operation of an outdoor storage facility and allowing a dwelling unit for a watchman 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.” Allowing a dwelling unit for a watchman at the property should help ensure that the building continues to be maintained in a manner that attracts and retains quality tenants.***

RECOMMENDATION

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

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 2). Except for loading and unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on the attached site plan.
2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman. **(Amended at ZPAC).**
3. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the attached pictures (Attachments 5 and 6) are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.
4. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
5. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
6. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.

7. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
8. The operator(s) of the business allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.
9. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
10. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
11. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
12. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

ATTACHMENTS

1. Application Materials
2. Site Plan
3. Mixed Use Building Picture
4. Garage Picture
5. Western Fence Picture
6. Eastern Fence Picture
7. Monument Sign
8. November 17, 2022 and November 30, 2022 Emails to and from the Illinois Department of Transportation
9. NRI Report
10. November 22, 2022 Email from the Oswego Fire Protection District
11. December 6, 2022 ZPAC Meeting Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Ray Gonzalez Special Uses FILE #: _____

| | | |
|--|--|--|
| NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Ray Gonzalez | | |
| CURRENT LANDOWNER/NAME(s) Merchants National Bank under Trust Agreement dated February 24, 1997 as Trust Number 5191 | | |
| SITE INFORMATION ACRES 1.63 | SITE ADDRESS OR LOCATION 5375 Route 34 | ASSESSOR'S ID NUMBER (PIN) 03-18-403-015 |
| EXISTING LAND USE Commercial | CURRENT ZONING B2 | LAND CLASSIFICATION ON LRMP Commercial |
| REQUESTED ACTION (Check All That Apply): | | |
| <input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor) | | |
| PRIMARY CONTACT Boyd Ingemunson | PRIMARY CONTACT MAILING ADDRESS [REDACTED] | PRIMARY CONTACT EMAIL [REDACTED] |
| PRIMARY CONTACT PHONE # [REDACTED] | PRIMARY CONTACT FAX # [REDACTED] | PRIMARY CONTACT OTHER #(Cell, etc.) [REDACTED] |
| ENGINEER CONTACT n/a | ENGINEER MAILING ADDRESS n/a | ENGINEER EMAIL n/a |
| ENGINEER PHONE # n/a | ENGINEER FAX # n/a | ENGINEER OTHER # (Cell, etc.) n/a |
| 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. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION. | | |
| SIGNATURE OF APPLICANT [REDACTED] | | DATE 11/15/2022 |

FEE PAID: \$ 11/17/22
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Date Stamp Here If Checklist Is Complete

PROPOSED SPECIAL USES

Applicant is seeking issuance of two special use permits on the 1.63 acre parcel he currently owns located at 5375 Route 34, Oswego, IL. There are two existing buildings on the parcel and a large parking area in the rear of the lot.

1. Special Use permit for a dwelling unit for a night watchman and family in the existing commercial unit.
2. Special Use permit for outdoor storage in the vacant rear portion of parcel.

597

TRUSTEE'S DEED

9702341 03/12/1997 01:04P 1 of 3
Paul Anderson, Kendall County, IL Recorder

THIS INDENTURE, made this
27th day of February
A.D. 1997, between THE OLD
SECOND NATIONAL BANK OF AU-
RORA, a national banking corpo-
ration having its place of business
in the City of Aurora, Kane County,
Illinois, not individually but as
Trustee under Trust Agreement

dated _____
and known as Trust No. 2985, grantor, and Merchants National Bank under
Trust Agreement dated February 24, 1997 as Trust Number 5191

of Aurora, IL, grantee.

WITNESS, That the grantor, in consideration of the sum of Ten Dollars (\$10.00) and
other good and valuable considerations, receipt which is acknowledged, and in pursuance
of the power and authority vested in the Grantor as said Trustee, does CONVEY and
QUIT CLAIM unto the Grantee, the following described real estate, situated in the County
of Kendall and State of Illinois, to wit:

Lot 3 of Silver Wheel Subdivision in Township of Oswego
Kendall County, Illinois.

Exempt under provisions of
Paragraph 6, Section 4.

Dated: _____ Seller

Common Address: 5375 Route 34, Oswego, IL

Parcel Number: 03-18-403-015

WITNESS, the grantor, as Trustee, has caused this Trustee's Deed to be signed by its
Trust Officer and attested by its _____
the day and year above written.

ATTEST: _____
THE OLD SECOND NATIONAL BANK OF AURORA
not individually _____
Trust Officer

This instrument prepared by:
Attorney Darrell L. Jordan

Future Tax Bills to:
Mr. and Mrs. Raymond Gonzalez

After recordation return to: Attorney Darrell L. Jordan

Grantees address:

5375 Route 34
Oswego, IL 60543

CHARGE C.T.I.C. DUPLICATION \$700.00

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Raymond Gonzalez
Address [REDACTED]
City Sugar Grove State IL Zip 60554

2. Nature of Benefit Sought Special 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 |
|------------------|------------|----------|
| Raymond Gonzalez | [REDACTED] | 100% |
| | | |
| | | |
| | | |

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Boyd Ingemunsor [REDACTED]

VERIFICATION
I, Boyd Ingemunsor, 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 15 day of Nov, A.D. 2022

(seal)

Notary Public



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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Raymond Gonzalez **Contact Person:** Boyd Ingemunson
 Address: [REDACTED]
 City, State, Zip: [REDACTED]
 Phone Number: [REDACTED]
 Email: [REDACTED]

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

Site Location & Proposed Use

Township Name OSwego Township 37 N, Range 8 E, Section(s) 18
 Parcel Index Number(s) 03-18-43-015
 Project or Subdivision Name Gonzalez Special Use Number of Acres 1.63
 Current Use of Site Commerical Proposed Use Commercial
 Proposed Number of Lots 1 Proposed Number of Structures 2 (already existing)
 Proposed Water Supply well (existing) Proposed type of Wastewater Treatment septic (existing)
 Proposed type of Storm Water Management n/a

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 | \$ <u>375.00</u> |
| <u> </u> Additional Acres at \$18.00 each | \$ <u> </u> |
| Total NRI Fee | \$ <u>375.00</u> |

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 [REDACTED].

