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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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March 5, 2019 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Matthew Prochaska, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the February 5, 2019 ZPAC Meeting Minutes (Pages 3-6)

PETITIONS:

1. **18 – 24 – Dorothy Flisk on Behalf of Skyfall Equestrian, LLC (Pages 7-39)**  
Request: Major Amendment to a Special Use Permit to Increase the Number of Horses Allowed Boarded at the Property from Twenty-Four (24) to Thirty-Six (36)  
PINs: 01-01-200-020 and 02-06-102-009  
Location: 17 Ashe Road, Little Rock and Bristol Townships  
Purpose: Increase the Number of Horses Allowed Boarded at the Property from Twenty-Four (24) to Thirty-Six (36)
  
2. **19 – 07 – Kendall County Planning, Building and Zoning Committee (Pages 40-42)**  
Request: Text Amendment to Section 11.05A of the Kendall County Zoning Ordinance Pertaining to the Parking and Storage of Unoccupied Recreational Vehicles, Trailers and Mobile Homes  
Purpose: Proposal Allows for the Parking of Unoccupied Recreational Vehicles, Trailers and Mobile Homes in the Front and Corner Yard Setbacks in the R-4, R-5, R-6, and R-7 Zoning Districts Provided that No Sidewalk, Trail, or Visibility of Motorists is Blocked; Removes the Requirement that Certain Recreational Vehicles be Registered; Removes the Seventy-Two (72) Hour Parking Provision
  
3. **19 – 08 – Daniel, Bruce, and Norma VanDeventer and Deborah Hull on Behalf of the Wilbur C. VanDeventer Trust (Current Owner) and Diane and Craig Zimmerman (Prospective Buyer) (Pages 43-63)**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to R-1 One-Family Residential  
PIN: 02-11-300-007  
Location: The Northeast Side of the T-Intersection Created by Galena Road and Kennedy Road in Bristol Township  
Purpose: Proposal Rezones the Property to R-1 to Allow the Prospective Buyer to Construct One House on the Property
  
4. **19 – 09 – Kendall County Regional Planning Commission (Pages 64-66)**  
Request: Text Amendment to Section 7.01.C of the Kendall County Zoning Ordinance by Adding Kendall County Sheriff's Office Shooting Range in Oswego Township (Ordinance Would Expire December 31, 2024) to the List of Permitted Uses in the A-1 Agricultural District, Related Citation Corrections, and Update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to Reflect this Addition  
Purpose: Proposal Makes Kendall County Sheriff's Office Shooting Ranges a Permitted Use on A-1 Zoned Property in Oswego Township Through December 31, 2024.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 19-04 Landscaping Business at 6725 Route 71
2. Petition 19-05 Banquet Facility on Schlapp Road

OLD BUSINESS/ NEW BUSINESS

1. None

CORRESPONDENCE

1. None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on April 2, 2019

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.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
February 5, 2019 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Megan Andrews – Soil and Water Conservation District  
Meagan Briganti – GIS  
David Guritz – Forest Preserve  
Fran Klaas – Highway Department  
Deputy Commander Jason Langston – Sheriff's Department  
Matt Asselmeier – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC  
Aaron Rybski – Health Department  
Brian Holdiman – PBZ Department  
Matthew Prochaska – PBZ Committee Chair

Audience:

Manpreet Singh

**AGENDA**

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda as proposed. With a voice vote of all ayes the motion carried unanimously.

**MINUTES**

Mr. Klaas made a motion, seconded by Mr. Guritz, to approve the January 8, 2019, meeting minutes. With a voice vote of all ayes the motion carried unanimously.

**PETITIONS**

**Petition 19-06 Manpreet Singh on Behalf of MGG Freight Brokerage, LLC – Site Plan Approval for Truck Storage on Lots 1-5 of Light Road Industrial Park (PINs 03-07-177-004, -005, -006, -007, and -008) in Oswego Township**

Mr. Asselmeier summarized the request. MGG Freight Brokerage, LLC is requesting permission to construct pads for trucks and trailers on lots 1-5 of Light Road Industrial Park. If approved, the Petitioner would like to start construction and operations at the property as soon as possible. The Petitioner purchased the property on January 17, 2019.

The property is setback from residential properties to the east. The surrounding properties are classified as mixed use business on the future land use map. Adjacent properties are zoned M-1.

EcoCAT Report was provided. Protected resources are in the area, but adverse effects are unlikely.

Natural Resource Inventory not required because the property is zoned M-1.

Petition information was sent to Oswego Township on January 18, 2019. Commerce Drive must be accepted by Oswego Township prior to the issuance of any building permits.

Petition information was sent to the Oswego Fire Protection District on January 24, 2019. Mr. Asselmeier read a letter from the Oswego Fire Protection District requesting information about the fence.

Petition information was sent to the Village of Montgomery on January 24, 2019. No comments were received.

Petition information was sent to the Village of Oswego on January 24, 2019. No comments were received

WBK submitted comments on the proposal. The industrial park was developed with one hundred percent (100%) impervious surface planned.

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must

also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands shall and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken - No structures are planned for the site. No lighting is planned for the site. A stormwater permit will be required prior to the issuance of any permits.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed - Ample space exists on the property for the proposed use. The property will be fenced. Commerce Drive must be accepted by Oswego Township prior to the issuance of any building permits.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing - This is not an issue.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties - The site will be laid out in a manner that will not impact shadow, noise, odor, or traffic. A stormwater permit must be secured prior to the issuance of any building permits.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan - This is true.

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements - No building is planned for the site.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements - The proposed site development is in harmony with the existing use of neighboring properties provided fencing meets the Kendall County Zoning Ordinance.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property - This is not applicable.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view - The Petitioner plans to install a fence as required by the Kendall County Zoning Ordinance and is away from neighboring residential uses.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles - Staff would like comments from the Kendall County Sheriff's Department and Oswego Fire Protection District on this issue.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts - No buildings are proposed.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view - No lighting is proposed.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to

public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited - Refuse will not be collected onsite.

Pending concerns regarding safety and traffic circulation, Staff recommended approval of the proposed site plan as proposed with the following three (3) conditions:

1. The site shall be developed substantial in conformance with the submitted site plan. The total impervious surface area shown on the submitted documents shall be for the entire site. The specific location of parking pads shall be the discretion of the property owner.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit.
3. No permits shall be issued until Commerce Drive is accepted by Oswego Township.

If approved, the Petitioner would have to submit information for a building permit.

Deputy Commander Langston asked about the Knox Box. Mr. Singh indicated that he would do an automatic gate with a key pad password. Mr. Singh will provide the password to the Kendall County Sheriff's Dispatch Office.

Deputy Commander Langston asked about the usage at the site. Mr. Singh responded that each driver will have a different schedule. The trucks would be parked onsite. No lighting will be provided and no staff will be onsite.

Mr. Klaas asked about the parking surface. Mr. Singh responded that he will have nine inches (9") of stone as a base and four inches (4") of asphalt grindings.

The total capacity is for one hundred ten (110) trucks.

Oswego Township will take over maintenance of Commerce Drive after the required streetlights are installed.

Some trucks will have loads.

Deputy Commander Langston expressed concerns regarding the lack of lighting. Mr. Singh will assign spots to each truck. He might add lighting in the future.

Truckers will park and go home during the evening. The drivers will live locally.

Deputy Commander Langston asked about restricting traffic on Dolores Street. Mr. Singh indicated that he will install signs directing trucks not to use Dolores Street.

Trucks will be arriving and departing at all hours.

Mr. Klaas made a motion, seconded by Ms. Briganti, to approve the site plan subject to the following conditions:

1. The site shall be developed substantial in conformance with the submitted site plan. The total impervious surface area shown on the submitted documents shall be for the entire site. The specific location of parking pads shall be the discretion of the property owner.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit.
3. No permits shall be issued until Commerce Drive is accepted by Oswego Township.
4. The property owner shall supply the Kendall County Dispatch Office with the code for property's Knox Box.

5. The property owner shall erect and maintain signage directing trucks not to use Dolores Street.

Ayes (6): Andrews, Asselmeier, Briganti, Guritz, Klaas, and Langston  
Nays (0): None  
Abstain (0): None  
Absent (4): Chismark, Holdiman, Rybski, and Prochaska

The motion passed unanimously.

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

None

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

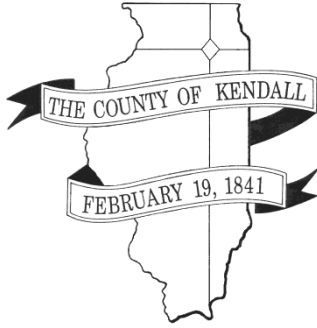
**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Klaas to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:19 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

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**Petition 18-24**

**Dorothy Flisk on Behalf of Skyfall Equestrian, LLC  
Major Amendment to a Special Use Permit**

**INTRODUCTION**

Dorothy Flisk, on behalf of Skyfall Equestrian, LLC, is requesting a major amendment to their special use permit to increase the number of horses allowed to be boarded in the stable from twenty-four (24) to thirty-six (36). The Petitioner desires the amendment to respond to increased market demand for stabling services.

**SITE INFORMATION**

PETITIONER: Skyfall Equestrian, LLC

ADDRESS: 17 Ashe Road

LOCATION: West Side of Ashe Road in the Equestrian Estates at Legacy Farms Subdivision



TOWNSHIPS: Little Rock and Bristol

PARCEL #s: 01-01-200-020 and 02-06-102-009

LOT SIZE: 8.5 +/- Acres

EXISTING LAND USE: Existing Horse Barn and Horse Paddock Area

ZONING: RPD-1 with a Special Use Permit For Horse Related Uses

LRMP:	Existing Land Use	Agricultural
	Future Land Use	Rural Estate Residential (Max 0.45 DU/Acre)
	Roads	Ashe Road is Major Collector; Property has Indirect Access to Ashe Road via a Private Road
	Trails	Trails are Planned along Ashe Road. Property does not front Ashe Road or have access to proposed trail location.
	Floodplain/Wetlands	There are wetlands in the area. There is a floodplain to west and northwest of the subject property. Based on the Kendall County GIS, the Floodplain is approximately 130' away from the property.

**REQUESTED ACTION:** Major Amendment to an Existing Special Use Permit. Petitioner would like to increase the number of horses allowed to be housed in the stable from twenty-four (24) to thirty-six (36).

**APPLICABLE REGULATIONS:** Section 13.08.O – Special Uses and Planned Developments; Major Amendments

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential and Woods	RPD-1	Rural Estate Residential	RPD-1 (Kendall County) Farming (Kane County)
South	Agricultural/Residential	RPD-1	Rural Estate Residential	RPD-1 and A-1
East	Single-Family Residential	RPD-1	Rural Estate Residential	RPD-1 and A-1
West	Floodplain and Woods	RPD-1	Rural Estate Residential	A-1, A-1 SU, R-1, and M-1

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

The Petitioner provided an EcoCat from 2005, see Attachment 14. Since no new building footprints were planned, a revised EcoCat was not required.

**NATURAL RESOURCES INVENTORY**

The Petitioner applied for an NRI in February 2019; see Attachment 13.

**ACTION SUMMARY**

**LITTLE ROCK TOWNSHIP**

Petition information was sent to Little Rock Township on August 2, 2018. Revised information was sent February 21, 2019.

