CALL TO ORDER

ROLL CALL:  County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: TBI; SWCD: Megan Andrews; Sheriff: Brian Jahp; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the November 3, 2014 ZPAC meeting.

PETITIONS:

1. 14-39 River’s Edge Fellowship
   Request  B-3 Special Use
   Location  71 Boulder Hill Pass, Montgomery
   Purpose  Special Use for a place of worship

2. 14-42 Sybert Landscaping
   Request  A-1 Special Use
   Location  655 Woolley Road, Oswego
   Purpose  Special Use to operate a landscape business with outdoor storage

3. 14-40 Subdivision Control Regulations- Letters of Credit
   Request  Text Amendment
   Purpose  Text Amendment to also allow cash bond, irrevocable letter of credit, surety bond, or letter of commitment.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-35 Daron & Kimberly Spicher- Approved by the Plattville Board on 12.15.14
14-33 Bee Keeping- On the PBZ agenda for 1.12.15
14-37 Home Occupations- Landscape Businesses- On the PBZ agenda for 1.12.15

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

Approval of 2015 meeting dates and changing meetings to Tuesdays

ADJOURNMENT- Next meeting on February 3, 2015
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 3, 2014 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Aaron Rybski – Health Department
Brian Jahp – Sheriff’s Office
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Jason Petit- Forest Preserve

Also present: Daron Spicher

AGENDA
A motion was made by Fran Klaas to approve the agenda as written, Aaron Rybski seconded the motion. All were in favor and the motion carried.

MINUTES
Bran Japh made a motion, seconded by Aaron Rybski, to approve the September 2, 2014 meeting minutes as written. All were in favor and the motion carried.

PETITIONS

#14-35 Daron & Kimberly Spicher
Planner Angela Zubko did an overview of the request stating the property is located on the south side of Plattville Road, about 0.3 miles east of Ashley Road. The petitioners are looking to rezone 3 of their 10 acre property from A-1 agricultural to R-1 Single family. The petitioners have indicated they intend to construct a single-family dwelling unit on the 3 acre parcel if the map amendment request is approved. This property is in the Village of Plattville so it goes through our 3 meetings and then onto the Plattville Board instead of our County Board. The township is deciding if they would like to discuss this matter since it’s a county roadway and in the village of Plattville. There are no endangered species on the property.

Staff would recommend approval of the requested Map Amendment to rezone 3 acres of a 10 acre parcel from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property.

Fran Klaas stated when they know the location of the driveway the petitioners will need to seek an access variance from the County Board because it’s too close to the neighbor to the west. Mr. Spicher stated the County has put in a driveway and they plan to utilize that drive.

Brian Jahp had no comments at this time.

Aaron Rybski stated the well and septic permit will come through their office and if they need any help to please contact their office.

Brian Holdiman stated a building permit will be required when the petitioner is ready to build the home.

With no further comments Aaron Rybski made a motion, seconded by Brian Jahp to approve the map amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

ZPAC Meeting Minutes 11.3.14
#14-33 Bee Keeping
Planner Angela Zubko stated couple months ago the PBZ office was asked about allowing bee keeping in residential districts. This topic has been discussed a few times at the PBZ (Planning, Building and Zoning) Committee and the committee would like to see a text amendment to allow these in residential districts. Planner Zubko is of the opinion this is a bad idea and it is permitted in A-1 Agricultural districts now. Staff proposes the following text amendment per the direction of the PBZ Committee. She proposes it be a conditional use in the R-1, R-2 and R-3 Districts with the 14 conditions listed on the memo.

Fran Klaas thinks it's a good thing to have bees.

Brian Jahp has no comments at this time.

Aaron Rybski stated if they were selling it they would have to follow state requirements.

Brian Holdiman asked about who would inspect these items and what if there are violations. Planner Zubko stated the PBZ Department would be and asked if in his opinion we should charge more? Mr. Holdiman stated not at this time, he is fine with how it is written.

With no further comments Brian Japh made a motion, seconded by Fran Klaas to approve the text amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

#14-37 Home Occupations- Landscape Business
Planner Angela Zubko stated within the last year the PBZ Department has had a lot of issues with regards to landscape businesses and if they qualify for home occupations. Also we have had A LOT of people wanting to do it as a home occupation. Staff is of the opinion they should not qualify due to the type of equipment they use, the fact that all others need to be located on a State, County or Collector Highway and we've had issues in the past trying to prove there are employees and the amount of employees. Staff proposed to specify that landscape businesses cannot be home occupations in the definitions which are shown in red on the memo and also on the affidavit that home occupations sign.