[REDACTED]
 Petitioner or Authorized Agent

11/15/2022
 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# 2218 Date initially rec'd 11/16/22 Date all rec'd 11/16/22 Board Meeting Dec. 12 2022
 Fee Due \$ Fee Paid \$ 375.00 Check # [REDACTED] Over/Under Payment Refund Due

Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that 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. the special use will not endanger the public health, safety, morals, or general welfare

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.

the special use will not be injurious to surrounding properties; property on the east and west of the subject parcel are vacant lots; property to the north has sufficient buffering by fence and existng landscaping

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

all utilities and points of ingress and egress are existing and adequate for proposed special use

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 special use conforms to all applicable regulations

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. special use is consistent with LRMP

Vicinity Map
Not to Scale



Subject Property

PLAT OF SURVEY & TOPOGRAPHIC EXHIBIT

LOT 3 OF SILVER WHEEL SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5375 ROUTE 34, OSWEGO, ILLINOIS.

BENCHMARKS:

SOURCE BENCHMARK:
Village of Oswego Geodetic Control Network - Station # 0001 - Oswego Orchard.
Elevation= 608.92 (NAVD 88)

SITE BENCHMARK (SITE TBM)
Cross cut in top of curb adjacent to the Easterly property Line. (Location as noted)
Elevation= 632.89 (NAVD 88)

SURVEYOR'S NOTE:

THE LOCATIONS OF THE UNDERGROUND UTILITIES AS DEPICTED HEREON ARE BASED UPON MARKINGS BY TRI-COUNTY LOCATORS

- GAS — = gas line
- ST — = storm line
- SAN — = septic/sanitary line
- TEL — = tele-communications line
- OHW — = overhead wires
- W — = water line

SURVEYOR'S NOTE:

THE LOCATIONS OF THE UNDERGROUND UTILITIES AS DEPICTED HEREON ARE BASED UPON MARKINGS BY TRI-COUNTY LOCATORS

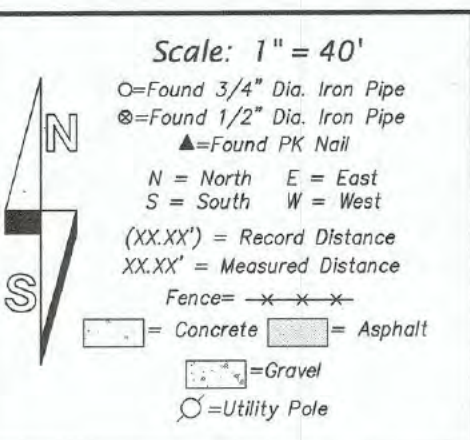
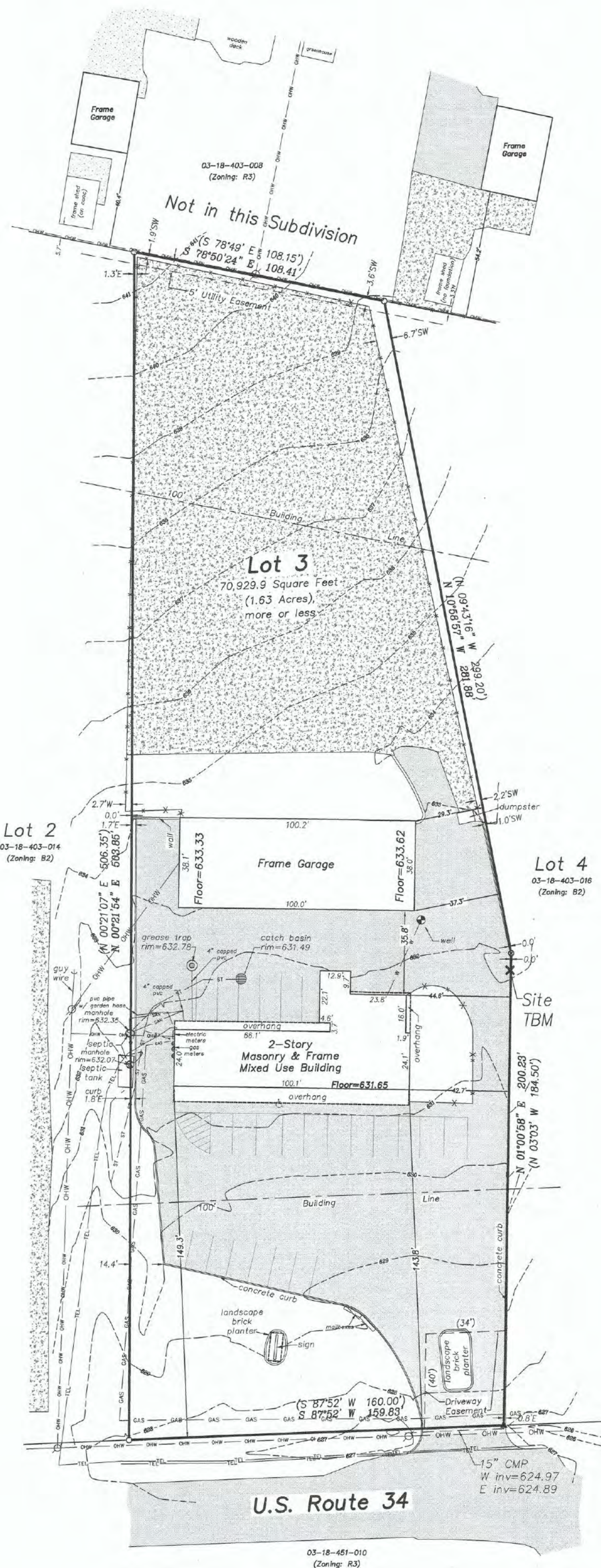
Kendall County Zoning Designations:

- B2 = General Business
- R3 = One Family Residential - 45,000 Sq Ft

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON NOVEMBER 16, 2022.



Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

TODD SURVEYING
Professional Land Surveying Services
"Cornerstone Surveying PC"
759 John Street, Suite D
Yorkville, IL 60560
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

| | |
|--|------------------|
| Client: Ingemunson Law Offices, Ltd. | |
| Book # 2169 Drawn By: JG.JH Plat # 312 | |
| Reference: 2016-0509 FB2169 | |
| Field Work Completed: 10/27/2022 | |
| Rev. Date | Rev. Description |
| 11/16/22 | added topography |
| Project Number: 2022-1141 | |

Attachment 3 Mixed Use Building



11/17/2022 13:40



11/17/2022 13:43



11/17/2022 13:43



11/17/2022 13:46



11/17/2022 13:40

From: [Matt Asselmeier](#)
To: [Short, Michael A](#); [Rod Zinner \(rzenner@oswegoil.org\)](mailto:rzenner@oswegoil.org)
Cc: [Scott Koeppel](#); [Scott Gengler](#); [Fran Klaas](#)
Subject: 5375 Route 34, Oswego
Date: Thursday, November 17, 2022 8:56:00 AM

Mike and Rod:

Kendall County is likely to receive a request for special use permits for a watchman's quarters and outdoor storage at this property.

Does IDOT or the Village of Oswego want a ROW dedication for a trail as a condition of the special use permit?

Does either entity have any concerns with the proposed uses occurring at the subject property?

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

Matt Asselmeier

From: Short, Michael A <Michael.Short@illinois.gov>
Sent: Wednesday, November 30, 2022 11:34 AM
To: Matt Asselmeier; Rod Zinner (rzenner@oswegoil.org)
Cc: Scott Koeppel; Scott Gengler; Fran Klaas
Subject: [External]RE: 5375 Route 34, Oswego

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt,

While future traffic volumes may warrant an expansion of US 34 at the subject location, IDOT currently has no plans to expand US 34 between Orchard Road and IL 31. IDOT will not be requesting a dedication as a condition for a special use permit at this location.

IDOT has no concerns with the proposed uses at this property. However, the property owner will need to request a Highway Access Permit to install or modify any entrances to the property.

If you need additional information, please contact me.

Sincerely,

Michael Short

Program Development Engineer
Illinois Department of Transportation, District 3
700 East Norris Drive
Ottawa, IL 61350
Michael.Short@Illinois.gov
815-434-8450



**Kendall County Soil & Water
Conservation District**

November 29, 2022

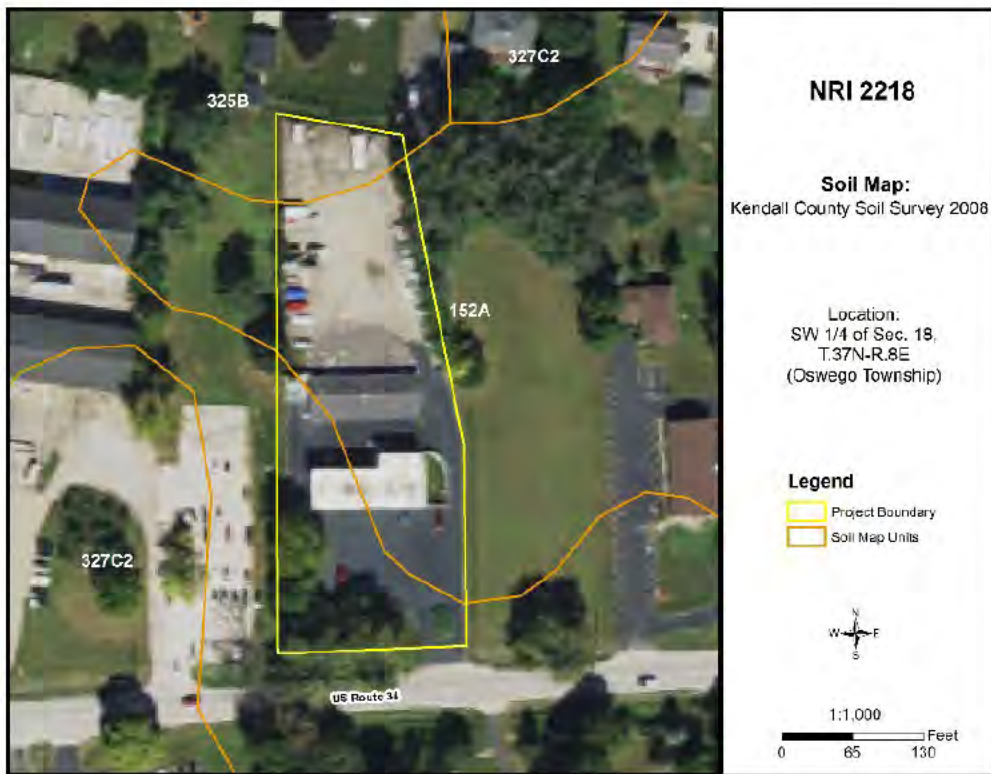
Raymond Gonzalez
[REDACTED]