**BRISTOL TOWNSHIP**

Petition information was sent to Bristol Township on August 2, 2018. Revised information was sent February 21, 2019.



## **CITY OF PLANO**

The City of Plano submitted a response on July 30, 2018 (See Attachment 7). Revised information was sent February 21, 2019.

## **BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

Petition information was sent to the Bristol-Kendall Fire Protection District on August 2, 2018. Revised information was sent February 21, 2019.

## **LITTLE ROCK-FOX FIRE PROTECTION DISTRICT**

The Little Rock Fox Fire Protection District had no objections (See Attachment 6). Revised information was sent February 21, 2019.

## **ZPAC**

ZPAC originally met on this proposal in August 2018. The Petitioner originally did not submit information on any proposed building. ZPAC requested an updated site plan, an updated manure management plan, proof of application of NRI, and EcoCat information.

## **GENERAL INFORMATION**

Pictures of the property are included as Attachments 8-11.

The existing stable has twenty-six (26) horse stalls. The property has a total of sixteen (16) paddock areas and an "arena" area.

The Petitioner would like to demolish the accessory structures shown in Attachment 10 and construct an area for hay and straw and an additional twelve (12) stalls; see Attachment 12. The new barn will be constructed where the current brown barn is located, using the same footprint. The new barn will be ten feet to twelve feet (10'-12') in height. The new barn will be a prefab construction type. The existing frame shed shall be located to the rear of the paddock area. The Petitioner would also like to construct a lounging arena north of the existing "arena" area.

The Petitioner has a waitlist and would like to expand because of the waitlist. If approved, the Petitioner would like to expand operations in the summer of 2019.

## **RELATION TO EXISTING SPECIAL USE PERMIT**

The existing special use permit was established by Ordinance 2012-22. The restrictions placed on the special use permit were:

*NOW, THEREFORE, BE IT ORDAINED*, that the Kendall County Board hereby repeals Kendall County Ordinance #06-29 in its entirety and grants approval of a special use zoning permit to amend their existing special use permit **to change the private horse facility from allowing only boarders who live within the Subdivision into a private horse facility that also allows boarder who do not live within the Subdivision subject to the following conditions (Emphasis Added):**

- 1. A maximum of twenty-four (24) horses are allowed to be housed in the stable. (Emphasis Added)**
2. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
3. The facility shall be exclusively used by the owners, trainers, boarders and their guests. In keeping with the private and quiet nature intended for the residential community, activities at the facility should never be so large or noisy or late that it would be disruptive to residents of the Subdivision. If the facility hosts an outdoor event exceeding fifty (50) guests, the owner, shall provide each of the property owners and Homeowners Association with at least thirty (30) days notice of the event. The Owner shall host no more than two (2) such outdoor events a year. The Owner has no intention of hosting any activity with the general public that would intentionally invite so much traffic that parking would spill off the stable property on to the private residential streets. Events at the stable will be consistent with the image of a small private equestrian club.

4. As a private equestrian facility, no school horses will be available for rent to the general public. Training is available to the owners, trainers, boarders and their guests, only.
5. A maximum of two (2) adults and their immediate family can live in each of the two stable manager housing units inside the stable.
6. Private Road Maintenance: The Owner will solely maintain that portion of the road that is on Lot 17, with that portion being shown on the Final Plat for Equestrian Estates at Legacy Farms Subdivision. The Homeowners Association or property owners will maintain the remaining roads within the Subdivision. The Owner will pay 29% of the cost of maintaining that portion of the roads running from Ashe Road to the turnabout, the turnabout road, and from the turnabout to that portion of the road that intersects with Lot 17. The Owner will notify all boarders that the residential roads are for private use only. With all things being equal with other service providers, including price and quality of service, the Homeowners Association and/or residents agrees to allow the Owner to provide landscaping and road maintenance services.
7. Trails: The Homeowners Association or property owners will be responsible for maintaining any trails in Lot 18. The Owner will be responsible for 29% of the cost to maintain the trails in Lot 18 and the Homeowners Association or property owners will be responsible for 71% of the cost. With all things being equal with other service providers, including price and quality of service, the Homeowners Association or property owners agree to allow the Owner to provide trail improvement and maintenance services.
8. Insurance: The Owner will maintain a comprehensive general liability policy in the minimum amount of \$1,000,000.00. The Homeowners Association and/or property owners will be named as an additional insured.
9. Lighting: The outdoor arena shall not be lighted. The existing lighting on the south side of the stable will only be used before 8pm or in case of emergency.
10. Sale of the Stable: In the event the Owner lists the property for sale, the Owner shall notify the Homeowners Association and property owners of such listing within five (5) business days.
11. Stable Workers: All employees or independent contractors shall be retained by the Owner.
12. There shall be no signage on the property indicating the stable accepts commercial stabling of horses. The Owner may post upon Homeowners Association and/or property owners approval and/or request a small discreet sign on Lot 17, at the entrance to the facility.
13. No signs are permitted on the eastern portion of the outdoor riding arena.
14. Horse trailers: Horse trailers shall be parked west of the outdoor arena.
15. No rodeo, barrel racing or reining shows, but practicing such activities is a permitted use.

The Kendall County Planning, Building and Zoning Department has not received any complaints regarding the special use at the subject property.

The Kendall County Health Department received one (1) complaint since the issuance of the amended special use permit for manure related issues. The issue was unfounded.

The original ordinance granting the special use permit, Ordinance 2006-05, allowed thirty-six (36) horses to be stabled at the property.

#### **BUILDING CODES**

Any new buildings would have to meet applicable building codes.

**ACCESS**

The property has indirect access to Ashe Road via private streets.

**ODORS AND MANURE PLAN**

A picture of the manure area is included as Attachment 11. The Petitioner currently has manure picked up four (4) days per week and has a mushroom farmer collect manure for composting once per week. The manure area is sealed and graded with four (4) concrete blocks across the back and is four (4) rows high and three (3) rows deep. The Petitioner plans to install an opaque fence around the manure area.

**LIGHTING**

No new lighting is planned.

**SCREENING**

No additional fencing or buffering is planned.

**STORMWATER**

No changes in impervious surface are planned. The stormwater situation may have to be reexamined if the Petitioner constructs new building(s).

**UTILITIES**

No changes in utilities, well, or septic system are planned. Any new utilities would have to secure applicable permits.

**RECOMMENDATION**

Staff recommends approval of the requested amendment with the following conditions:

1. All of the conditions contained in Ordinance 2012-22, except condition number 1 shall remain in effect.
2. Condition number 1 contained in Ordinance 2012-22 is hereby amended to read, "A maximum of thirty-six (36) horses are allowed to be housed in the stable."
3. The site shall be developed substantially in accordance with the attached site plan.
4. The owner(s) of the property shall secure applicable building permits prior to the construction of any structures on the property.
5. The owners(s) of the facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
6. Failure to comply with one or more of the above conditions or restrictions contained in this ordinance and Ordinance 2012-22 could result in the amendment or revocation of the special use permit.
7. If one or more of the conditions contained in this ordinance and Ordinance 2012-22 is declared invalid by a court of competent jurisdiction, the remaining conditions of both ordinances shall remain valid.

**ATTACHMENTS**

1. Application Materials
2. Aerial
3. Ordinance 2012-22
4. Ordinance 2006-29
5. Ordinance 2006-05
6. 7.30.18 Little Rock-Fox Fire Protection District Email
7. 7.30.18 City of Plano Email
8. Stable East Wing
9. Stable West Wing
10. Accessory Buildings
11. Manure Area
12. Site Plan

- 13. NRI Application
- 14. 2005 EcoCat

LAW OFFICES  
OF

***Daniel J. Kramer***

1107A SOUTH BRIDGE STREET  
YORKVILLE, ILLINOIS 60560  
(630) 553-9500  
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND  
D.J. KRAMER

June 27, 2018


Matt Asselmeier  
Senior Planner  
Kendall County Building & Zoning  
Via Hand Delivery

Re: Skyfall Equestrian LLC Special Use Amendment

Dear Matt:

Enclosed please find original Application for Major Amendment to Special Use and supporting documents. A check in the amount of \$1,155.00 made payable to the Kendall County Treasurer. If you need any additional information please feel free to contact me. If you could let me know the schedule of meetings we will be on when you get a chance I would appreciate it.

Very truly yours,

  
Daniel J. Kramer  
Attorney at Law

DJK/cth

Enclosures

LAW OFFICES  
OF

***Daniel J. Kramer***

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DANIEL J. KRAMER

KELLY A. HELLAND  
D.J. KRAMER

June 27, 2018

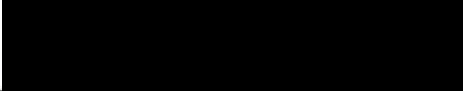
Matt Asselmeier  
Senior Planner  
Kendall County Building & Zoning  
Via Email: [Masselmeier@co.kendall.il.us](mailto:Masselmeier@co.kendall.il.us)

Re: Skyfall Equestrian LLC Special Use Amendment

Dear Matt:

Please be advised that we are filing the enclosed Application for Minor Special Use Amendment. My client would request to waive the requirement for the Kendall County Soil & Water Conservation NRI Report and the State of Illinois INDR Report since there are no changes in zoning, structures on the property, or utilities serving the property. Please let me know if this is acceptable at your earliest convenience.

Very truly yours,

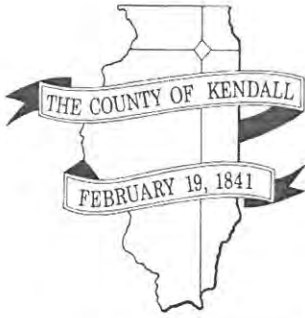
  
Daniel J. Kramer  
Attorney at Law

DJK/cth  
Enclosures

Petitioner hereby requests the following 2 amendments to the Equestrian Special Use:

1. Applicant requests to increase the maximum number of horses allowed from 25 to 36 horses.
2. Applicant requests permission to board horses outside of the horses owned by the residents of the Equestrian Estates at Legacy Farm Subdivision.

These requests do not involve any changes to structures, uses, or utilities of the current Special Use.



**DEPARTMENT OF PLANNING, BUILDING & ZONING**  
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**APPLICATION**

PROJECT NAME Skyfall Equestrian Major Su FILE # 18-24  
*Amended 2/2018*

<b>NAME OF APPLICANT</b>		
Skyfall Equestrian LLC		
<b>CURRENT LANDOWNER/NAME(s)</b>		
Skyfall Equestrian LLC		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
8.5 acre	17 Ashe Road, Sugar Grove, IL	02-06-102-009 & 01-01-200-020
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Equestrian Facility	RPD-2	
<b>REQUESTED ACTION</b> (Check All That Apply):		
<input 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 checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Attorney Daniel J. Kramer	1107A S. Bridge Street, Yorkville, IL 60560	Dkramer@dankramerlaw.com
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
630-553-9500	630-553-5764	
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b>		<b>DATE</b>
		June 26, 2018

FEE PAID: \$ \_\_\_\_\_  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants



PARCEL ONE:  
LOT 17, EQUESTRIAN ESTATES OF LEGACY FARMS SUBDIVISION, ACCORDING TO THE PLAT  
THEREOF RECORDED ON JUNE 9, 2006, AS DOCUMENT NUMBER 200600017122, AND PER  
CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS  
DOCUMENT 200700010032 IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY,  
ILLINOIS.

