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: Jason Pettit; SWCD: Megan Andrews; Sheriff: Phil Smith; PBZ: Angela Zubko

APPROVAL OF AGENDA

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

PETITIONS:

1. 14-06 Reinert Fox Road Subdivision
Request Preliminary & Final plat for a 2 lot subdivision
Location 12345 Fox Road, Yorkville
Purpose Preliminary and Final Plat for a 2 lot subdivision, rezoning to R-2 and 2 lots were approved in 1994 as Pet. 93-02

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-02 Dickson Valley Ministries- Approved at the 3.19.14 County Board meeting
14-03 Plat of Vacation- Approved at the 2.18.14 County Board meeting
13-26 Green Organics, Inc.- Approved at the 3.19.14 County Board meeting
13-31 Candice Hadley- Approved at the 2.18.14 County Board meeting

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- Next meeting on May 5, 2014
Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Fran Klaas - County Highway Department
Aaron Rybski - Health Department
Phil Smith - Sheriff's Office
Angela Zubko - PBZ Planning & Zoning Manager

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

Also present: Petitioner Mark Caldwell

AGENDA

A motion was made by Phil Smith to approve the agenda, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES

Fran Klaas made a motion, seconded by Aaron Rybski, to approve the December 2, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#14-02 Dickson Valley Ministries
Planner Angela Zubko did an overview of the request stating the property is located at 8240 Finnie Road on the north and south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road. The petitioners are seeking approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The entire property is 160 acres. The grounds are utilized all year long and their current special use is for a camp and retreat center. The center started in 1971, in the report is a lot of history of the property but Planner Zubko will not go over it at this time. Over the years the petitioners have updated their special use and have updated their site plan and conditions. The petitioners are looking to keep the lot sign which was the last amendment in 2002. The property currently has 2 access points off Finnie Road going south, 1 entrance to the Director's Lodge and the other going to the main grounds. The petitioners also have access off Finnie Road going north to an existing Oulund Chalet. The petitioner is proposing one more access point north of Finnie Road to remote camp parking. Staff proposes to line up that entrance with the entrance to the south but will defer to Fran Klaas from the Highway Department on the entrance. Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is a Illinois Natural Area Inventory Site and a Natural Heritage Landmark. The report shows where most of the floodplain exists which is most of the southern property. Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects:

- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting

ZPAC Meeting Minutes 2.3.14
3-4 RV spots for volunteers and leaders only
Structures and storage areas at maintenance shop as needed
Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
Reforestation of some of the floodplain areas
Addition to Chrouser Lodge dining room if needed

Also in the report were previous conditions placed on the special use and staff proposed to meet with the petitioner to update those conditions before the next meeting. Also in the packet is the site development plan and Mark Caldwell from the Dickson Valley Ministries is in attendance to answer any questions. Staff recommends approval of the requested major amendment to their special use.

Mr. Caldwell introduced himself and stated he’s been with Dickson Valley since 1989. He also stated the projects are a wish list and might not be completed for awhile due to timing and funds.

Mr. Fran Klaas stated he was not too concerned about the entrances lining up due to the lack of traffic on Finnie Road. Mr. Caldwell stated they were trying to offset the entrance to make it a little less noticeable since its parking for remote camping.

Mr. Phil Smith stated they’ve received one police call in the last 3 years and it was for a stolen cell phone. The Sheriff’s office does not have any concerns at this time. Mr. Smith did ask about the RV’s and about of over-night stays. Mr. Caldwell stated they are not looking to be a campground but there are retired volunteers that travel around in RV’s so they are only hoping to have 3-4 spots for volunteers to help. Mr. Caldwell stated there is more growth potential due to group sizes but have gotten into day-camps a lot more recently.

Mr. Aaron Rybski stated to feel free to always contact the health department and work closely work with them. The codes have changed as of October so this could make it a little more complex and cost a little more than normal depending on the type of system. They did discuss if they were a non-community water supply and to contact the State if needed. Mr. Caldwell stated they have already been discussing sharing wells, etc. as they already have a lot of capacity existing on the site. Mr. Caldwell also stated they will be looking into the future for storm water as well.

With no further comments Phil Smith made a motion, seconded by Fran Klaas to approve the special use and forward the petition onto the Plan Commission meeting in February. All were in favor and the motion carried.