Dear Mr. Gonzalez,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information Report (NRI) Application for two special use permit petitions on parcel 03-18-403-015 filed with Kendall County. One for a dwelling unit of an existing commercial building to be utilized by a night watchman and family. One for outdoor storage of boats, recreational vehicles, and granite in the northern, gravel portion of the parcel. The proposed project site is located at 5375 Route 34, Oswego, IL 60543 in the southwest quarter of Section 18, Township 37N (Oswego Township), Range 8E of the 3rd Principal Meridian. The site is zoned B-2 General Business District. After reviewing the application and supporting documents, it was determined that a *full NRI Report is not necessary at this time* for the proposed project. The soils have been previously disturbed, and the site plan is not proposing any grading, land disturbance, addition of buildings, or building expansions.

The Kendall County SWCD has reviewed the 1.63-acre project site and would like to note the following natural resource considerations:

- The site currently contains a two-story, mixed-use building; a detached garage; an asphalt parking lot south of the garage; and a gravel lot north of the garage.



- The 2008 Soil Survey for Kendall County as maintained by the United States Department of Agriculture – Natural Resource Conservation Service (USDA-NRCS) contains soil maps and descriptions for soil types throughout the county. The exhibit above shows the soil map, and the table below shows the soil map units that are present within the project site.

| Soil Map Unit | Acreage | Percent of Parcel |
|---|---------|-------------------|
| 152A Drummer silty clay loam, 0-2% slopes | 0.9 | 58.1% |
| 325B Dresden silt loam, 2-4% slopes | 0.7 | 41.9% |

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses such as buildings with basements, buildings without basements, small commercial buildings, shallow excavations, onsite sewage disposal, and lawns/landscaping. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.
- The information provided in the table below provides further detail regarding the following:
 - Drainage Class: Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - 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. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and 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.

| Map Unit | Drainage Class | Hydrologic Group | Hydric Designation |
|----------|----------------|------------------|--------------------|
| 152A | Poorly Drained | B/D | Hydric |
| 325B | Well Drained | B | Non-Hydric |

- This site is located on slopes of approximately 0-4%. The site lies within the Fox River Watershed (Oswego/Fox River sub watershed). Topographic maps indicate that the site drains predominantly to the south/southeast.
- Based on an in-office review of the Federal Emergency Management Agency’s (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0065H (effective date January 8, 2014), it does not appear that this parcel is located within the 100-year floodplain. It is mapped as Zone X, an area of minimal flood hazard. Additionally, based upon review of the U.S. Fish & Wildlife Service’s National Wetlands Inventory Map, wetlands do not appear to be identified on the project site.
- If construction is to occur onsite in the future, a soil erosion and sediment control plan should be prepared and implemented in accordance with both Kendall County and Illinois EPA requirements. The Illinois Urban Manual

can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.

- The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. 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) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment 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 overall score is based on a 300-point rating scale.

Land Evaluation Computation

| Soil Type | Value Group | Relative Value | Acres | Product (Relative Value x Acres) |
|-----------------------|-------------|----------------|---|----------------------------------|
| 152A | 1 | 100 | 0.9 | 90 |
| 325B | 4 | 79 | 0.7 | 55.3 |
| Totals | | | 1.6 | 145.3 |
| LE Calculation | | | (Product of relative value / Total Acres) 145.3 / 1.6 = 90.8 | |
| LE Score | | | LE = 91 | |

The Land Evaluation score for this site is 91 out of a possible 100 points, indicating that the soils are well-suited for agricultural uses.

Site Assessment Computation

| A. | Agricultural Land Uses | Points |
|----|--|-----------|
| | 1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0) | 0 |
| | 2. Current land use adjacent to site. (30-20-15-10-0) | 0 |
| | 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. | Compatibility / Impact on Uses | |
| | 1. Distance from city or village limits. (20-10-0) | 0 |
| | 2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0) | 20 |
| | 3. Compatibility of agricultural and non-agricultural uses. (15-7-0) | 7 |
| C. | Existence of Infrastructure | |
| | 1. Availability of public sewage system. (10-8-6-0) | 0 |
| | 2. Availability of public water system. (10-8-6-0) | 0 |
| | 3. Transportation systems. (15-7-0) | 7 |
| | 4. Distance from fire protection service. (10-8-6-2-0) | 8 |
| | Site Assessment Score: | 42 |

The Site Assessment score for this site is 42 out of a possible 200 points. The Land Evaluation value (91) is added to the Site Assessment value (42) to obtain a LESA Score of 133. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

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

The overall LESA Score for this site is 133 indicating 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 you have any questions, please contact our office at (630) 553-5821 extension 3.

Sincerely,



Alyse Olson
Resource Conservationist

CC Boyd Ingemunson
759 John St.
Yorkville IL 60560

Matt Asselmeier, Kendall County Planning, Building, & Zoning
111 West Fox St.
Yorkville, IL 60560

Joe West, Oswego Township
99 Boulder Hill Pass
Montgomery, IL 60538

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Tuesday, November 22, 2022 12:05 PM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 22-24

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

north of the frame garage shown on the attached site plan.

2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are either employed as a watchman of a business operating on the subject property or are immediate family members of the watchman.
3. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the attached pictures (Attachments 5 and 6) are maintained in good order to provide screening

Matt,

I would consider re-wording this a bit. As currently written, the "watchman" can live in Chicago but have his immediate family live here. Don't believe that is what is intended.