PARCEL 2:  
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 19 (PRIVATE  
ROAD) IN EQUESTRIAN ESTATES AT LEGACY FARMS, AFORESAID, AS CREATED BY INSTRUMENT  
RECORDED JUNE 9, 2006, AS DOCUMENT 200600017122 AND PER CORRECTION INSTRUMENTS  
RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032



This instrument was prepared by:  
Wade R. Joyner  
1058 Bristol Court  
Wheaton, IL 60189

201600017514

DEBBIE  
GILLETTE  
KENDALL COUNTY, IL

RECORDED: 11/4/2016 8:18 AM  
WD: 1549.00 RHSPS FEE: 10.00  
PAGES: 3

Return recorded document to.

SkyFall Equestrian, LLC  
17 Ashe Road  
Lot J  
Sugar Grove, IL 60554

WARRANTY DEED

THE GRANTOR,

SUCCESS IN THE SUBURBS, INC , an Illinois Corporation

of 1436 Meander Drive, Naperville, Illinois 60565 for and in consideration of Ten and no/100 DOLLARS, in hand paid, CONVEY and WARRANT to

SKYFALL EQUESTRIAN, LLC, an Illinois Limited Liability company,

GRANTEE.

the following described Real Estate situated in the County of Kendall, and the State of Illinois, to wit

See Exhibit A, attached

SUBJECT TO real estate taxes for the year 2016 and all subsequent years Covenants, conditions, easements and restrictions of records, building lines and easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Permanent Index Number 01-02-200-020 and 02-06-102-009  
Address(es) of Real Estate 17J Ashe Road, Sugar Grove, Illinois 60554

CONVEYED this 17 day of August, 2016

Chicago Title

1 of 3

3

16 SA 9415043 AM  
04


SUCCESS IN THE SUBURBS, INC  
an Illinois Corporation,

By [Redacted]  
Denise E Burks, President

By [Redacted]  
Russell D Burks, Secretary/Treasurer

State of \_\_\_\_\_ }  
County of Charleston } ss

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
\$500.00

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	NOV -4 16	REAL ESTATE TRANSFER TAX
	# 0000000000	0100000
		FP326656

I, THE UNDERSIGNED, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Russell D Burks, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such, he signed and delivered the said instrument, as a free and voluntary act and deed, for the uses and purposes therein set forth

Given under my hand and official seal, this 17 day of August, 2016

[Redacted Signature]  
Notary Public



State of \_\_\_\_\_ }  
County of Charleston } ss

I, THE UNDERSIGNED, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Denise E Burks, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such, he signed and delivered the said instrument, as a free and voluntary act and deed, for the uses and purposes therein set forth

Given under my hand and official seal, this 17 day of August, 2016

[Redacted Signature]  
Notary Public



Send subsequent tax bills to:

SkyFall Equestrian, LLC  
17 Ashe Road  
Lot J  
Sugar Grove, IL 60554

PARCEL ONE

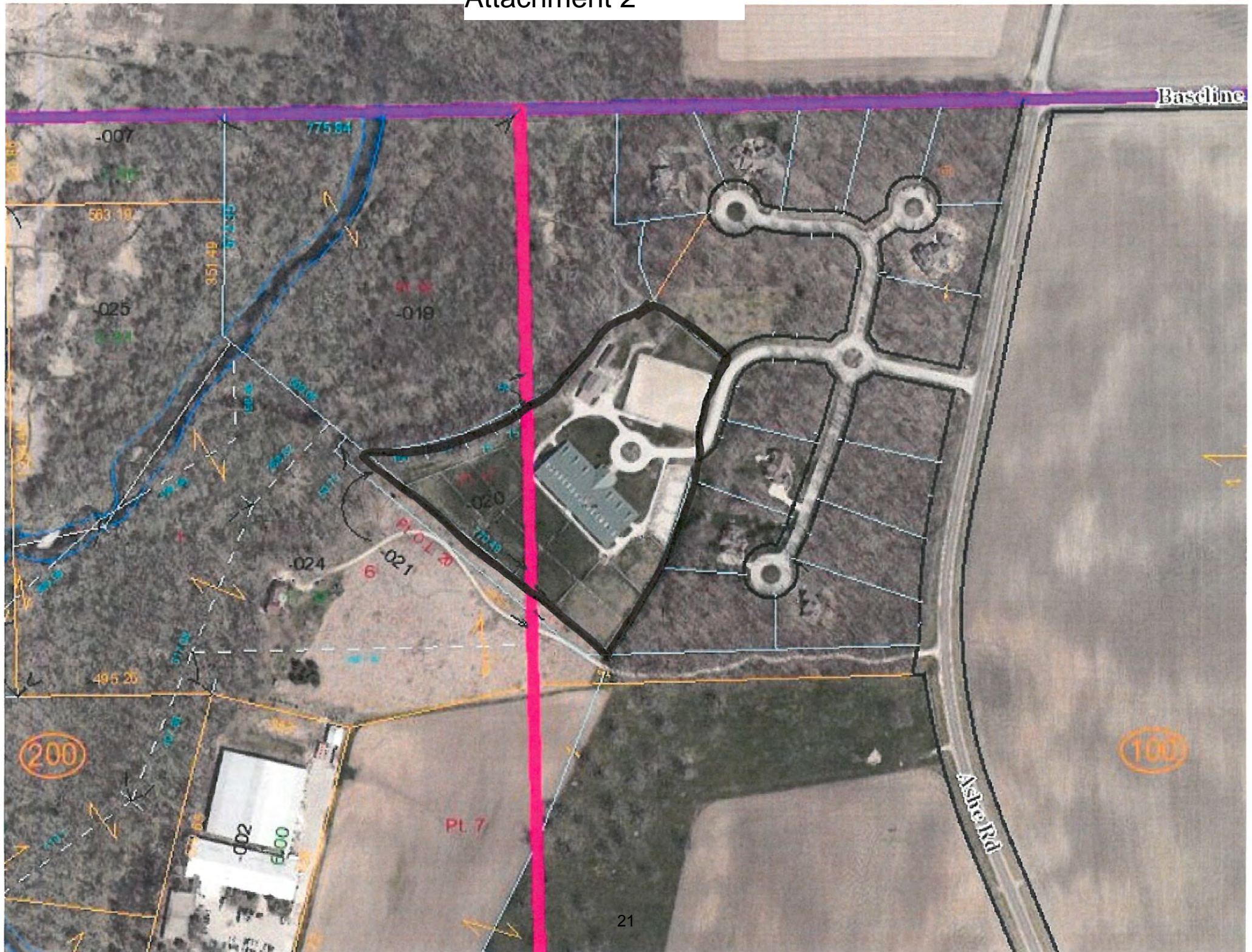
LOT 17, EQUESTRIAN ESTATES OF LEGACY FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 9, 2006, AS DOCUMENT NUMBER 200600017122, AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032 IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 19 (PRIVATE ROAD) IN EQUESTRIAN ESTATES AT LEGACY FARMS, AFORESAID, AS CREATED BY INSTRUMENT RECORDED JUNE 9, 2006, AS DOCUMENT 200600017122 AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032.

Unofficial





State of Illinois  
County of Kendall

Zoning Petition #12-29

ORDINANCE # 2012 - 22

GRANTING AN AMENDMENT TO RESCIND ORDINANCE 2006-29 & AMEND AN  
EXISTING SPECIAL USE FOR THE  
**OPERATION OF A CENTRAL HORSE STABLE AND STABLE MANAGER HOUSING  
FOR SUCCESS IN THE SUBURBS, INC.**

WHEREAS, Success in the Suburbs, Inc. filed a petition for a Special Use within the RPD-1 zoning district for an 8.5 acre property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision, commonly known as 17J Ashe Road, (PIN's#02-06-102-009 & 01-01-200-020); and

WHEREAS, Ordinance 2006-29 allowed for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable; and

WHEREAS, said petition is to amend the existing special use to change the private horse facility from allowing only boarders who live within the Subdivision into a private horse facility that also allows boarder who do not live within the Subdivision; and

WHEREAS, said property is legally described as:

PARCEL 1:

LOT 17, EQUESTRIAN ESTATES OF LEGACY FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 9, 2006, AS DOCUMENT NUMBER 200600017122, AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032 IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 19 (PRIVATE ROAD) IN EQUESTRIAN ESTATES AT LEGACY FARMS, AFORESAID, AS CREATED BY INSTRUMENT RECORDED JUNE 9, 2006, AS DOCUMENT 200600017122 AND PER CORRECTION INSTRUMENTS RECORDED MARCH 27, 2007 AS DOCUMENT 200700010031 AND AS DOCUMENT 200700010032.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on September 10, 2012; and

WHEREAS, on February 21, 2006 the Kendall County Board approved the necessary ordinance rezoning the property to RPD-1 and granted a Special Use for a stable to house horses and managers quarters to pursuant to the terms and conditions as specified per Ordinance #2006-05; and

State of Illinois  
County of Kendall

Zoning Petition #12-29

WHEREAS, condition number 1 of said ordinance granting the Special Use set a maximum limit of thirty-six (36) horses to be stored in said stable; and

WHEREAS, on April 18, 2006 the Kendall County Board approved an ordinance reducing the maximum number of horses previously approved to be stored in said stable to not more than twenty-four (24) horses;

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #06-29 in its entirety and grants approval of a special use zoning permit to amend their existing special use permit to change the private horse facility from allowing only boarders who live within the Subdivision into a private horse facility that also allows boarder who do not live within the Subdivision subject to the following conditions:

1. A maximum of twenty-four (24) horses are allowed to be housed in the stable.
2. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
3. The facility shall be exclusively used by the owners, trainers, boarders and their guests. In keeping with the private and quiet nature intended for the residential community, activities at the facility should never be so large or noisy or late that it would be disruptive to residents of the Subdivision. If the facility hosts an outdoor event exceeding fifty (50) guests, the owner, shall provide each of the property owners and Homeowners Association with at least thirty (30) days notice of the event. The Owner shall host no more than two (2) such outdoor events a year. The Owner has no intention of hosting any activity with the general public that would intentionally invite so much traffic that parking would spill off the stable property on to the private residential streets. Events at the stable will be consistent with the image of a small private equestrian club.
4. As a private equestrian facility, no school horses will be available for rent to the general public. Training is available to the owners, trainers, boarders and their guests, only.
5. A maximum of two (2) adults and their immediate family can live in each of the two stable manager housing units inside the stable.
6. Private Road Maintenance: The Owner will solely maintain that portion of the road that is on Lot 17, with that portion being shown on the Final Plat for Equestrian Estates at Legacy Farms Subdivision. The Homeowners Association or property owners will maintain the

State of Illinois  
County of Kendall

Zoning Petition #12-29


remaining roads within the Subdivision. The Owner will pay 29% of the cost of maintaining that portion of the roads running from Ashe Road to the turnabout, the turnabout road, and from the turnabout to that portion of the road that intersects with Lot 17. The Owner will notify all boarders that the residential roads are for private use only. With all things being equal with other service providers, including price and quality of service, the Homeowners Association and/or residents agrees to allow the Owner to provide landscaping and road maintenance services.