Brian Holdiman agrees with this text amendment.

Aaron Rybski has no objection.

Brian Jahp has no comments at this time.

Fran Klaas agrees with Brian Holdiman.

With no further comments Aaron Rybski made a motion, seconded by Fran Klaas to approve the text amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-26 Critter Care- Passed at the 10.21.14 County Board meeting
14-28 Hively Landscaping- withdrawn due to all the opposition and the Village of Plainfield denying the request

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None
NEW BUSINESS: The Committee discussed changing the time of the meeting. The group decided to change the day to the next day at 9am, Tuesday. This will be voted on next month.

AJOURNMENT: Next meeting on December 1, 2014
With no further business to discuss Fran Klaas made a motion, seconded by Brian Jahp to adjourn the meeting at 9:23 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager
SITE INFORMATION

PETITIONER  River's Edge Fellowship- Pastor Frank Johnson

ADDRESS     71 Boulder Hill Pass

LOCATION    East side of Boulder Hill Pass, Boulder Hill Marketplace

TOWNSHIP    Oswego

PARCEL #    03-05-401-003

SIZE        7.82 acres; 4800 square feet in strip mall

EXISTING LAND USE Existing Businesses (Dollar General, Boulder Hill liquor store, Oswego Community Bank, Select Restaurant, orthodontist office and attorney's office)

ZONING  7.82 Acres Zoned B-3 (Ordinance 56-300) Rezoned from farming to business

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>County</th>
<th>Suburban Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Boulder Hill Pass</td>
<td>designated as a local roadway</td>
</tr>
<tr>
<td>Trails</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Wetlands &amp; Floodplain</td>
<td>are NOT present on the property</td>
</tr>
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</table>

REQUESTED ACTION The Petitioner is requesting approval of a B-3 Special Use Permit to operate a place of worship including community outreach events.

APPLICABLE REGULATIONS § 9.04.C (B-3 Special Uses Permitted: Places of Worship)
§ 13.08.J (Special Uses-Standards)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ¼ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Gas Station</td>
<td>B-3</td>
<td>Suburban Residential</td>
<td>B-3; Montgomery</td>
</tr>
<tr>
<td>South</td>
<td>Medical Office</td>
<td>B-3</td>
<td>Suburban Residential</td>
<td>R-3; R-6; R-7 &amp; Oswego</td>
</tr>
<tr>
<td>East</td>
<td>Oswegoland Park District, Dental Office &amp; Wedgewood Manor</td>
<td>B-1, B-3 &amp; R-7</td>
<td>Suburban Residential</td>
<td>B-1, R-6, R-7 &amp; Oswego</td>
</tr>
<tr>
<td>West</td>
<td>Train tracks</td>
<td>A-1; Montgomery</td>
<td>Suburban Residential</td>
<td>R-1SU, M-1, M-3 and Montgomery</td>
</tr>
</tbody>
</table>

PHYSICAL DATA

ENDANGERED No Endangered Species Report necessary since it's an existing building.
An NRI is not necessary since it's an existing building.

The Township has not provided staff with any comments to date.

The Petitioner is requesting approval of a B-3 Special Use Permit to operate a place of worship including community outreach events.

River’s Edge currently holds Sunday services at 9:30am and Wednesday Bible Studies at 6:30pm. They are a congregation of approximately fifty people with the desire to grow to a maximum of one hundred.

They also do limited community outreach events such as feeding the poor and needy, supporting other local ministries, partnering with other area churches for broader outreach and service events and in the future possibly host a Boulder Hill food pantry as well as a safe haven for transients during the day.
PARKING

The parking lot currently exists. On the whole parcel there are about 44,500 square feet of retail area & about 3,000 square feet for a bank. The minimum parking requirements are 1 parking stall per 200 square feet of retail/bank which would calculate to a total of 238 parking stalls for the entire lot. Back in 2009 I counted about 236 parking stalls. This lot would be close to the requirements if not meet them.

SIGNAGE

No new signage is proposed at this time. Staff would assume a building sign will be erected which will need to meet the sign size regulations.

FINDINGS OF FACT

§ 13.06.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. The petitioner has answered as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. We believe the presence of River's Edge Fellowship would help improve the public health, safety, comfort and general welfare of the Boulder Hill area.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Our desire, by being present in the Boulder Hill market, would be to not hinder or disrupt any business, office or residence but to be a benefit to all. We feel that fuller occupancy of the center would increase the traffic flow for existing businesses as well as increase the property value as a whole.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is an existing shopping/professional center therefore all these considerations are already in place.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. We wholeheartedly agree to adhere to and respect all applicable regulations.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use permit will be consistent with the uses in the strip center.