Alec

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
December 6, 2022 – Unapproved Meeting Minutes**

PBZ Senior Planner Matt Asselmeier called the meeting to order at 9:03 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Alyse Olson – Soil and Water Conservation District

Audience:

Boyd Ingemunson

AGENDA

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

With a voice vote of five (5) ayes, the motion carried.

MINUTES

Mr. Rybski made a motion, seconded by Mr. Klaas, to approve the October 4, 2022, meeting minutes.

With a voice vote of five (5) ayes, the motion carried.

PETITIONS

**Petition 22-24 Raymond Gonzalez as Beneficiary of Merchants National Bank Under Trust Agreement
Dated February 24, 1997 as Trust Number 5191**

Mr. Asselmeier summarized the request.

Mr. Asselmeier provided a correction stating that the housing for the watchman would be on the first floor. The building was constructed in 1960 and rezoned to B-2 in 1976. The dwelling units on the second floor were lawfully non-conforming.

The Petitioner would like to provide housing for a watchman on the first floor of the southern, mixed use building on the subject property at 5375 Route 34 in Oswego Township.

Also, the Petitioner would also like to store boats, recreational vehicles, and granite outdoors at the subject property north of the garage building.

The subject property has been zoned B-2 since 1976.

The application materials, site plan, a picture of the mixed use building, a picture of the garage, a picture of the western fence, a picture of the eastern fence and, a picture of the existing monument sign was provided.

The property is approximately one point six-three (1.63) acres in size.

The existing land use is improved commercial.

The County's Future Land Use Map calls for the property to be Suburban Residential (Max 1 DU/Acre). The Village of Oswego's Future Land Use Map calls for the property to be Downtown.

Route 34 is an Arterial Road maintained by the Illinois Department of Transportation.

The Village of Oswego has a trail planned along Route 34 in this area.

There are no floodplains or wetlands on the property.

The adjacent land uses are single-family residential, vocational school, parking lot, and vacant.

ZPAC Meeting Minutes 12.06.22

The adjacent properties are zoned R-3, B-2, and B-3.

The County's Future Land Use Map calls for the area to be Suburban Residential.

The Village of Oswego's Future Land Use Maps calls for the area to be Downtown.

Nearby properties are zoned A-1, A-1 SU, R-3, R-3 SU, B-1, B-3 and B-3 SU in the County and R-2, R-3, R-4, and B-2 inside the Village of Oswego.

The R-3 special use to the east is for a church sign. The B-3 special use to south is for outside storage. The A-1 special use to west is for a riding stable, including an apartment.

EcoCAT Report not required because the property was not zoned A-1.

The NRI application was submitted on November 16, 2022. The LESA Score was 133 indicating a low level of protection. The NRI was provided.

Oswego Township was emailed Petition information on November 21, 2022.

The Village of Oswego was emailed Petition information on November 21, 2022.

The Oswego Fire Protection District was emailed Petition information on November 21, 2022. The Oswego Fire Protection District submitted an email clarifying condition 2 regarding the living situation of the watchman. This email was provided.

According to the submitted information, there are four (4) commercial tenants housed on the first floor of the mixed use building. The specific unit where the watchman and their family would live was not identified.

The outside storage would consist of boats, recreational vehicles, and granite. No information was provided regarding the number of boats and recreational vehicles that would be parked on the premises. No information was provided regarding the amount of granite that would be stored outdoors. The materials would be stored outdoors within the fenced area north of the garage.

One (1) two (2) story approximately three thousand eight hundred (3,800) square foot masonry and frame mixed use building is located on the property; this building was constructed in 1960. One (1) approximately three thousand seven hundred fifty (3,750) square foot detached garage is located on the property north of the mixed use building.

The property is served by well and septic.

The driving area perpendicular and south of the garage is asphalt paved.

The site plan showed twenty-three (23) parking spaces around the mixed use building. One (1) parking space was marked onsite as a handicapped accessible parking space.

The storage area within the fence north of the garage is gravel.

The property fronts Route 34.

On November 17, 2022, Staff emailed the Illinois Department of Transportation for comments regarding this proposal; this email was provided. The Illinois Department of Transportation submitted an email stating they were not requesting a right-of-way dedication for a trail and noted that an access permit would be required, if the property owner changed or added entrances. This email was provided.

According to the submitted materials, no additional impervious surface is planned.

No information was provided regarding lights.

One (1) existing monument sign was shown on the site plan. A picture of the sign was provided. The sign was approximately nine feet (9') in width and seven feet (7') in height with a small shake roof. No plans existed to illuminate the sign. Each tenant in the mixed use building has one (1) sign attached to the building. No information was provided regarding whether the storage business would have a sign or the placement of the sign.

No information was provided regarding security of the outdoor storage area. There is one (1) eight foot (8') tall cedar privacy fence around the outdoor storage area.

In addition to the cedar privacy fence, there is one (1) white vinyl fence located east of the mixed use building.

According to the site plan, there are two (2) landscape planters located at the southern end of the property. One (1) of these planters is located in the middle of the access from Route 34 and the other planter is located around the monument sign.

No information was provided regarding noise control.

The site plan showed one (1) dumpster located east of the garage. The dumpster area is six foot by eight foot (6'X8'). The dumpster was visible in the picture of the eastern fence.

If approved, this would be the second (2nd) active special use permit for a dwelling unit for a watchman on non A-1 zoned property in unincorporated Kendall County.

If approved, this would be the third (3rd) active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

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. Provided the site is developed in accordance with the submitted site plan, including the maintenance of the existing vinyl and cedar fences, and the business allowed by the special use permit follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.

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. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted. The same is true with allowing a watchman and their immediate family to reside on the premises.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The proposed uses will be low utility users. Adequate utilities exist for the site. Adequate access exists for the site. Because no additional impervious surfaces are planned, drainage should not be an issue.