**#14-03 Plat of Vacation**

Planner Angela Zubko explained that last year we revised the text of the subdivision regulations to have plats of vacation/consolidations come to the ZPAC Committee and then onto the PBZ Committee. The petitioners, Kenneth and Penny Zollinger are looking to consolidate lots 42 and 43 of the Henneberry Woods Subdivision. The petitioner is looking to vacate the east public utility easement on lot 43 and vacate the west public utility easement on lot 42. The 15’ public utility easement on the north will extend across lot 43 and end at 42 as shown on the subdivision plat and the eastern 7.5’ public utility easement on Lot 42 and the western 7.5’ public utility easement of lot 43 will remain. After the granting of the plat of vacation the ultimate goal is to combine the two lots to make one large lot and build a house in the middle of the lots. To apply for the building permit the petitioner will need to get a plat of survey showing both lots combined together and the appropriate easements and setback lines.

Mr. Fran Klaas asked if any utilities exist currently on the property and Planner Zubko stated no utilities exist, the lot is vacant.

With no comments Fran Klaas made a motion, seconded by Aaron Rybski to approve the plat and forward the petition onto the next Planning, Building and Zoning meeting in February. All were in favor and the motion carried.
REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD: None

Still in the process:
13-26 Green Organics Inc.
13-31 Candice Hadley

PUBLIC COMMENT: There were no comments.

OLD BUSINESS: None

NEW BUSINESS: None

AJOURNMENT- Next meeting on March 3, 2014
With no further business to discuss Phil Smith made a motion, seconded by Aaron Rybski to adjourn the meeting at 9:20 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager
14-06
Reinert Fox Road Subdivision
Preliminary & Final Plat Approval

SITE INFORMATION
PETITIONERS Ronald & George Reinert
ADDRESS 12345 Fox Road, Yorkville
LOCATION On the north side of Fox Road, 0.2 miles east of Highpoint Road
TOWNSHIP Fox
PARCEL # 04-01-402-004
SIZE 4.92 Acres
EXISTING LAND USE Residential
ZONING R-2 Single Family Residential (Ordinance #1994-01)

LRMP
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Rural Residential (Max. Density 0.65 du/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Fox Road is a major collector road</td>
</tr>
<tr>
<td>Trails</td>
<td>A trail is shown on the City of Yorkville’s plan</td>
</tr>
</tbody>
</table>

REQUESTED ACTION
Approval of a preliminary & Final plat for a 2 lot subdivision in which 1 lot is already built on.

APPLICABLE REGULATIONS
§8.07 (R-2 Single Family Residence District)
§7.00- §7.04 (Subdivision Control Ordinance- Procedure for Approval & Requirements for Preliminary & Final Plats)
### SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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<tbody>
<tr>
<td>North</td>
<td>Railroad/Agricultural</td>
<td>RPD-2 (Fox River Bluffs) A-1</td>
<td>Rural Residential</td>
<td>RPD-2</td>
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<td>Residential</td>
<td>A-1</td>
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<td>A-1</td>
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<tr>
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<td>Agricultural</td>
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<td>RPD-2; Yorkville; A-1</td>
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<tr>
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<td>Residential</td>
<td>A-1</td>
<td>Rural Residential</td>
<td>A-1; R-3</td>
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</tbody>
</table>

### PHYSICAL DATA

**ENDANGERED SPECIES REPORT**
The applicant is not zoned Agricultural any longer so an endangered species report is not required.

**NATURAL RESOURCES INVENTORY**
The SWCD is working on an executive summary for the petitioner.

- Land Evaluation:
- Site Assessment: 95
- TOTAL:
- LEVEL OF PROTECTION:

### ACTION SUMMARY

**TOWNSHIP (Fox)**
The information was sent via mail to the Township Supervisor, Jim Friedrich on 3.21.14

**MUNICIPALITY (Yorkville)**
The information was sent via email to the Community Development Department (Chris) on 3.21.14

### REQUESTED ACTION

**GENERAL**
Approval of a preliminary & Final plat for a 2 lot subdivision in which 1 lot is already built on.

### BACKGROUND
The property was rezoned from A-1 Agricultural to R-2 Single family for 2 residential lots back in 1994. During that process there were a few notes regarding the following:

The soils on this parcel have extremely high groundwater elevations. The soils
indicate that there are serious concerns with respect to a residence.