- 7. Trails: The Homeowners Association or property owners will be responsible for maintaining any trails in Lot 18. The Owner will be responsible for 29% of the cost to maintain the trails in Lot 18 and the Homeowners Association or property owners will be responsible for 71% of the cost. With all things being equal with other service providers, including price and quality of service, the Homeowners Association or property owners agree to allow the Owner to provide trail improvement and maintenance services.
- 8. Insurance: The Owner will maintain a comprehensive general liability policy in the minimum amount of \$1,000,000.00. The Homeowners Association and/or property owners will be named as an additional insured.
- 9. Lighting: The outdoor arena shall not be lighted. The existing lighting on the south side of the stable will only be used before 8pm or in case of emergency.
- 10. Sale of the Stable: In the event the Owner lists the property for sale, the Owner shall notify the Homeowners Association and property owners of such listing within five (5) business days.
- 11. Stable Workers: All employees or independent contractors shall be retained by the Owner.
- 12. There shall be no signage on the property indicating the stable accepts commercial stabling of horses. The Owner may post upon Homeowners Association and/or property owners approval and/or request a small discreet sign on Lot 17, at the entrance to the facility.
- 13. No signs are permitted on the eastern portion of the outdoor riding arena.
- 14. Horse trailers: Horse trailers shall be parked west of the outdoor arena.
- 15. No rodeo, barrel racing or reining shows, but practicing such activities is a permitted use.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 18<sup>th</sup> day of September, 2012.

Attest:

  
 \_\_\_\_\_  
 Kendall County Clerk  
 Debbie Gillette

  
 \_\_\_\_\_  
 Kendall County Board Chairman  
 John Purcell



01-01-200-020  
02-06-102-029



State of Illinois  
County of Kendall

Zoning Petition  
05-41

**ORDINANCE NUMBER 2006 - 29**

**AMENDING SPECIAL USE  
CONSTRUCTION AND OPERATION OF A CENTRAL HORSE STABLE AND  
STABLE MANAGER HOUSING  
LEGACY FARM, LLC**

WHEREAS, Legacy Farm, LLC filed a petition for a Special Use within the RPD-1 zoning district for property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision; and

WHEREAS, said petition allowed for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable as determined by the Zoning Board of Appeals pursuant to § 4.15 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as Lot 17, Equestrian Estates at Legacy Farm; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, on February 21, 2006 the Kendall County Board approved the necessary ordinance rezoning the property to RPD-1 and granted a Special Use for a stable to house horses and managers quarters to pursuant to the terms and conditions as specified per Ordinance #2006-05; and

WHEREAS, condition number 1 of said ordinance granting the Special Use set a maximum limit of thirty-six (36) horses to be stored in said stable; and

WHEREAS, the petitioner desires to reduce the maximum number of horses previously approved to be stored in said stable to not more than twenty-four (24) horses;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants an amendment to conditions previously approved per Ordinance #2006-05 are hereby amended as follows:

1. A maximum of ~~thirty-six (36)~~ twenty-four (24) horses are allowed to be housed in the stable.
2. Stabling of horses from non-residents of Legacy Farms is allowed for a maximum of one (1) month, provided said horses are owned by a guest of a resident of Legacy Farms.
3. There shall be no signage on the property indicating the stable accepts commercial stabling of horses.

State of Illinois  
County of Kendall

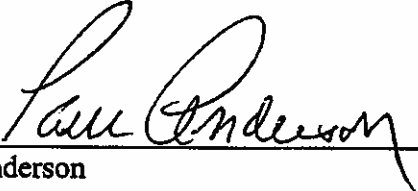
Zoning Petition  
05-41


4. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
5. In the event the petitioner sells the central horse stable, the Homeowners Association of Equestrian Estates at Legacy Farms has the right of first refusal to purchase the stable.
6. All employees of the central stable shall be employees of the owner/operator and not the Homeowners Association.
7. A maximum of four (4) persons can be employed at the stable, and a maximum of four (4) persons – two (2) per unit – can live in the stable manager housing inside the stable.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on April 18, 2006.

Attest:

  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman

01-01-200-020  
02-06-102-009  
see 06-29



State of Illinois  
County of Kendall

Zoning Petition  
05-41

**ORDINANCE NUMBER 2006 - 05**

**GRANTING SPECIAL USE**  
**CONSTRUCTION AND OPERATION OF A CENTRAL HORSE STABLE AND**  
**STABLE MANAGER HOUSING**  
**LEGACY FARM, LLC**

WHEREAS, Legacy Farm, LLC filed a petition for a Special Use within the RPD-1 zoning district for property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision; and

WHEREAS, said petition is to allow for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable as determined by the Zoning Board of Appeals pursuant to § 4.15 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Agricultural and R-1 One Family Residential, with an associated Ordinance to change the zoning map for the subject parcel to RPD-1 Residential Planned Development - One; and

WHEREAS, said property is legally described as Lot 17, Equestrian Estates at Legacy Farm; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. A maximum of thirty-six (36) horses are allowed to be housed in the stable.
2. Stabling of horses from non-residents of Legacy Farms is allowed for a maximum of one (1) month, provided said horses are owned by a guest of a resident of Legacy Farms.
3. There shall be no signage on the property indicating the stable accepts commercial stabling of horses.
4. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
5. In the event the petitioner sells the central horse stable, the Homeowners Association of Equestrian Estates at Legacy Farms has the right of first refusal to purchase the stable.

State of Illinois  
County of Kendall

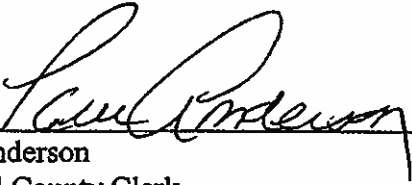
Zoning Petition  
05-41

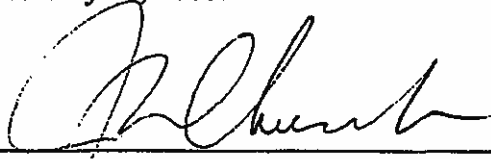
6. All employees of the central stable shall be employees of the owner/operator and not the Homeowners Association.
7. A maximum of four (4) persons can be employed at the stable, and a maximum of four (4) persons – two (2) per unit – can live in the stable manager housing inside the stable.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.

Attest:

  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman

# Attachment 6

## Matt Asselmeier

---

**From:** Chief Greg Witek [gwitek@lrffpd.com]  
**Sent:** Monday, July 30, 2018 5:02 AM  
**To:** Matt Asselmeier  
**Cc:** Chiefs at LRFFPD  
**Subject:** Fwd: Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road  
**Attachments:** Distribution Form-Petition 18-24.pdf

LRF has no objections

---  
*Fire Chief Greg Witek*

--- Forwarded message ---

**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Date:** July 25, 2018 9:14:27 AM  
**Subject:** Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road  
**To:** Aaron Rybski <ARybski@co.kendall.il.us>, Andrews, Megan - NRCS-CD, Yorkville, IL <Megan.Andrews@il.nacdnet.net>, Brian Holdiman <BHoldiman@co.kendall.il.us>, David Guritz <dguritz@co.kendall.il.us>, Fran Klaas <FKlaas@co.kendall.il.us>, 'Greg Chismark' <GChismark@wbkengineering.com>, Jason Langston <JLangston@co.kendall.il.us>, Jonathan Oelschlager <joelschlager@co.kendall.il.us>, Robert Davidson <rdavidson@co.kendall.il.us>, Scott Koeppel <skoeppel@co.kendall.il.us>, Latreese Caldwell <LCaldwell@co.kendall.il.us>, Julie Bennett (bennett4390@sbcglobal.net) <bennett4390@sbcglobal.net>, Mike Torrence (Mtorrence@Bristolkendallfire.com) <Mtorrence@Bristolkendallfire.com>, Robert Walker (bristolwsp@comcast.net) <bristolwsp@comcast.net>, Greg Witek <GWitek@LRFFPD.com>, Kathy Miller <kmiller@cityofplanoil.org>, Tom Karpus <tkarpus@cityofplanoil.org>

Please see the attached memo regarding Petition 18-24.

If you have any questions, please let me know.

Thanks,

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

# Attachment 7

## Matt Asselmeier

---

**From:** Tom Karpus [tkarpus@cityofplanoil.org]  
**Sent:** Monday, July 30, 2018 2:13 PM  
**To:** Matt Asselmeier  
**Subject:** RE: Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road

Matt,

Attorney Kramer sent us the full petition this morning. Please be advised the City of Plano has no objections.

Tom

**Thomas J. Karpus, R.A., ALA**  
**Director, Building, Planning, & Zoning**  
**City of Plano, IL**  
**(630)552-8425**

**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Wednesday, July 25, 2018 9:14 AM  
**To:** Aaron Rybski <ARybski@co.kendall.il.us>; Andrews, Megan - NRCS-CD, Yorkville, IL <Megan.Andrews@il.nacdnet.net>; Brian Holdiman <BHoldiman@co.kendall.il.us>; David Guritz <dguritz@co.kendall.il.us>; Fran Klaas <FKlaas@co.kendall.il.us>; 'Greg Chismark' <GChismark@wbkengineering.com>; Jason Langston <JLangston@co.kendall.il.us>; Jonathan Oelschlager <joelschlager@co.kendall.il.us>; Robert Davidson <rdavidson@co.kendall.il.us>; Scott Koeppel <skoeppel@co.kendall.il.us>; Latreese Caldwell <LCaldwell@co.kendall.il.us>; Julie Bennett (bennett4390@sbcglobal.net) <bennett4390@sbcglobal.net>; Mike Torrence (Mtorrence@Bristolkendallfire.com) <Mtorrence@Bristolkendallfire.com>; Robert Walker (bristoltwsp@comcast.net) <bristoltwsp@comcast.net>; Greg Witek <GWitek@LRFFPD.com>; Kathy Miller <kmiller@cityofplanoil.org>; Tom Karpus <tkarpus@cityofplanoil.org>  
**Subject:** Kendall County Petition 18-24-Major Amendment to Special Use Permit at 17 Ashe Road

Please see the attached memo regarding Petition 18-24.

If you have any questions, please let me know.