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, provided the screening created by the vinyl and cedar fences are maintained.

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. This is true for both proposed uses. The operation of an outdoor storage facility and allowing a dwelling unit for a watchman 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." Allowing a dwelling unit for a watchman at the property should help ensure that the building continues to be maintained in a manner that attracts and retains quality tenants.

Before issuing a recommendation, Staff requested comments from ZPAC members, the Illinois Department of Transportation, the Village of Oswego, and the Oswego Fire Protection District. If the special use permits were allowed, Staff suggested the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan. Except for loading and

unloading, outside storage of materials shall be restricted to the fenced area north of the frame garage shown on the submitted site plan.

2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are either employed as a watchman of a business operating on the subject property or are immediate family members of the watchman.
3. The operator(s) of the business allowed by this special use permit shall ensure that the existing fences shown in the submitted pictures are maintained in good order to provide screening of the outdoor storage area from adjacent and surrounding properties. The operator(s) of the business allowed by this special use permit may alter the materials used to create the fences, but shall not decrease the screening created by the fences that existed at the time of the issuance of the special use permit.
4. None of the vehicles or items parked or stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
5. All of the vehicles or items stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
6. The owners of the business allowed by these special use permits shall diligently monitor the property for leaks from vehicles and items stored on the premises and shall promptly clean up the site if leaks occur.
7. The operator(s) of the business allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
8. The operator(s) of the business allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited to the sign regulations contained in the Kendall County Zoning Ordinance.
9. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
10. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
11. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
12. These special use permits shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

Mr. Rybski asked if any construction would take place. Boyd Ingemunson, Attorney for the Petitioner, responded no.

Mr. Rybski noted that the existing septic system was located in the front near the sign. The existing septic sign was designed for seven (7) bedrooms in 1987. The Health Department would be notified if any construction occurred, if the sign was removed, or if the number of bedrooms changed.

Mr. Klaas asked what Downtown use was in the Village of Oswego's Plan. Mr. Asselmeier responded that his guess was mixed use building with residential and small office and small retail. The proposed use probably would fit with Oswego's plans.

There have been no complaints regarding the property or proposed use.

Mr. Asselmeier asked if the Petitioner was agreeable to proposed conditions. Mr. Ingemunson responded generally yes. There was a concern regarding providing information to the County yearly as outlined in condition 2.

Mr. Asselmeier emphasized the importance of storing items in the fenced area in order to be in compliance with the Zoning Ordinance and to prevent the property from looking bad.

Mr. Rybski made a motion, seconded by Ms. Briganti, to recommend approval of the proposal with the conditions proposed by Staff.

With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on December 14, 2022.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 22-01 was denied by the County Board. Petition 22-19 was approved by the County Board. Petition 22-20 was approved by the Millbrook Village Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Ms. Briganti, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The ZPAC, at 9:19 a.m., adjourned.