Very high water in total area- very flat

Both water and soil problems that have to be addressed. The site will have to be drained on both the north and east.

A basement would present a problem if sufficient sump pumps were not installed.

Highway Department would like joint entrance- only one road cut for both houses.

The property to the east is owned by Inland and they have agreed to grant an easement for drainage. A pond will also be located on the site.

The petitioner has done a soil analysis (Health Department has received) and also provides for a drain tile easement

LOT SIZES

The petitioner proposed to have 2 lots, lot 1 will be 90,329.21 square feet including the ROW and lot 2 will be 94,072.57 square feet including the ROW. Since they currently own to the center of the roadway staff could count that towards their square footage.

ENGINEER COMMENTS

Our consulting engineer had two comments: 1. The Side Yard Drainage can be improved with some minor grade changes. See the marked up exhibit attached and 2. They do not recommend the sump pump drain for Lot 2 connect to the existing drain for Lot 1. Each pipe should be separate to the discharge outfall.

ACCESS

The property already has 2 access points off Fox Road. The PBZ Department will defer to the Highway Department with regards to granting another access point and previous discussions back in 1993.

FLOODPLAIN

There are no floodplains on this property.

RECOMMENDATION

Staff recommends approval of the requested preliminary and final plat with the suggested changes.

ATTACHMENTS

1. Information from Original Rezoning case (93-02)
2. Ordinance # 1994-01: Rezoning from A-1 to R-2 Single Family Residential
3. Comments from WBK dated March 25, 2014 with exhibit
4. Plat of Survey
Mr. Chairman and Members of the County Board of
Kendall County, Illinois:

Your Board of Appeals transmits for your consideration, recommenda-
tions on an application for an amendment to the County Zoning
Ordinance affecting property consisting of 4.201 acres more or
less located 750 feet east of the corner of Fox and Highpoint
Roads on the north side of Fox Road. The application is to
reclassify the subject property from its existing A1 Agricultural
District to R2 Single Family District. The applicant represents
that he intends to rezone two (2) residential lots.

After due notice, as required by law, the Board of Appeals held a
public hearing on Friday, February 19, 1993 at 10:00 a.m. in the
Kendall County Board Room. At the hearing, the applicant was
represent by Attorney Tom Grant.

The Board discussed the petition, then Thurow moved, Dierzen
seconded to grant the rezoning. Members Langeland, Thurow, Bark,
Dierzen and Swanson voting aye. Members Smith and Klatt were ab-
sent.

The Board also made the following findings:

1. The existing use of property in the area is mixed with
   residential and agricultural zoning.
2. The present zoning of property in the area is A1 and R3.
3. The suitability of property for uses permitted as
   presently zoned is marginal. The size and location
   abutting a subdivision makes it more conducive for
   rezoning.
4. The trend of development in the area has slight growth.

Respectively submitted,
Torsten Swanson, chairman, present
Rudolph Langeland, present
Louis Thurow, present
Richard Bark, present
Roger Smith, absent
Floyd Dierzen, present
Thomas Klatt, absent
Robert Nordengren, secretary, absent
March 8, 1993

Building and Zoning Committee
Attn: Kay Hatcher
Yorkville, IL 60560

RE: Petition #9302  Shirley Torrence, Mary Backhoff

Dear Kay:

The Fox Township Planning Commission presented their recommendations to the Township Board of Trustees on March 8, 1993 concerning the above referenced petition. The Board of Trustees concurs with the Planning Commission in a favorable recommendation.

Respectfully Submitted,

Janet Whitfield Doll
Fox Township Supervisor

Enclosure
ZONING AND PLATTING ADVISORY COMMITTEE (ZPAC)
March 16, 1993
REPORT

ZPAC has reviewed the Zoning applications and plats that have been filed with the Building and Zoning Office. The comments relating to the following is informational only and are made to assist in the zoning and platting process.

#9302 Shirley Torrence (Mary Backhoff)

1. The site is below the County's requirements for drainage calculations.

2. The soils on this parcel have extremely high ground-water elevations. The soils indicate that there are serious concerns with respect to a residence.