Thanks,

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

# Attachment 8 Stable East Wing



Attachment 9 Stable West Wing





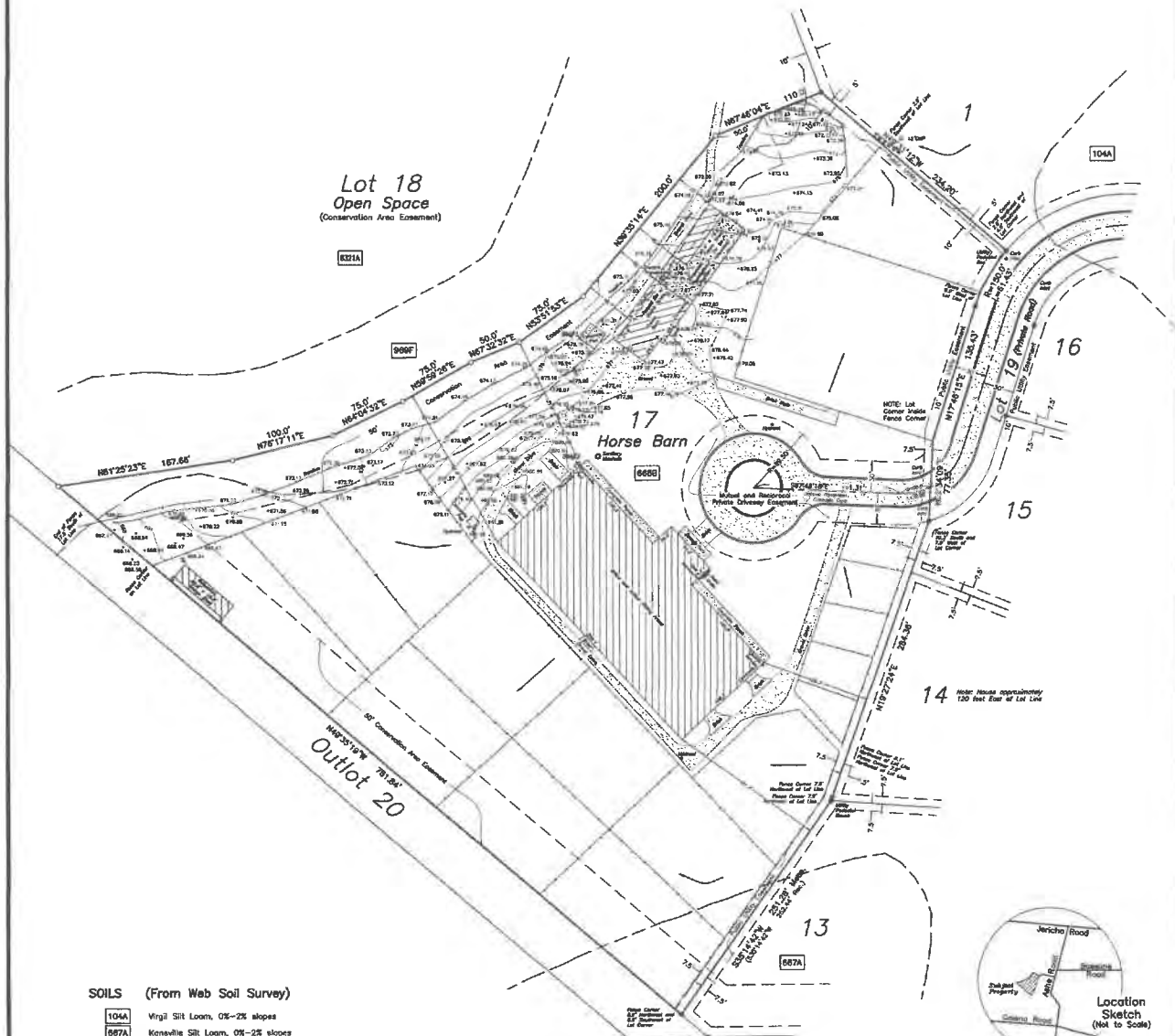


Attachment 11 Manure Area  
(August 2018)





ZONING PLAT OF  
 LOT 17 EQUESTRIAN ESTATES AT LEGACY FARMS  
 BRISTOL AND LITTLE ROCK TOWNSHIPS KENDALL COUNTY ILLINOIS



**SOILS (From Web Soil Survey)**

104A	Virgil Silt Loam, 0%–2% slopes
667A	Koneville Silt Loam, 0%–2% slopes
668B	Somonauk Silt Loam, 2%–5% slopes
999F	Coaco–Rodman Complex, 20%–30% slopes
631A	DuPage Silt Loam, 0%–2% slopes, occasionally flooded

**FLOODPLAIN STATEMENT:**  
 The Subject Property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as depicted on FEMA Flood Insurance Rate Map Number 1709300300 with an effective date of February 4, 2009. Base Flood Elevation (BFE) is approximately 648 located West of the West Line of Lot 17.

**WETLANDS STATEMENT:**  
 The National Wetlands Inventory Map shows no designated wetlands on the Subject Property.

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**  
**PARCEL ONE:**  
 Lot 17, Equestrian Estates at Legacy Farms Subdivision, according to the Plat thereof recorded on June 8, 2006, as Document Number 200600017122, and per Correction Instruments recorded March 27, 2007 as Document 200700010033 and as Document 200700010032 in Little Rock and Bristol Townships, Kendall County, Illinois.

**PARCEL TWO:**  
 Easement for the benefit of Parcel 1 for Ingress and Egress over Lot 19 (Private Road) in Equestrian Estates at Legacy Farms, a/c/m/a/d, as created by Instrument June 8, 2006, as Document Number 200600017122, and per Correction Instruments recorded March 27, 2007 as Document 200700010033 and as Document 200700010032 in Little Rock and Bristol Townships, Kendall County, Illinois.

**DEVELOPER:**  
 Dorothy M. Flak  
 17 Ashle Road, Lot J  
 Sugar Grove, Illinois 60554

**AREA OF SUBJECT PROPERTY:**  
 370,269 Sq.Ft. = 8.5002 Acres

**PRESENT ZONING:**  
 RPD-1 SU (Residential Planned Development – Special Use)

**PROPOSED ZONING:**  
 RPD-1 SU (Residential Planned Development – Special Use)

**SUBJECT PROPERTY ADDRESS:**  
 17 Ashle Road, Lot J

**SUBJECT PROPERTY P.I.N.**  
 02-06-102-009  
 01-01-200-020

**SCALE**  
 1"=50'

0 25 50 75 100 125

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- x—x— Indicates Spot Elevation
- ~—~~ Indicates Contour Elevation
- >—>—> Indicates Direction of Drainage

**BENCHMARKS**

BM#1 – Northeast Corner of Concrete Dumpster Pad West of Frame Barn. Elevation = 677.47

BM#2 – Northeast Corner of Concrete Pad at Northeast Corner of Indoor Riding Arena. Elevation = 632.08

December 21st, 2018

JOB NO.	18245
JOB NAME	ATTY. KRAMER
DWG FILE	18245C
REVISION DATE	

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

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

DANIEL J. KRAMER

LAW OFFICES  
OF  
***Daniel J. Kramer***  
1107A SOUTH BRIDGE STREET  
YORKVILLE, ILLINOIS 60560  
(630) 553-9500  
Fax: (630) 553-5764

KELLY A. HELLAND  
D.J. KRAMER

February 12, 2019

Kendall County SWCD  
Attn: Megan  
7775A Route 47  
Yorkville, IL 60560

Re: Skyfall Equestrian LLC Special Use Amendment

Dear Megan:

Enclosed please find KCSWCD Application for NRI Report and Special Use Drawing. A check in the amount of \$75.00 made payable to the Kendall County SWCD. If you need any additional information please feel free to contact me. If you could let me know the schedule of meetings we will be on when you get a chance I would appreciate it.

Very truly yours,

Daniel J. Kramer  
Attorney at Law

DJK/cth

Enclosures



**Kendall County Soil & Water Conservation District**

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

[www.kendallswcd.org](http://www.kendallswcd.org)

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

**Petitioner:** Skyfall Equestrian LLC  
 Address: 17 J Ashe Road  
 City, State, Zip: Sugar Grove, IL 60554  
 Phone Number: [REDACTED]  
 Email: [REDACTED]

**Contact Person:** Attorney Daniel J. Kramer  
 1107A S. Bridge Street  
 Yorkville, IL 60560  
 (630) 553-9500  
 dkramer@dankramerlaw.com

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

**Site Location & Proposed Use**

Township Name Bristol & Little Rock Township \_\_\_\_\_ N, Range \_\_\_\_\_ E, Section(s) \_\_\_\_\_  
 Parcel Index Number(s) 02-06-102-009 and 01-01-200-020  
 Project or Subdivision Name Equestrian Estates at Legacy Farm Number of Acres 8.5  
 Current Use of Site horse farm Proposed Use horse farm  
 Proposed Number of Lots 1 Proposed Number of Structures 1  
 Proposed Water Supply Well Proposed type of Wastewater Treatment septic  
 Proposed type of Storm Water Management \_\_\_\_\_

**Type of Request**

Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_  
 Variance (Please describe fully on separate page)  
 Special Use Permit (Please describe fully on separate page)  
 Name of County or Municipality the request is being filed with: Kendall County PB & Z

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>
_____ Additional Acres at \$18.00 each	\$	_____
<b>Total NRI Fee</b>	<b>\$</b>	<b><u>75.00</u></b>

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

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

\_\_\_\_\_  
 Petitioner or Authorized Agent

\_\_\_\_\_  
 Date

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

**FOR OFFICE USE ONLY**

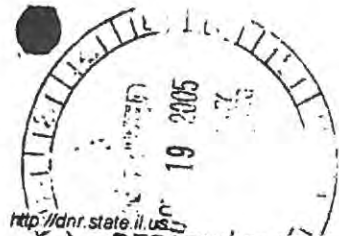
NRI# \_\_\_\_\_ Date initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_\_\_  
 Fee Due \$ \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_



**Illinois**  
Department of  
**Natural Resources**

One Natural Resources Way, Springfield, IL 62702-1271

Rod R. Blagojevich, Governor



http://dnr.state.il.us

DEPARTMENT OF  
NATURAL RESOURCES

SEP 01 2005

**CONSULTATION AGENCY ACTION REPORT**

(Illinois Administrative Code Title 17 Part 1075)

Division of Resource Review and Coordination

Stephen K. Davis, Chief

**OREP**

Date submitted: August 31, 2005  
If this is a resubmittal, include previous IDNR response if available.

FOR DEPARTMENT USE ONLY  
PROJCODE: 0201028  
Date Due: 10/1/05

Applicant Name: Legacy Farms LLC  
Contact Person: Derrick Watts  
Applicant Address: 8 Hathaway Crescent  
Aurora, IL 60506

Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**LOCATION OF PROPOSED ACTION**

**A MAP SHOWING LOCATION OF PROPOSED ACTION IS REQUIRED**

Project Name: Equestrian Estates at Legacy Fams County: Kendall

Project Address (if available): 17 Ashe Road

City, State, Zip: Kendall County, IL

Township/Range/Section (e.g. T45N,R9E,S2): T37N, R 6E NE ¼ 1 and T37N, R7E NW ¼ 6

Brief Description of Proposed Action: 16 lot subdivision within the eastern 30 Acres of the site

Projected Start Date and End Date of Proposed Action: Spring 2006-Fall 2006

Will state funds or technical assistance support this action? [ Yes | No ] If Yes, the Interagency Wetlands Policy Act will apply. Contact the funding agency or this Division for details.

Local/State Agency with Project Jurisdiction: Kendall County

Contact: Jerry Dundgeon

Address: 111 W. Fox Street

Yorkville, IL 60560

Phone: 630-553-4141

Fax: 630-553-4179

E-mail: \_\_\_\_\_

**FOR DEPARTMENT USE ONLY**

Are endangered/threatened species or Natural Areas present in the vicinity of the action? [ YES /  NO ]

Could the proposed action affect the threatened/endangered species or Natural Area? [ YES /  NO ]

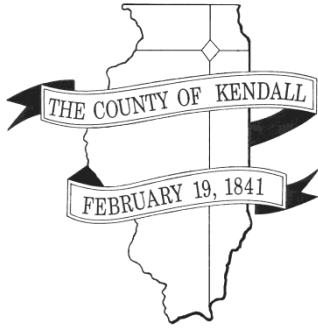
Is consultation terminated? [ YES /  NO ]

Comments: \_\_\_\_\_

Evaluated by: \_\_\_\_\_

Division of Resource Review and Coordination (217) 785-5500

Date: 10-9-05



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County ZPAC  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: February 13, 2019  
Re: Petition 19-07- Request from the Kendall County Planning, Building and Zoning Committee for Text Amendment to Section 11.05A of the Kendall County Zoning Ordinance Pertaining to the Parking of Trailers

At the January Planning, Building and Zoning Committee meeting, the Committee requested Staff to prepare a proposed text regarding Section 11.05A of the Kendall County Zoning Ordinance pertaining to the parking of recreation vehicles, trailers and mobile homes.