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

| Group Type | Name | Organization | Position | Email |
|--------------------------------|--------------------------------|--|--------------------------------------|--------------------------------------|
| School Districts | Mr. Timothy Ulrich | Newark High School District #18 | Superintendent/Principal | tulrich@nchs18.org |
| | Mrs. Demetra Turman | Newark Grade School District #66 | Superintendent | dturman@nsgs66.org |
| | William Pender | Lisbon School District #90 | Superintendent | wpender@lisbon.k12.il.us |
| | Mr. Tim Shimp | Yorkville Community Unit School District #115 | Superintendent | tshimp@v115.org |
| | Dr. John Sparlin | Oswego School District #308 | Superintendent | Superintendent@sd308.org |
| | Dr. Glenn Wood | Plainfield School District #202 | Superintendent | gwood@osd202.org |
| | Dr. Robert Schiffbauer | Minooka Community Unit School District #111 Education Center | Superintendent | rschiffbauer@mchs.net |
| | Mr. Thomas Sodaro | Sandwich School District #430 720 S. Wells | Superintendent | tsodaro@sandwich430.org |
| | | | | adminoffice@plano88.org |
| | Mr. Tony Baker | Plano School Community Unit School District #88 | Superintendent | |
| | Dr. Kris Monn | Minooka School District #201 | Superintendent | kmonn@min201.org |
| | Dr. Travis McGuire | Hinckley-Big Rock School District #429 | Superintendent | tmcguire@hbr429.org |
| | Dr. Craig Ortiz | Morris School District #101 | Superintendent | cortiz@morrishs.org |
| Park/Forest Preserve Districts | Mr. Richard Zielke | Oswegoland Park District Prairie Point Center | Executive Director | rzielke@oswegolandpd.org |
| | Mr. Jim Pilmer | Fox Valley Park District Cole Center | Executive Director | jpilmer@fvpd.net |
| | Mr. Carlo Capalbo | Plainfield Park District | Executive Director | capalbo@plfdparks.org |
| | | | | bill.novicki.spd@gmail.com |
| Fire Districts | Mr. Bill Novicki | Sandwich Park District | Executive Director | |
| | Mr. Brad Staab | Joliet Park District | Executive Director | bstaab@jolietpark.org |
| | Mr. Greg Witek | Little Rock-Fox FPD | Chief | gwitek@lrffpd.com |
| | Mr. James Bateman | Bristol-Kendall FPD | Chief | jbateam@BKFire.org |
| | Mr. Mike Torrence | Bristol-Kendall FPD | Battalion Chief | Mtorrence@BKFire.org |
| | Mr. John Cornish | Oswego FPD | Chief | firechief@oswegofire.com |
| | Mr. Derek Hagerty | Sandwich FPD | Chief | dihagerty@sandwichfd.org |
| | Mr. Jeff Mathre | Newark FPD | Chief | jeffmathre@yahoo.com |
| | Newark Fire General Email | Newark FPD | General Email | newarkfire@sbcglobal.net |
| | Mr. Jon Stratton | Plainfield FPD | Chief | plfd_fire@plainfieldfd.com |
| | Mr. Alex Marchewka | Lisbon-Seward FPD | Chief | amarchewka@lisbonsewardfpd.com |
| | Lisbon-Seward General | Lisbon-Seward FPD | General Email | lisbonsewardfiredepartment@gmail.com |
| | Mr. Thomas P. Meyers, Jr. | Montgomery-Countryside FPD | Chief | Chiefmeyers@montgomeryfire.org |
| | Mr. David McCabe | Aurora Fire Department | Chief | dmccabe@aurora-il.org |
| | Mr. Al Yancev, Jr | Minooka FPD | Chief | yanceva@minookafire.com |
| Mr. Andy Dovle | Troy FPD | Chief | adovle@trovfpd.com | |
| Mr. Jeff Carey | City of Joliet Fire Department | Chief | jcarey@joliet.gov | |
| Municipalities | Mr. John Purcell | United City of Yorkville | Mayor | jpurcell@yorkville.il.us |
| | Mr. Bart Olson | United City of Yorkville | Administrator | bolson@yorkville.il.us |
| | Ms. Krysti Barksdale-Noble | United City of Yorkville | Community Development Director | knoble@yorkville.il.us |
| | Mr. Bob O'Dekirk | City of Joliet | Mayor | ROdekirk@joliet.gov |
| | Mr. James Capparelli | City of Joliet | City Manager | jcapparelli@joliet.gov |
| | Ms. Eva-Marie Tropper | City of Joliet | Community Development Director | etropper@joliet.gov |
| | Mr. Jim Torri | City of Joliet | Planning Division Director | jtorti@joliet.gov |
| | Ms. Jayne Bernhard | City of Joliet | Planner | jbernhard@joliet.gov |
| | Mr. Troy Parlier | Village of Oswego | President | tparlier@oswegoil.org |
| | Mr. Daniel Di Santo | Village of Oswego | Administrator | DDiSanto@oswegoil.org |
| | Mr. Rod Zenner | Village of Oswego | Development Services Director | rzenner@oswegoil.org |
| | Mr. John Argoudelis | Village of Plainfield | President | jargoudelis@goplainfield.com |
| | Mr. Joshua Blakemore | Village of Plainfield | Administrator | jblakemore@goplainfield.com |
| | Mr. Jonathan Proulx | Village of Plainfield | Director of Planning | jproulx@goplainfield.com |
| | Ms. Jacqueline Kowalski | Village of Millbrook | President | jkowalski@thevillageofmillbrook.com |
| | Mr. Doug Hollev | Village of Millington | Mayor | millington372@icloud.com |
| | Mr. Paul Pope | Village of Lisbon | Mayor | y-lisbon@att.net |
| | Mr. Ric Offerman | Village of Minooka | President | ric.offerman@minooka.com |
| | Mr. Dan Duffy | Village of Minooka | Administrator | dan.duffy@minooka.com |
| | Mr. Steve Thornton | Village of Minooka | Building & Zoning Officer | steve.thornton@minooka.com |
| | Mr. Jim Davis | Village of Newark | Village President | President@newark-il.us |
| | Ms. June McCord | Village of Plattville | President | jmccord6835@aol.com |
| | Mr. Todd Latham | City of Sandwich | Mayor | mayor@sandwich.il.us |
| | Mr Geoff Penman | City of Sandwich | City Administrator | gpenman@sandwich.il.us |
| | Mr. Todd Steffens | City of Sandwich | City Building Official | tsteffens@sandwich.il.us |
| | Mr. Matt Brolley | Village of Montgomery | President | mbrolley@ci.montgomery.il.us |
| | Ms. Sonva Abt | Village of Montgomery | Director of Community Development | sabt@ci.montgomery.il.us |
| | Mr. Jeff Zoepfel | Village of Montgomery | Administrator | zoepfel@ci.montgomery.il.us |
| | Mr. Mike Rennels | City of Plano | Mayor | mrennels@cityofplanoil.org |
| | Mr. Jeff Sobotka | City of Plano | Planning, Building & Zoning Director | jsobotka@cityofplanoil.org |
| | Mr. Richard C. Irvin | City of Aurora | Mayor | MayorsOffice@aurora.il.us |
| | Mr. John Curley | City of Aurora | Chief Development Services Officer | jcurley@aurora.il.us |
| | Ms. Maria Lindsay | City of Aurora | Deputy Chief of Staff | lindsaym@aurora.il.us |
| | Mr. Ed Steban | City of Aurora | Zoning Administrator | ESieben@aurora-il.org |
| | Ms. Jennifer Konen | Village of Sugar Grove | Village President | jkonen@sugargroveil.gov |
| | Ms. Danielle Marion | Village of Sugar Grove | Planning and Zoning Administrator | dmarion@sugargroveil.gov |
| | Mr. Clarence DeBold | Village of Shorewood | Mayor | cdebald@vil.shorewood.il.us |