3. Very high water in total area - very flat. Soil and Water District states that they hit water with probe at approximately 4 inches. Could possibly tile to the east. Also states that the soil map as presented is wrong. A swale does run to the northeast. Soil shown as Drummer is really Elburn and Lisbon, very wet. Topo is correct.

4. Highway Department would like joint entrance - only one road cut for both houses.
Regional Planning Commission/March 24, 1993/Page Two

Motion was made by Member Larson to approve the bills submitted for payment. Seconded by Member Scholtes. Motion was unanimously passed.

NEW BUSINESS

Petition #9302/Shirley Torrence
Section 1 Fox Township
A 1 to R 2

Chairman Gawne noted a change in the order of business. Petition #9302 was moved forward due to the possible length of time involved with the first order of business.

Petitioner Torrence was represented by Attorney Thomas Grant. Attorney Grant stated the property is a 4.2 acre parcel of real estate. The surrounding property is zoned "R-3" and resident property is zoned in the area. This petition was brought before Fox Township Plan Commission. They felt it would fit under their guidelines.

Attorney Grant mentioned that currently there are both water and soil problems that have to be addressed. The site will have to be drained on both the north and the east. The Highway Department has limited to the area to a single road cut. The petitioner will dedicated 40 foot for highway right of way. The site is in the preliminary plat stage and the limited right of way will be addressed at a later date. The drainage issue will be addressed at the ZPAC meeting.

A question regarding water drainage problems was answered by Member Haldiman. He referred to the topography of the site and mentioned that it drains to the railroad side. A basement would present a problem if sufficient sump pumps were not installed. Elevation pads might be necessary as the LESA rating is 100.

Motion was made by Member Ford to approve the change in zoning from "A-1" to "R-2". Seconded by Member Haldiman. Motion was put to a roll call vote.

<table>
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<tr>
<th>Name</th>
<th>Vote</th>
<th>Name</th>
<th>Vote</th>
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<tbody>
<tr>
<td>Jim Friedrich</td>
<td>aye</td>
<td>Sam Haldiman</td>
<td>aye</td>
</tr>
<tr>
<td>Ed Gawne</td>
<td>aye</td>
<td>Randy Mohr</td>
<td>aye</td>
</tr>
<tr>
<td>William Ford</td>
<td>aye</td>
<td>Mary Ann Stees</td>
<td>aye</td>
</tr>
<tr>
<td>Terry Larson</td>
<td>aye</td>
<td>Paul Scholtes</td>
<td>nay</td>
</tr>
<tr>
<td>David Krahn</td>
<td>aye</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Motion passed.
Building & Zoning Committee/April 14, 1993/Page Two

County Highway Engineer Klaas felt the curve should be removed and traffic control devices installed where necessary.

Member Young agreed with Engineer Klaas's recommendation. Member Young further stated that the requested soil investigations had not been preformed. He further stated that he felt there would be many problems with the soil and sewer should this petition for rezoning be approved. Member Young went on to mention a discussion with Village of Oswego Administrator Mary Distler regarding this petition. Ms. Distler stated that the hike and bike trails that were to be shown on the plat were not reflected as stated. She further mentioned a need for a soil survey of all questionable sites has not yet to be completed. Member Young felt there was still a considerable amount of work to be accomplished before a decision on rezoning could be rendered. Member Young stated he has also had consulted with both Ms. Bennett and Mr. Pals of the Soil and Water Conservation Department regarding this matter. Both have expressed concerns with potential water and soil problems on this site.

Chairwoman Hatcher, Mr. Davidson, Member Hausler, and Sheriff Randall felt that the 90 degree curve should be eliminated as requested by Engineer Klaas.

When questioned regarding the upkeep on the 40 foot parcel of land that would remain after the curve straightening of Reservation Road, Attorney Kramer stated it would be dedicated to the neighbors and lots.

It was requested that a separate meeting be held with Ms. Distler, Jeff Humm, Ms. Bennett and/or Mr. Pals, the Oswegoland Park District, and the ZPAC. Arrangements will be made with all concerned parties to meet and resolve any and all differences regarding this rezoning request. Member Hausler stated that this matter will come before the Committee once more before being recommend to the County Board for approval.