The proposal is divided into three (3) parts:

Part One: Amends Section 11.05A.1.b by allowing the parking of recreational vehicles, trailers and mobile homes in the front and corner yard setbacks in the R-4, R-5, R-6, and R-7 Zoning Districts provided that no sidewalk, trail, or visibility of motorists is blocked. The remainder of Section 11.05.A.1.b is renumbered to reflect the amendment.

Part Two: The requirement that certain recreational vehicles be registered is removed because the proposal renders the registrations moot. Five (5) recreational vehicles were registered with the County.

Part Three: Section 11.05.A.2 is amended by removing the seventy-two (72) hour parking provision. The remainder of Section 11.05.A.2 is renumbered to reflect the amendment.

A redline version of the proposal is attached to this memo.

At their meeting on February 11, 2019, the Planning, Building and Zoning Committee voted to initiate a text amendment to the Kendall County Zoning Ordinance reflecting this proposal.

Thanks,

MHA

ENC: Redlined Version of Section 11.05A of the Kendall County Zoning Ordinance



**11.05 PARKING AND STORAGE OF RECREATIONAL VEHICLES, RECREATIONAL TRAILERS, TRAILERS AND MOBILE HOMES. (Amended 7/18/2006)**

**A. Storage of Unoccupied Recreational Vehicles, Trailers and Mobile Homes (Amended 7/18/2006)**

1. Unoccupied recreational vehicles, trailers and their contents may be located on lots in any district provided they comply with the following regulations:

a. The number of recreational vehicles and trailers on a lot shall not be restricted when such recreational vehicles or trailers are located within the interior of a permitted structure or when fully screened from adjacent property. Screening shall consist of permitted solid fencing, structures, or evergreen landscaping such that the vehicle does not exceed the height of the permitted screening and so that the vehicle is not directly visible from adjacent properties when viewed at ground level.

b. Recreational vehicles trailers and their contents not stored within a permitted structure shall comply with the following parking requirements:

i. Except for the A-1, R-1, R-2 and R-3 districts, unless otherwise permitted in Section 11.02, such vehicles shall be parked on a hard surfaced all weather pad constructed of concrete, asphalt, brick or stone pavers or comparable material.

ii. **Except in the R-4, R-5, R-6, and R-7 districts**, recreational vehicles, trailers and their contents may not encroach into a required front or corner side yard setback, shall not block any portion of a sidewalk or trail and shall not be parked or stored in a way that obstructs the visibility of oncoming traffic so as to create a safety hazard.

iii. **In the R-4, R-5, R-6, and R-7 districts**, recreational vehicles, trailers and their contents may **not** encroach into a required front or corner side yard setback, **but** shall not block any portion of a sidewalk or trail and shall not be parked or stored in a way that obstructs the visibility of oncoming traffic so as to create a safety hazard.

iv. **iii.** Recreational vehicles may be stored or parked within a required rear or interior side yard setback.

~~**Exception: An owner of a recreational vehicle located on property in the R-4, R-5, R-6 or R-7 Residential District which cannot comply with the front yard setback provisions of Section 4.08.A.1.b.ii above as of June 20, 2006 and that has registered said vehicle with the Kendall County Planning Building and Zoning Department, may be permitted to store such vehicle within the front yard setback provided said encroachment does not obstruct the required sight distance triangle, in the case of a corner lot, or create an obstruction so as to compromise the safety of pedestrians or other vehicles operating within the road right-of-way (R.O.W.) Said exemption shall apply to the original recreational vehicle registered and any replacement of said recreational vehicle. This exception shall be non-transferable to any subsequent owner(s) or occupants of the property and shall terminate upon either the sale of the property or change in occupancy of the dwelling unit should the owners chose to maintain it as a rental property.**~~

~~Owners shall be required to register their properties with the Planning, Building and Zoning Department on a form approved by the Department prior to December 29, 2006. In addition, the owner shall supply a copy of the plat of survey indicating the approved location for the storage of the vehicle and shall be required to pay a one time registration fee of \$75.00. The Planning Building and Zoning Department shall keep a copy of the registration form and approved parking plan on file. Upon sale of the property, the owner shall be required to notify the Planning, Building and Zoning Department in writing and shall note in the file that the exemption has been terminated.~~

c. When recreational vehicles or trailers and their contents are not fully screened from adjacent properties, the maximum number of unscreened recreational vehicles or trailers permitted to be parked or stored on a zoning lot shall be in accordance with the following table:

Zoning	Permitted RV's or Trailers
Agriculture	Unlimited, provided such recreational vehicles or trailers are for use by the property owner or tenant
R1, R2, R3	2, provided such recreational vehicles or trailers are for use by the property owner or tenant
All other residential districts	1 provided such recreational vehicles or trailers are for use by the property owner or tenant
Commercial or Industrial Districts	No restriction on trailers, recreational vehicles provided they are part of a permitted trailer storage or sales business.

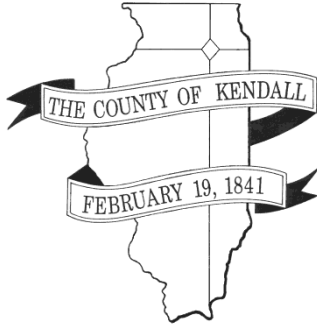
(Amended 7/18/2006)

2. Exception: The number of unscreened recreational vehicles, trailers and their contents parked or stored on a lot in a residential district may exceed the number presented in the table above only under the following circumstances:

~~a) For purposes of conducting maintenance on, or the loading and unloading of a recreational vehicle or trailer in preparation for a trip or similar recreational use provided the duration does not exceed 72 hours within a one week period.~~

~~b) When a visiting guest or relative of the property owner is in possession of a recreational vehicle. The time period during which the recreational vehicle may be parked or stored on the lot shall be limited to 14 consecutive days within a one year period or 21 days (non-consecutive) within a one year period unless otherwise approved in writing by the Zoning Administrator.~~

3. Unoccupied mobile homes can be stored only in commercial and industrial districts and only as part of a permitted trailer storage or sales business. (Amended 7/18/2006)



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 19-08**

**Daniel, Bruce, and Norma VanDeventer and Deborah Hull on  
Behalf of the Wilbur C. VanDeventer Trust (Current Owner) and  
Diane and Craig Zimmerman (Prospective Buyer)  
Map Amendment Rezoning Property from A-1 to R-1**

**INTRODUCTION**

Diane and Craig Zimmerman would like to purchase the subject property and construct a single-family home on the property and operate a home-based business as allowed by the Kendall County Zoning Ordinance. The property lacks a housing allocation. Therefore, a map amendment is required.

**SITE INFORMATION**

**PETITIONERS:** Daniel, Bruce, and Norma VanDeventer and Deborah Hull on Behalf of the Wilbur C. VanDeventer Trust (Current Owner) and Diane and Craig Zimmerman (Prospective Buyer)

**ADDRESS:** Between 7977 and 7823 Galena Road

**LOCATION:** Northeast Side of the T-Intersection Created by Galena Road and Kennedy Road



**TOWNSHIP:** Bristol

**PARCEL #:** 02-11-300-007

**LOT SIZE:** 15.62 +/- Acres

**EXISTING LAND USE:** Agricultural

ZONING: A-1 Agricultural District

LRMP: Future Land Use	Rural Residential (Max 0.65 DU/Acre) and Suburban Residential (Max 1.0 DU/Acre)
Roads	Galena Road is a County Maintained Major Collector Road.
Trails	Yorkville has a trail planned along Galena Road and Montgomery has a trail planned along Blackberry Creek.
Floodplain/Wetlands	Blackberry Creek runs through the property and development can only the south portion of the property is outside the floodplain. There is a freshwater emergent wetland on the northwest side of the property.

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Forest Preserve	A-1	Forest Preserve and Rural Residential	R-3 (County) R-2, R-3, and R-5B (Montgomery)
South	Agricultural and Single-Family Residential	R-1 (County) B-3 (Yorkville)	Urban Area	A-1, R-1, and R-3 (County) R-2, B-3, and OS-2 (Yorkville)
East	Single-Family Residential	A-1 and R-3	Suburban Residential	A-1 and R-3 (County) R-2 and M-2 (Yorkville)
West	Forest Preserve and Single-Family Residential	A-1 and R-1	Rural Residential	A-1 and R-1 (County) R-3 and R-5B (Montgomery)

The aerial of the property is included as Attachment 2. Pictures of the property are included as Attachments 3-7

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1 Pages 10 and 11.

**NATURAL RESOURCES INVENTORY**

The application for NRI was submitted on February 19, 2019, see Attachment 1, Page 9.

**ACTION SUMMARY**

**BRISTOL TOWNSHIP**

Petition information was sent to Bristol Township on February 25, 2019.

**VILLAGE OF MONTGOMERY**

Petition information was sent to the Village of Montgomery on February 25, 2019.

**BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

Petition information was sent to the Bristol-Kendall Protection District on February 25, 2019.

**GENERAL INFORMATION**

The Petitioner desires the map amendment in order to construct one (1) single-family home on the property.

If approved, the Zimmermans would like to run a carpentry business out of the property in accordance with Kendall County's home occupation regulations.

**BUILDING CODES**

Any new homes or accessory structures would be required to meet applicable building codes.

**ACCESS**

The property fronts Galena Road. Staff has no concerns regarding the ability of Galena Road to support the proposed map amendment.

**ODORS**

No new odors are foreseen.

**LIGHTING**

Any new lighting would be for residential use only and must in compliance with the regulations related to home occupations contained in the Zoning Ordinance.

**SCREENING**

No fencing or buffer is presently planned for the property.

**STORMWATER**

Any new homes constructed in the floodplain would have to secure a stormwater permit.

**UTILITIES**

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

**RECOMMENDATION**

Staff recommends approval of the proposed map amendment, pending submission of a proper plat of the property in question.