| | | | | |
|--------------------------------|-------------------------------|---|--|--|
| | Ms. Toni Dulny | Village of Shorewood | Deputy Clerk | tdulny@vil.shorewood.il.us |
| | Ms. Natalie Engel | Village of Shorewood | Economic Development Director | nengel@vil.shorewood.il.us |
| | Mr. Aaron Klima | Village of Shorewood | Administrator | aklima@vil.shorewood.il.us |
| Counties | Mr. Mark Vankerhoff | Kane County | Director of Development & Community Services | vankerhoffmark@co.kane.il.us |
| | Ms. Corrine Pierog | Kane County | Chairman | cpierog@kanecoboard.org |
| | Mr. Paul Hoss | DuPage County | Planning and Zoning Administrator | Paul.Hoss@dupageco.org |
| | Ms. Deborah Conroy | DuPage County | Chairman | chair@dupageco.org |
| | Mr. Don Jensen | LaSalle County | Chairman | djensen@lasallecounty.org |
| | Mr. Brian A. Gift | LaSalle County | Director of Environmental Services & Land Use | bgift@lasallecounty.org |
| | Ms. Jennifer Bertino-Tarrant | Will County | County Executive | countvexec@willcountylvillinois.com |
| | Ms. Mimi Cowan | Will County | County Board Speaker | mcowan@willcountylvillinois.com |
| | Mr. David Dubois | Will County | Land Use Director | DDubois@willcountylvillinois.com |
| | Mr. Brian Gregory | DeKalb County | Administrator | bgregory@dekalbcounty.org |
| | Ms. Suzanne Willis | DeKalb County | Chairman | swillis@dekalbcounty.org |
| | Mr. Derek Hiland | DeKalb County | Director of PBZ | dhiland@dekalbcounty.org |
| | Ms. Heidi Miller | Grundy County | Director of PBZ | hmill@grundycn.org |
| | Ms. Mary Kurharz | Grundy County | County Administrator | mkurharz@grundycn.org |
| Mr. Chris Balkema | Grundy County | Chairman | cbalkema@grundycn.org | |
| Ms. Loretta Daly | Invest Aurora | Acting President of Invest Aurora | loretta@investaurora.org | |
| David Dibo | City of Aurora | Executive Director | dibod@aurora.il.us | |
| Ms. Charlene Coulombe | Montgomery EDC | Director | char@montgomery-illinois.org | |
| Ms. Lynn Dubajic Kellogg | Yorkville EDC | Consultant | lynn@dklc.com | |
| Mr. Jake Melrose | Village of Plainfield | Economic Development Manager | jmelrose@soplainfield.com | |
| Mr. Cesar Suarez | City of Joliet | Economic Development Director | csuarez@joliet.gov | |
| Mr. Rich Healy | City of Plano Economic | | planoedc.org@gmail.com | |
| Kevin Leighty | Village of Oswego | Economic Development Director | kleighty@oswegoil.org | |
| Mr. Walter Magdziarz | Village of Sugar Grove | Director of Community Development | wmagdziarz@sugargroveil.gov | |
| | Need Contact | Waubensee Community College | | |
| | Mr. Jim Teckenbrock | Sandwich Economic Development Corporation | Executive Director | JimTeckenbrock@gmail.com |
| | Marcia Newkirk | Little Rock Twp | Supervisor | littlerocktownship@gmail.com |
| Township Plan Commissions | No Planning Commission | Bristol Twp | Plan Commission Chairman | N/A |
| | Mr. Len Was | Oswego Twp. | Plan Commission Chairman | wgcinc@aol.com |
| | Mr. Steve Knutson | Fox Twp. | Plan Commission Chairman | srk1234@sbcglobal.net |
| | Mr. Don Hirsch | Kendall Twp. | Plan Commission Chairman | hirschdmh@aol.com |
| | Ms. Pam Wynne | Na-Au-Say Twp. | Plan Commission Chairman | pswynne626@gmail.com |
| | No Planning Commission | Big Grove Twp. | Plan Commission Chairman | N/A |
| | Mr. Dave Smith | Lisbon Twp. | Plan Commission Chairman | dmiarsmith@aol.com |
| Mr. Peter Fleming | Seward Twp. | Plan Commission Chairman | marquetteprop@sbcglobal.net | |
| Water/Sanitary District | Jen Thornburg | Illinois American Water | Senior Manager of Field Operations | jen.thornburg@amwater.com |
| | Kevin Hillen | Illinois American Water | Senior Operations Manager-Northern Illinois | Kevin.Hillen@amwater.com |
| | David Lynde | Illinois American Water | Engineering Manager | David.Lynde@amwater.com |
| | Mr. Cyrus W McMains | Yorkville-Bristol Sanitary District | Executive Director | cyrus@vbsd.org |
| Mr. Thomas Muth | Fox Metro Water Reclamation | Manager | tmuth@foxmetro.org | |
| Ms. Victoria Lundh | Kendall County Farm Bureau | Manager | manager@kendallgrundtyfb.com | |
| Mr. Brook McDonald | The Conservation Foundation | President | bmcdonald@theconservationfoundation.org | |
| Ms. Jessica Mino | The Conservation Foundation | Kane/Kendall Program Director | jmino@theconservationfoundation.org | |
| Mr. Tony Manno | CMAP | | amanno@cmapp.illinois.gov | |
| Mr. Michael Short | IDOT – Region 2, District 3 | Engineer | michael.short@illinois.gov | |
| Ms. Kendra Parzen | Landmarks Illinois | Advocacy Manager | kparzen@landmarks.org | |
| Mr. Michael Hoffman | Teska | | MHoffman@TeskaAssociates.Com | |
| Mr. Dan Kramer | | | | |
| Mr. Boyd Ingemunson | | | | |
| Mr. Ken Itle | WJE | | kitle@wje.com | |
| ZPAC | | | | |
| KCRPC | | | | |
| ZBA | | | | |
| HPC | | | | |
| County Board | | | | |
| Township Clerks | | | | |
| Township Supervisors | | | | |
| Township Highway Commissioners | | | | |