RECOMMENDATION

Staff is comfortable with this request with one condition:

1. The Special use runs with the tenant and not with the land.

ATTACHMENTS

1. Special use Description
River's Edge Fellowship is a non-denominational church serving the Oswego / Montgomery area. We currently hold Sunday services at 9:30am and Wednesday Bible Studies at 6:30pm.

We also do limited community outreach events such as:
- Feeding the poor and needy.
- Supporting other local ministries.
- Partnering with other area churches for broader outreach and service events.

As well as, supporting churches in the Philippines and elsewhere.

We are a congregation of approximately fifty with the desire to grow to a maximum of one hundred.

With this new site, we will promote a more publicly visible presence. It will allow us more community involvement and access. Future plans include the possibility of a Boulder Hill food pantry as well as a safe haven for transients during the day.

We have no paid staff as those in positions of ministry serve freely.

Frank Johnson (Pastor)
River's Edge Fellowship
SITE INFORMATION

PETITIONERS  Andrew Sybert

LANDOWNERS  C.W. Dickey & Brenda Dickey (purchase is contingent on zoning)

LOCATION  On the north side of Woolley Road, 0.15 miles west of Stewert Road
655 Woolley Road, Oswego

TOWNSHIP  Oswego Township

PARCEL #  03-24-100-019

SIZE  3.14 Acres

EXISTING LAND USE  Single Family home

ZONING  A-1 Agricultural

<table>
<thead>
<tr>
<th>LRMP</th>
<th>Land Use</th>
<th>Rural Estate Residential (Max. density 0.45 du/acre); Oswego: Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Woolley Road is a minor collector roadway</td>
<td></td>
</tr>
<tr>
<td>Trails</td>
<td>Per Oswego's plans there is a trail proposed on the north side of Woolley Road.</td>
<td></td>
</tr>
<tr>
<td>Floodplain/Wetlands</td>
<td>There is no floodplain or wetland on the property</td>
<td></td>
</tr>
</tbody>
</table>

REQUESTED ACTION  Approval of an A-1 Special Use Permit to operate a landscape business with outdoor storage of vehicles, equipment and bulk materials associated with a landscape business. The applicant will be living in the house on the property.
No new structures or buildings will be constructed on the subject property.

**APPLICABLE REGULATIONS**
- §7.01.D.27 (A-1 Agricultural Special Uses- Landscape Business)
- §11.01 (Parking Regulations)
- §12.08 (Agricultural Sign Regulations)
- §13.08 (Special Uses)

<table>
<thead>
<tr>
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<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ¼ Mile</th>
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<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-1</td>
<td>Rural Estate</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Mixed use Business</td>
<td>A-1</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1</td>
<td>Rural Estate</td>
<td>A-1</td>
</tr>
<tr>
<td>West</td>
<td>Residential</td>
<td>A-1</td>
<td>Rural Estate</td>
<td>A-1; A-1 SU</td>
</tr>
</tbody>
</table>

**PHYSICAL DATA**

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

**NATURAL RESOURCES INVENTORY**
An executive summary is being worked on through the SWCD.

**ACTION SUMMARY**

**TOWNSHIP (Oswego)**

Was discussed at a meeting in November as the petitioner needed permission from the road commission to have this type of business of a minor roadway. The township road commission recommended approval for the petitioners to apply with three conditions: no retail sales allowed on site, no vehicle with GWR over 36,000 lbs. & no loading or landscape equipment between the hours of 9pm to 6am. Staff is waiting to hear if the township would like to hear the petition again.

**MUNICIPALITY (Oswego)**

Emailed to Rod Zenner on 12.23.14

**REQUESTED ACTION GENERAL**

Approval of an A-1 Special Use Permit to operate a landscape business with outdoor storage of vehicles, equipment and bulk materials associated with a landscape business. The applicant will be living in the house on the property. No new structures or buildings will be constructed on the subject property.

Sybert landscaping is a small family-owned and operated lawn care and landscaping company with no retail service nor does it meet with its customers at its location. The business currently operates out of Romeoville, Illinois. The applicant’s parents started the company in 1979 and the applicant is the manger of the business.

**EMPLOYEES**

They employ about 6 employees including the applicant, two foremen and three laborers. The crews all ride together in two vehicles to work every day.