**ATTACHMENTS**

1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Looking West
4. Looking East
5. Looking Northeast
6. Looking West from Eastern Neighbor
7. Intersection of Kennedy and Galena Roads



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Zimmerman Re-Zoning FILE #: 14-08

<b>NAME OF APPLICANT</b> Craig & Diane Zimmerman		
<b>CURRENT LANDOWNER/NAME(S)</b> Wilber C. VanDenter Trust		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES 15.62 acres	8225 Galena Rd	02-11-300-007
<b>EXISTING LAND USE</b> <del>Ag</del>	<b>CURRENT ZONING</b> A-1	<b>LAND CLASSIFICATION ON LRMP</b> Rural Residential
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-1</u> )	<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.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b>1 PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Boyd Ingemunson	759 John St.	boydingemunson@gmail.com
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
630 553-5622	630 553-7958	630 913-1950
<b>2 ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
N/A		
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b> 		<b>DATE</b> 2/15/19

FILE PAID: \$ \_\_\_\_\_  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

*Existing uses of property within the general area of the property in question.*

Residential / Agricultural

*The Zoning classification of property within the general area of the property in question.*

R-1 / R-3 / ~~A-1~~ A-1

*The suitability of the property in question for the uses permitted under the existing zoning classification.*

property is suitable

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

~~trend~~ Development trending to Residential Use

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

~~Consist~~ Consistent with LRMP

Justification for Re-Zoning

Petitioner's are seeking to re-zone the property to R-1 to build a residence and an outbuilding. Upon re-zoning Petitioner's would be seeking to utilize the property for a home occupation as permitted in the Kendall County Zoning Ordinance.



02/01/2019

**Fidelity National Title Insurance Company  
A.L.T.A. COMMITMENT**

WTC File No. :YVL-CRE-2019KL-263.0

MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 363.60 FEET; THENCE NORTH 0 DEGREES, 52 MINUTES, 0 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 1041.00 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 0 SECONDS EAST, 396.76 FEET TO THE WEST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 11; THENCE NORTH 0 DEGREES, 33 MINUTES, 11 SECONDS EAST ALONG SAID WEST LINE, 305.30 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES, 0 SECONDS EAST, 658.20 FEET; THENCE SOUTH 0 DEGREES, 20 MINUTES, 49 SECONDS WEST, 511.59 FEET TO THE SOUTH WEST CORNER OF PURCELL'S FIRST SUBDIVISION OF PART OF NORTH WEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 417.24 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 45 DEGREES, 25 MINUTES, 54 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 863.07 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 82 DEGREES, 27 MINUTES, 37 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 69.19 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A TRUSTEE'S DEED RECORDED FEBRUARY 13, 1981 AS DOCUMENT 81-457 EXTENDED SOUTHERLY; THENCE NORTH 0 DEGREES, 52 MINUTES, 00 SECONDS EAST ALONG SAID EXTENDED EAST LINE AND SAID EAST LINE, 294.44 FEET TO THE NORTH EAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 08 MINUTES, 0 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, 439.0 FEET TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH 0 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 370.13 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 66 DEGREES, 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 32.87 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS. EXCEPT THAT PART LYING IN SECTION 10, TOWNSHIP 37 NORTH RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY. SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOS.

PERMANENT TAX NUMBER: 02-11-300-007

ISSUED BY:  
Wheatland Title Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Law Office of Lisa A. Coffey, P.C.  
3408 Orchard Road  
Oswego, IL 60543

Agent for:  
Fidelity National Title Insurance Company

9710045 10/06/1997 03:09P 1 of 1  
PAUL Anderson, Kendall County, IL Recorder

Form 108, 108  
AMERICAN LEGAL FORMS, CHICAGO, IL 60611-1212

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR (NAME AND ADDRESS)**

WILBUR VAN DEVENTER and  
JESSIE VAN DEVENTER, his wife,  
8225 Galena Road  
Bristol, Illinois 60512

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ of \_\_\_\_\_ County  
of Kendall of Bristol State of Illinois  
for and in consideration of Ten and 00/100 DOLLARS, (\$10.00)  
in hand paid. CONVEY and WARRANT to  
THE WILBUR C. VANDEVENTER DECLARATION OF TRUST DATED SEPTEMBER 15, 1997,  
Wilbur C. VanDeventer, Trustee, 8225 Galena Road, Bristol, Illinois 60512

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Kendall in the State of Illinois, to wit:  
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1997 and subsequent years and  
covenants, conditions, restrictions and easements of record.

Permanent Index Number (PIN): 02-11-300-007

Address(es) of Real Estate: 8225 Galena Road, Bristol, Illinois 60512

DATED this 30th day of September 19 97

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Wilbur VanDeventer

(SEAL)

Jessie VanDeventer

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Kendall

"OFFICIAL SEAL"  
CAROL POLIVKA  
Notary Public, State of Illinois  
My Commission Expires 06/02/00

ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
Wilbur VanDeventer and Jessie VanDeventer, his wife  
personally known to me to be the same persons whose names are  
subscribed in the foregoing instrument, appeared before me this day in person,  
and acknowledged that they signed, sealed and delivered the said  
instrument as their free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 30th day of September 19 97

Commission expires 06/02/00 Carol Polivka NOTARY PUBLIC

This instrument was prepared by John D. Gutzke, ROLEWICK & GUTZKE, P.C. (cjp)

1776 S. Naperville Road, Ste 104A, Wheaton, IL NAME AND ADDRESS

PAGE 1 60187-8133

SEE REVERSE SIDE ►

**Legal Description**

of premises commonly known as 8225 Galena Road, Bristol, Illinois 60512

This Transaction is exempt from the Real Estate  
Transfer Tax Act pursuant to 35 ILCS 200/31-45 (a).  
Dated: 7-28-79 By: [Redacted]

Official

MAIL TO: John D. Gutake, Esquire (c/p)  
ROLEWICK & GUTAKE, P.C.  
1776 S. Naperville Road, Ste 104A  
Wheaton, IL 60187-8133

SEND SUBSEQUENT TAX BILLS TO:  
Mr. Wilbur C. VanDeventer  
[Redacted]

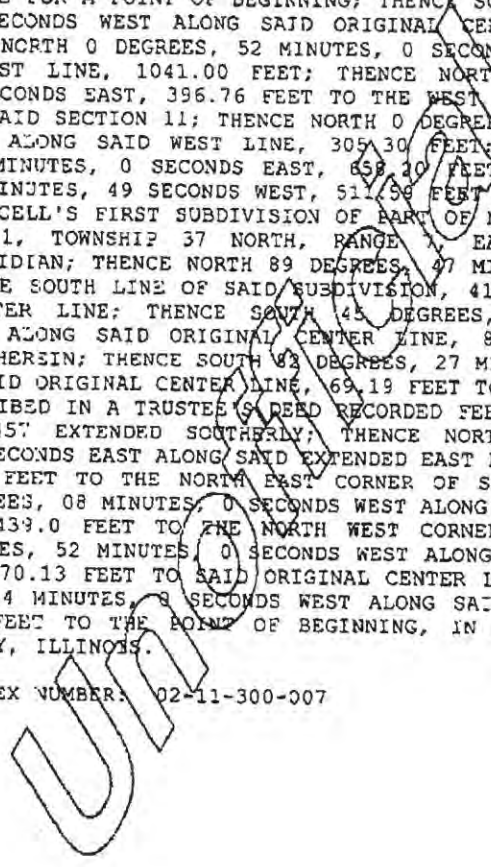
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 10 AND PART OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 10; THENCE SOUTH 0 DEGREES, 52 MINUTES, 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH EAST 1/4, 666.52 FEET TO THE ORIGINAL CENTER LINE OF GALENA ROAD (FORMERLY CALLED CANNONBALL TRAIL); THENCE SOUTH 66 DEGREES, 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 72.32 FEET TO A LINE DRAWN PARALLEL WITH AND 66.00 FEET, NORMALLY DISTANT, WESTERLY OF SAID EAST LINE FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 363.60 FEET; THENCE NORTH 0 DEGREES, 52 MINUTES, 0 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 1041.00 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 0 SECONDS EAST, 396.76 FEET TO THE WEST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 11; THENCE NORTH 0 DEGREES, 33 MINUTES, 11 SECONDS EAST ALONG SAID WEST LINE, 305.30 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES, 0 SECONDS EAST, 658.10 FEET; THENCE SOUTH 0 DEGREES, 20 MINUTES, 49 SECONDS WEST, 511.98 FEET TO THE SOUTH WEST CORNER OF PURCELL'S FIRST SUBDIVISION OF PART OF NORTH WEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES, 47 MINUTES, 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 417.24 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 45 DEGREES, 25 MINUTES, 54 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 863.07 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 83 DEGREES, 27 MINUTES, 37 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 69.19 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A TRUSTEE'S DEED RECORDED FEBRUARY 13, 1981 AS DOCUMENT 81-457 EXTENDED SOUTHERLY; THENCE NORTH 0 DEGREES, 52 MINUTES, 00 SECONDS EAST ALONG SAID EXTENDED EAST LINE AND SAID EAST LINE, 294.44 FEET TO THE NORTH EAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 08 MINUTES, 0 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, 439.0 FEET TO THE NORTH WEST CORNER THEREOF; THENCE SOUTH 0 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 370.13 FEET TO SAID ORIGINAL CENTER LINE; THENCE SOUTH 66 DEGREES, 44 MINUTES, 0 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE, 32.87 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

*part  
more*

PERMANENT INDEX NUMBER: 02-11-300-007



KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

2. Nature of Benefit Sought \_\_\_\_\_

3. Nature of Applicant: (Please check one)
- Natural Person
  - Corporation
  - Land Trust/Trustee
  - Trust/Trustee
  - Partnership
  - Joint Venture

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
Daniel VanDeventer	[REDACTED]	1/4
Bruce VanDeventer	[REDACTED]	1/4
Deborah Hull	[REDACTED]	1/4
Norma VanDeventer	[REDACTED]	1/4

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

Daniel VanDeventer, Trustee of the Wilbur C. VanDeventer Declaration of Trust dtd 9/15/1997

I, Daniel VanDeventer, 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 18th day of February, A.D. 2019

(seal)



[REDACTED]  
Notary Public



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

RECEIVED

www.kendallswcd.org

BY: MEA

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Craig & Diane Zimmerman Contact Person: Boyd Ingemunson  
 Address: [Redacted] 759 John St.  
 City, State, Zip: [Redacted] Yorkville IL 60560  
 Phone Number: [Redacted] ( ) 630 553-5622  
 Email: [Redacted] boydingemunson@gmail.com

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

Site Location & Proposed Use  
 Township Name Bristol Township 37 N, Range 7 E, Section(s) 10  
 Parcel Index Number(s) 02-11-300-007  
 Project or Subdivision Name Zimmerman Re-Zoning Number of Acres 15.62  
 Current Use of Site Ag Proposed Use Residential  
 Proposed Number of Lots 1 Proposed Number of Structures 2  
 Proposed Water Supply well Proposed type of Wastewater Treatment Septic  
 Proposed type of Storm Water Management n/a

Type of Request  
 Change in Zoning from A-1 to R-1  
 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: \_\_\_\_\_

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

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

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

Fee for first five acres and under	\$ 375.00
_____ Additional Acres at \$18.00 each	\$ 198
<b>Total NRI Fee</b>	<b>\$ 573</b>

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

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

\_\_\_\_\_  
 Petitioner or Authorized Agent 2/14/19  
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# 1904 Date Initially rec'd 2/19/19 Date all rec'd \_\_\_\_\_ Board Meeting March 11, 2019  
 Fee Due \$ \_\_\_\_\_ Fee Paid \$ 573.00 Check # [Redacted] Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_



1 of 3 Find | Next



Applicant: Craig and Diane Zimmerman  
Contact: Boyd Ingemunson  
Address: [Redacted]

IDNR Project Number: 1907946  
Date: 02/19/2019

Project: Zimmerman Rezoning  
Address: 8225 Galena Road, Bristol

Description: Rezoning property from A-1 to R-1 on the north side of Galena Road across from Kennedy Road.