Director Millen presented a recap of Petition #9302. The petitioner was represented by Attorney Tom Grant. Attorney Grant stated that although a water problem exists, he feels it would fit in with the character of the land. He further stated that the Fox Township Planning Commission has recommended this petition for approval. In talking with Ms. Bennett, her concern was for proper water drainage at the site. Attorney Grant stated the water problem will be addressed in the platting stage. He further stated ZPAC has requested only one (1) road cut and dedication of 40 feet of right of way. The petitioner is in agreement and are trying to arrange for the allowance of ONE (1) acre in back for Ms. Mary Backoff. All other problems will be addressed at the platting stage.
Building & Zoning Committee/April 14, 1993/Page Three

Member Young felt that a foundation height should be established along with a prolific sewer system due to the six (6) inches of ground water near the surface ground area. He further stated that this property should not be divided into two (2) lots. He felt a water and sewer problem in this area was the reason building has not continued.

Surveyor Olson presented the Committee with his point of view regarding this site. He stated that it would be drained to the northeast in the ditch along the railroad tracks. Located just west of the tracks on Fox Road a six (6) inch field tile feeds off in three directions.

Motion was made by Member Hausler to approve petition #9302 for rezoning from "A 1" to "R 2". Seconded by Member Charest. Motion was put to a roll call vote:

Richard Young      nay      Kay Hatcher      aye
Thomas Charest      nay      Donald Hausler      aye

Motion failed. This matter will be referred to the County Board.

OTHER BUSINESS

Director Millen stated that 17 building permits have been issued with 8 new housing starts having a total value of $1,250,000.00.

It was noted that the County Board was in receipt of a letter from Ms. Gretchen A. Wendorf, 2481 Plainfield Road, East, of Oswego. Ms. Wendorf noticed a large billboard erected on the corners of Plainfield and Simmons Roads advertising a map of sub-divided lots for sale. It was noted that the builder has yet to contact the Building & Zoning Office regarding the rezoning of this property. The builder has been contacted and the sign has been removed. Mrs. Wendorf has conveyed her thanks for the prompt action in this matter.

Director Millen mention a problem with the 2-way radio in the Building & Zoning Department. The old system is sometimes unable to reach Mr. Hastings on his inspections due to the limited range. Director Millen has arranged for the purchase of a pager for Mr. Hastings that would suit the Departments purposes without a large cash outlay for a new two-way system. The pager enables the office to reach him at any given point and saves both time and fuel. The monthly charge for the pager is $10.00 or $120.00 per year which is considerably less the replacement price for a new two-way system.

Motion was made by Member Young approving the purchase of the pager for Mr. Hastings. Seconded Member Hausler. Motion unanimously approved by roll call vote.

The next item to be addressed by Director Millen regarded the recently approved amendment for the agricultural zoning - referred to the Ag amendment but more properly noted as the 7.01 A-2c. It was suggested that this amendment should be a separate district since there is no provision in the
May 6, 1993

Kendall County Building and Zoning Department
ATTN: Molly

RE: Shirley Torrence (Mary Backhoff)
Zoning application

Dear Molly:

The Torrence (Backhoff) zoning application is scheduled for hearing before the Building and Zoning Committee on Thursday, May 13, 1993. As you know, this matter was continued from last month to give us an opportunity to further study the water conditions and drainage on the property. We have not yet concluded the study. Accordingly, I request that this matter again be tabled before the Building and Zoning Committee. I would appreciate it if the matter can be passed and be placed on the Building and Zoning Committee agenda in June.

As you know, I will be travelling to Indianapolis on the evening of May 13 and I will not, accordingly, be able to be present at the Building and Zoning Committee meeting. I would appreciate it if you would bring this matter to the attention of the Building and Zoning Committee and request that they pass the matter into June.

On a related matter, the Mackenzie zoning application will be considered by the Building and Zoning Committee on May 13. While I will not be able to be there, Jim Olson will stand in for me and will be present with the Mackenzies.

As always, thank you for your cooperation.

Very truly yours,

Thomas W. Grant

TWG/paa
The meeting was called to order by Chairwoman Hatcher at 7:04 p.m.