**HOURS OF OPERATION**
The work force arrives at 7am; load company trucks and disperse to job sites returning at the end of the day. The hours of operation are from 7am to 5:30pm Monday through Friday with an occasional Saturday. They operate from mid April through mid November doing lawn service and then from November through March.
the trucks are placed offsite and stored on our snow plot lots.

PARKING  The parking ratio would be one (1) parking space shall be provided for each employee plus one (1) parking space for each vehicle used in the conduct of the enterprise. The petitioners have stated only 2 employee vehicles will be parked on site. There is plenty of room on the north side of the lot for parking and storage of vehicles.

STORAGE  The special use in the Zoning Ordinance states that: All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner proposes to store the company and employee vehicles outdoors in the northwest corner of the property. The landscape materials will be stored on the northeast corner. The petitioner does proposed to install a six foot fence along the property line from the current accessory building north and also install a six foot tall berm behind the bulk storage bins (no fence in this area).

WASTE  Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site.

SINGLE FAMILY HOME  The petitioner will be living in the house.

R.O.W.  The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use
(including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use. (Amended 7/17/2007)

Oswego township road commissioner has approved the landscape business to locate off Woolley Road.

The petitioners have stated the main route to their clients will be east on Woolley Road, South on Stewart Road, east on West 119th Street to reach Route 30. This would be the main route in and out of this location to reduce the amount of traffic.

**SIGNAGE**

No signage is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit.

**ACCESS**

The property currently has an access point off of Woolley Road which would remain the same.

**BUILDING DEPARTMENT**

The building department would like to know if the petitioners will be using any of the accessory structures in conjunction with the landscape business?

**FINDINGS OF FACT**

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. The petitioner has answered as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The current uses of the subject property include a residence; an amusement rides business and outdoor storage. The special use permit will allow for a landscaping business to operate on the subject property. Considering the existing uses, the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. All the utilities, access roads and drainage already exist for this site.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The buildings already exist and the petitioner is not requesting any variances.

That the special use is consistent with the purpose and objectives of the Land Resource
Management Plan and other adopted County or municipal plans and policies. This special use permit will be consistent with the County’s LRMP. The petitioners will live in the home and a landscape business will have the same equipment and hours of operation as the surrounding farms and other commercial businesses.

RECOMMENDATION
Staff would recommend approval and the following conditions be placed on the special use, if approved:
1. No landscape waste generated off the property can be burned on this site.
2. No loading or unloading of landscape equipment between the hours of 9pm and 6am.
3. No retail sales/business allowed on site.
4. No vehicles with GVWR over 36,000 lbs.
5. Restrict the amount of landscape waste that could be imported and stored on site at any one time to 5 semi loads.
6. The fence and berm must be installed within 6 months of the approval date of the special use.

ATTACHMENTS
1. Business description
2. Location map
3. Site plan showing location of storage and parking.
SYBERT LANDSCAPING, INC.
BUSINESS PLAN/PROPOSED USE
655 WOOLLEY ROAD, OSWEGO, IL 60543

The Applicant is requesting approval of an A-1 Special Use Permit to operate a landscaping business with outdoor storage of vehicles, equipment and bulk materials associated with a landscaping business. The Applicant will be living in the house on the Subject Property. No new structures or buildings will be constructed on the Subject Property.

Sybert Landscaping, Inc., an Illinois Corporation, is a small family-owned and operated lawn care and landscaping company with no retail service nor does it meet with its customers at its location. The business currently operates out of Romeoville, Illinois. The Applicant’s parents started the company in 1979, and the Applicant is the manager of the business.

The Applicant is looking to move the company to a new location closer to where most of its work is currently located. The Applicant is in the process of purchasing the Subject Property and moving his personal residence and the company to this location. The sale is contingent on getting a Special Use Permit approved for operation of a landscaping business.

In regards to road use, the business would use the following truck route from the Subject Property: East on Woolley Road; South on Stewart Road, East on W. 119th Street to reach Route 30. This would be the main route in and out of this location to reduce the amount of traffic.