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:  
37N, 7E, 10  
37N, 7E, 11



**IL Department of Natural Resources**  
Contact  
Justin Dillard  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Kendall County  
Matthew Asselmeier  
111 W. Fox Street  
Yorkville, Illinois 60560 -1621

#### Disclaimer

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

#### Terms of Use

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

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act. Illinois Natural

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

Page 1 of 3

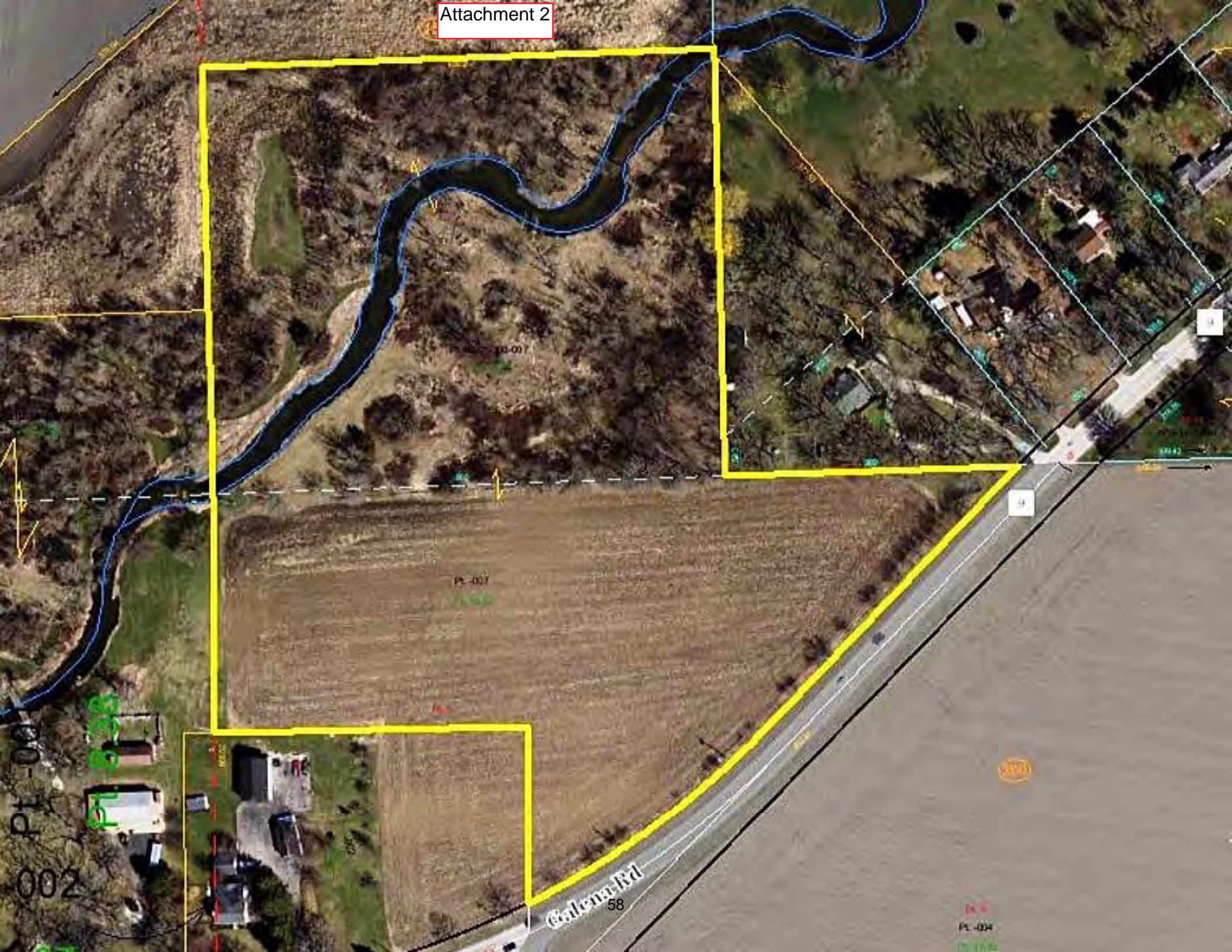


CONSENT FOR RE-ZONING APPLICATION

I, Daniel VanDeventer, Trustee of the Wilbur C. VanDeventer Declaration of Trust dated September 15, 1997, hereby consent to Craig and Diane Zimmerman proceeding with the application with Kendall County to re-zone property identified under parcel # 02-11-300-007 from A-1 to R-1. Said consent is contingent upon the applicants closing on the purchase of the property prior to the zoning.

A black rectangular redaction box covering the signature of Daniel VanDeventer.

Daniel VanDeventer, Trustee





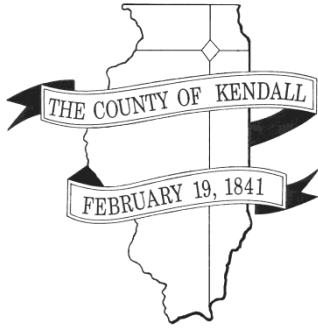




Attachment 6 Looking West from Eastern Neighbor







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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County ZPAC  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: February 27, 2019  
Re: Proposed Text Amendment Adding Kendall County Sheriff's Office Shooting Ranges to the List of Permitted Uses in the A-1 Agricultural Zoning District in Oswego Township

---

At their meeting on February 27, 2019, the Kendall County Regional Planning Commission voted to initiate a text amendment to the Kendall County Zoning Ordinance amending Section 7.01.C by adding Kendall County Sheriff's Office shooting range to the list of permitted uses in the A-1 Agricultural District in Oswego Township only with an expiration date of December 31, 2024, related citation corrections, and update to Appendix 9-Table of Uses in the Kendall County Zoning Ordinance to reflect this addition.

Presently, Kendall County Sheriff's Office shooting ranges are special uses in the A-1, B-2, B-3, B-4, B-6, M-1, M-2, and M-3 Zoning Districts. The County Board may impose restrictions on Kendall County Sheriff's Office shooting ranges. If this proposal is approved, Kendall County Sheriff's Office shooting ranges would remain special uses on A-1 zoned properties in all of the townships except Oswego Township.

Similarly, outdoor target practice and shooting ranges are special uses with conditions in the A-1 and M-3 Zoning Districts.

The A-1 zoning map is attached to this memo. A map of all of the County-owned properties currently zoned A-1 is also attached.

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

Thanks,

MHA

ENC: A-1 Zoning Map  
County-Owned Properties Zoned A-1



# Zoning Map A1, A1-BP, A1-SU, A1-SU-PUD

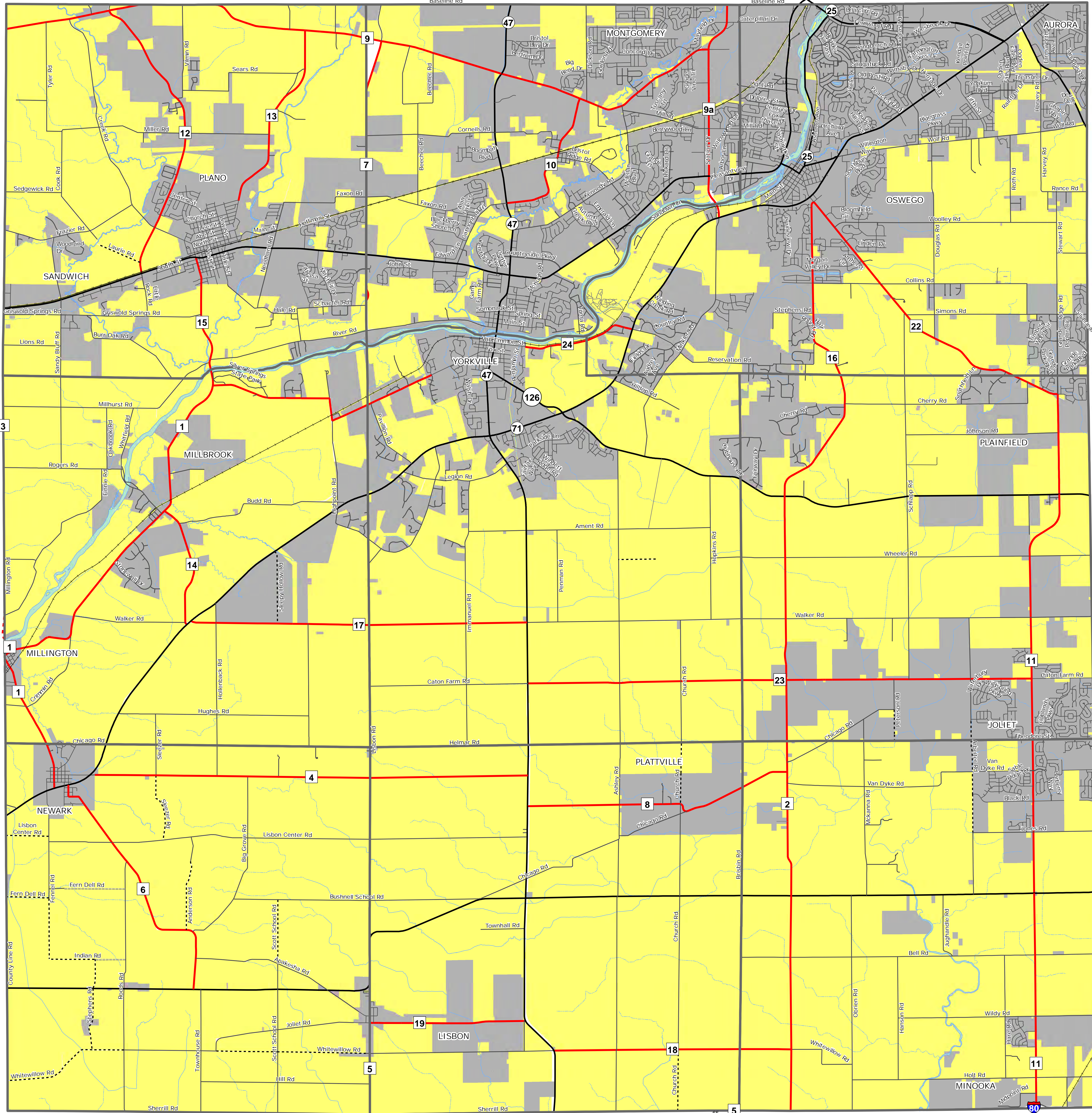
## KENDALL COUNTY

- 2019 -

<http://gis.co.kendall.il.us>

### Legend

- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- +— RAILROAD
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- CORPORATE BOUNDARIES
- A1, A1-BP, A1-SU, A1-SU-PUD
- All Other Zoning/Municipalities


















# County Owned Properties Zoned A1

## KENDALL COUNTY

- 2019 -

<http://gis.co.kendall.il.us>

### Legend

-  ADJACENT COUNTY
-  COUNTY
-  INTERSTATE
-  STATE
-  FEDERAL
-  BITUMINOUS
-  GRAVEL
-  DIRT
-  LOCAL
-  RAILROAD
-  POLITICAL TOWNSHIPS
-  COUNTY FOREST PRESERVE
-  STATE PARK
-  CORPORATE BOUNDARIES
-  County Owned Properties - Zoned A1



**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560-1498  
 630.553.4212