Members present:

Dick Young
Kay Hatcher
Bill Page

Thomas Charest
Don Hausler

Others present:

Mollie Millen/Director of B & Z
Tom Fletcher/County Board Member
Liz Clark/WSPY
James Olson/Attorney

Floyd Sleezer/County Board Member
Larry Nelson/Comp Plan Commission
Ed Petka/Attorney

OLD BUSINESS

Petition #9302
Shirley Torrence
Section 1/Fox Township
"A-1" to "R-2"

Chairwoman Hatcher recapped this petition for the Committee. The petitioner was represented by Attorney James Olson. This was delayed due to family matters that the petitioner needed to attend to. Mr. Ted McCann concurred with the soil study. The property to the east is owned by Inland and they have agreed to grant an easement for drainage. A pond will also be located on the site. The septic system will be an aerobic system with an evaporation bath. Ms. Holbrook was in agreement with this type of system. Attorney Olson further stated that they would recommend against basements. Member Young would like to see that incorporated into the plat. Attorney Olson noted that the main concerns when this has been brought before the various committees had been: the need for a pond, drainage easement and a workable septic system. He feels that these concerns have been addressed and is requesting recommendation of this petition.
ORDINANCE 94 - 01
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, Shirley Torrence, did petition Kendall County in the manner required by law and the ordinances of Kendall County, Illinois for a map amendment to the Kendall County Zoning Ordinance; and

WHEREAS, the required public hearing was held before the Kendall County Zoning Board of Appeals,

THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned and reclassified from A-1, Agriculture District to R-2 District One-Family Residential and the Zoning Administrator is hereby ordered and directed to change the zoning map to show the change in zoning classification:

That part of the East Half of Section 1, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the intersection of the centerline of Fox Road with the centerline of Fox Court; thence northeasterly along said Fox Road centerline, 254.61 feet for a point of beginning; thence northeasterly along said Fox Road centerline, 290.23 feet to the East line of sublot 7 in said Section 1 as depicted on a plat recorded in Plat Book 3 on Page 1; thence northerly along said East line, 500.73 feet to the southerly line of the Burlington Northern Railway Company right-of-way; thence southwesterly along said southerly line 509.90 feet the northeasterly line, extended northerly, of Lot B as depicted on the plat of Fox Station recorded in Plat Book 4, Page 99; thence southerly along said extended northeasterly line and said northeasterly line, 210.67 feet to the southeasterly corner of said Lot B; thence northeasterly along the southeasterly line of said Lot B extended, 56.39 feet to a line drawn northwesterly, parallel with said northeasterly line of Lot B, from the point of beginning; thence southeasterly along said parallel line, 236.60 feet to the point of beginning in Fox Township, Kendall County, Illinois and containing 4.201 acres.

PASSED This 21st day of December, 1993.

Chairman, County Board of Kendall County, Illinois

ATTEST:

County Clerk
PRELIMINARY/FINAL Plat
REINERT FOX ROAD SUBDIVISION

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/3 OF SECTION 1, TOWNSHIP IN NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FOX ROAD WITH THE CENTER LINE OF FOX COURT, THENCE NORTHWESTERLY ALONG SAID FOX ROAD CENTER LINE 2,403 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID FOX ROAD CENTER LINE 2,403 FEET TO THE EAST END OF SUBLOT 7 IN SAID SECTION 1 AS DEPICTED ON A PLAT RECORDED IN PLAT BOOK 6 ON PAGE 435 OF THE RECORDS OF THE BURLINGTON NORTHERN RAILWAY COMPANY RAILROAD OF ILLINOIS; THENCE SOUTHWARDLY ALONG SAID FOX ROAD CENTER LINE 982.44 FEET TO THE SOUTHWEST CORNER OF SAID SUBLOT 7; THENCE WESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 EXTENDED 3,375 FEET TO A LINE DRAWN NORTHWESTERLY PARALLEL WITH SAID NORTHEASTERLY LINE OF LOT 6 FROM THE POINT OF BEGINNING; THENCE SOUTHWARDLY ALONG SAID PARALLEL LINE 197.40 FEET TO THE POINT OF BEGINNING IN TOWNSHIP 11 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FOX ROAD WITH THE CENTER LINE OF FOX COURT IN 'FOX STATION', THENCE NORTHEASTERLY ALONG SAID ROAD CENTER LINE 764.76 FEET TO THE SOUTH END OF THE 'FOX STATION' CENTER LINE OF 191.59 FEET AS CLERKLY IN THE COOK COUNTY SHERIFF'S OFFICE IN PLAT BOOK 6, PAGE 435; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 171.43 FEET TO THE INTERSECTION OF THE CENTER LINE OF THE 'FOX STATION' WATER PIPE LINES AND THE CENTER LINE OF THE 'FOX STATION' ELECTRIC LINES, THENCE SOUTHEASTERLY TO THE SOUTHEASTERLY LINES OF LOT 6 AND LOT 7 OF SAID SECTION 1, THENCE SOUTHEASTERLY ALONG SAID EAST LINE 21.22 FEET TO SAID FOX ROAD CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 2,403 FEET TO THE POINT OF BEGINNING IN TOWNSHIP 11 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP IN NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FOX ROAD WITH THE CENTER LINE OF FOX COURT IN 'FOX STATION', THENCE NORTHWESTERLY ALONG SAID ROAD CENTER LINE 764.76 FEET TO THE SOUTH END OF THE 'FOX STATION' CENTER LINE OF 191.59 FEET AS CLERKLY IN THE COOK COUNTY SHERIFF'S OFFICE IN PLAT BOOK 6, PAGE 435; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 171.43 FEET TO THE INTERSECTION OF THE CENTER LINE OF THE 'FOX STATION' WATER PIPE LINES AND THE CENTER LINE OF THE 'FOX STATION' ELECTRIC LINES, THENCE SOUTHEASTERLY TO THE SOUTHEASTERLY LINES OF LOT 6 AND LOT 7 OF SAID SECTION 1, THENCE SOUTHEASTERLY ALONG SAID EAST LINE 21.22 FEET TO SAID FOX ROAD CENTER LINE; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 2,403 FEET TO THE POINT OF BEGINNING IN TOWNSHIP 11 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

SOIL IDENTIFICATION

59A = LISBON SILT LOAM
356A = EL PASO Silt Clay Loam
198A = ELBURN Silt Clay Loam

SITE BENCHMARK

#301 FOX ROAD, ILLINOIS RAILROAD COMPANY CROSSING BASE OF THE RAIL ROAD SIGNAL, ON THE NORTHWEST SIDE OF THE ROAD BRASS MARKER ON THE SOUTH SIDE OF THE BASE. ELEV. 662.04 (NAVD 88)

SET BENCHMARK ON TOP OF WELL FOR THE EXISTING RESIDENCE ELEV. 661.04

OWNER/DEVELOPER

GEORGE & RONALD REINERT
1306 BAGGER STREET
YORKVILLE, ILLINOIS 60560
PHONE #93-327-1274

SURVEYING & ENGINEERING

RB & ASSOCIATES CONSULTING INC.
4 WEST MAIN STREET, SUITE 201
PLANO, ILLINOIS 60545
PHONE #815-552-7452

TOTAL AREA = 184,401.78 SQ. FT.
4.2333 ACRES

LOCATION MAP

March 25, 2014

Ms. Angela Zubko
Kendall County
Department of Planning, Building, and Zoning
111 West Fox Street, Room 316
Yorkville, IL  60560-1498

RE: Zoning Petition #14-06 Ron Reinert Fox Road Subdivision
(WBK Project No. 13-0180)

Dear Angela:

I have reviewed the subject subdivision plat. It does not appear the subdivision/project has any impact on floodplain or wetlands and there is adequate grade across the site to facilitate local drainage patterns. However, the following comments are provided to the petitioner’s consideration.

1. Side yard drainage can be improved with some minor grade changes. See the marked up exhibit.

2. We do not recommend that the sump pump drain for Lot 2 connect to the existing drain for Lot 1. Each pipe should be separate to the discharge outfall.

The applicant remains responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all other permits necessary to complete this work. In no way does this opinion relieve the applicant of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship in performance of the work.

If you have any questions, please call us at (630) 443-7755.

Sincerely,

Greg Chismark P.E.
Municipal Practice Principal
Wills Burke Kelsey Associates, Ltd.