We currently have a small number of trucks and trailers to service our client list. We have six employees which include the Applicant, two foremen, and three laborers. The crews all ride together in two vehicles to work every day. The work force arrives at 7:00 a.m.; load company trucks and disperse to job sites returning at the end of the day. The hours of operation are from 7:00 a.m. to 5:30 p.m. Monday through Friday with an occasional Saturday. The equipment is stated below and used for lawn service during the months of mid-April through mid-November:

* 1 ¾ ton pick-up truck with a GVWR of #9,200
* Two 1 ton dump trucks with a GVWR of #12,000
* Two enclosed trailers with a GVWR of #9,900
* One equipment trailer with a GVWR of #16,500
* One Ford L8000 with a GVWR of #28,000 (infrequently used, see below)

During the winter months of November through March, the trucks are placed offsite and stored on our snow plot lots. They occasionally will come back to the Subject Property for service as needed, but will mainly be on their snow sites over the winter months. The L8000 truck will also be left on a snow site from November until the end of April. We will be reducing the use of this truck during the spring thaw to protect the road during the months of February until April. This truck has currently been used only two to three times a month during the April-November season. All the trucks are loaded to the legal limit based on the GVWR and not allowed to be overweight. The Oswego Township Road District has jurisdiction over the
collector roads and has provided a letter of support with certain restrictions which are agreeable to the Applicant.
MEMORANDUM

To: ZPAC
Date: December 12, 2014
Re: Text Amendment – Subdivision Regulations- Bonds (Petition 14-40)

In trying to clean up some items the PBZ Department discovered in our revisions to the subdivision control regulations in 2011 we changed the language to only allow letters of credit. Per the County Code (55 ILCS 5/5-1123 and 55 ILCS 5/5-1041) as well as the Public Construction Bond Act (30 ILCS 550/3) we must accept bonds as well as letters of credit. This language will clear this item up for future subdivisions.

Subdivision Control regulations all from Section 10:

SECTION 10.00 – REQUIRED LAND IMPROVEMENTS
PROCEDURE

B. Construction Surety

1. Prior to the start of any work, the subdivider shall post with the Clerk of the County of Kendall, a non-revocable letter of credit, a cash bond, irrevocable letter of credit, surety bond, or letter of commitment issued by a bank, savings and loan association, surety, or insurance company, deemed acceptable to the State’s Attorney of Kendall County in an amount equal to 125% of the full costs of the required improvements as estimated by a Registered Professional Engineer and approved by the Plat Officer or 110% of the full costs of the required improvements provided in line item format in a construction contract entered into between the subdivider and a contractor or contractors licensed in the State of Illinois. Such line item contract shall be approved by the Plat Officer.

D. As-Built Plans:

1. Stormwater Management Facilities: After completion of stormwater management facilities and prior to acceptance of said improvements (excepting final landscaping and short-term maintenance) the subdivider shall make or cause to be made, a detailed one foot contour topographic survey and engineering plans of said facilities to verify final dimensions and volumes required under the approved engineering plans and calculations have been provided.
comparison table of approved versus as-built volumes for each foot of detention volume elevation shall be provided. The presentation of these plans shall be a condition of final acceptance of the improvements, and release of the letter of credit cash escrow, cash bond, irrevocable letter of credit, surety bond, or letter of commitment assuring their completion.

2. Infrastructure Improvements: After completion of all public improvements, and prior to final acceptance of said improvements, the subdivider shall make, or cause to be made, engineering plans showing the actual location, size, and elevation of all structures and associated piping inverts; culvert location, size, and invert elevations; ditch line location and grade at maximum 100 foot intervals; vertical and horizontal alignment of roadway centerlines; street lighting locations and electrical cable routing; and electric, gas, telephone and other private utility locations and routing. The presentation of these plans shall be a condition of final acceptance of the improvements, and release of the letter of credit cash escrow, cash bond, irrevocable letter of credit, surety bond, or letter of commitment assuring their completion. The as-built plans shall be filed with the Plat Officer.

G. Maintenance Guarantee
Upon completion of the improvements acceptance thereof by all relevant authorities the improvements shall thereafter be maintained by the appropriate corporate authorities, providing however, for a period of 12 months following the acceptance as above provided the subdivider shall be responsible for the continued condition of said improvements as accepted. In the event failure occurs in the improvements the subdivider shall restore the improvements to the criteria specified in this Ordinance. To assure responsibility the subdivider shall, prior to acceptance of the improvements as outlined in Section 10.00.F of this ordinance, deposit with the Clerk of the County of Kendall a cash escrow, or maintenance letter of credit cash bond, irrevocable letter of credit, surety bond, or letter of commitment acceptable to the State’s Attorney’s office of Kendall County in an amount not less than ten percent (10%) of the total cost of all improvements, which deposit may be used by the County to restore the improvements in the event such are not addressed by the subdivider within 12 months following acceptance of the improvements by all relevant authorities. Upon receipt of said maintenance surety, the Plat Officer shall be authorized to return the original financial surety(ies) posted to guarantee the satisfactory completion of the required improvements to the developer or issuing financial institution.

Please review and provide Staff with comments during the meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.