

KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, July 9, 2018 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Lynn Cullick, Bob Davidson (Chair), Judy Gilmour, Scott Gryder, and Matt Kellogg (Vice Chair)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from June 11, 2018 Meeting (Pages 3-36)

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 37-38)

PUBLIC COMMENT:

PETITIONS:

1. **18 – 15 – Nancy Harazin on Behalf of Nancy L. Harazin Trust Number 101 (Pages 39-61)**
Request: Special Use Permit for a Public or Private Utility-Other (Solar Panels)
PIN: 07-05-400-003
Location: 16400 Newark Road, Approximately 0.2 Mile East of Route 71 on the South Side of Newark Road, Big Grove Township
Purpose: Petitioner would like to Install Solar Panels on the Property; Energy Generated from the Solar Panels would be Consumed Offsite; Property is Zoned A-1
2. **18 – 14 – Michael and Dayle Saar (Pages 62-70)**
Request: Map Amendment Rezoning Subject Property from A-1 to R-1
PIN: 05-07-328-003
Location: East Side of Route 71 Approximately 0.06 Miles Southwest of Timbercreek Drive, Kendall Township
Purpose: Petitioner would like the Ability to Market and Sell the Property for a Single-Family Home
3. **18 – 22 – Robert M. Eby on Behalf of Southwest Community Church and Geraldine A. Mann on Behalf of Geraldine Declaration of Trust (Pages 71-87)**
Request: Revocation of a Special Use Permit
PIN: 09-05-400-021 and 09-05-400-020
Location: 4405 Van Dyke Road and the Property Immediately to the East of 4405 Van Dyke Road, Minooka, Seward Township
Purpose: Petitioners would like Special Use Permit for a Place of Worship Revoked; Property is Zoned A-1

NEW BUSINESS:

1. Discussion of Zoning Ordinance Consolidation Project-Project Would Unify the Zoning Ordinance into One Searchable Document, Correct Typographical Errors, and Correct Citation Errors (Pages 88-90)

2. Discussion of NPDES Related Survey to Townships and Residents (Pages 91-94)

OLD BUSINESS:

1. Update on 45 Cheyenne Court-Committee Could Approve Forwarding Violation to State's Attorney's Office
2. Update on Removal of Culvert Crossing of Aux Sable Creek near 13360 McKanna Road; Property is Owned by Mark Antos
3. Request from Kendall County Regional Planning Commission to Amend Petition 17-28 Pertaining to Outdoor Shooting Range Regulations by Creating Separate Regulations for Shotguns, Pistols, and Rifles and Removing the Exemption of State Owned Property and Forest Preserve Owned Property from the Proposal (Pages 95-106)
4. Update on Filling Part-Time Office Assistant (Zoning) Position

REVIEW VIOLATION REPORT (Pages 107-109):

1. Approval to Forward Violation of the Kendall County Zoning Ordinance (Trailer Parked in Front Yard) at 7686 Audrey Avenue, Yorkville to the State's Attorney's Office (Pages 110-116)
2. Approval to Forward Violation of Inoperable Vehicle Ordinance and Junk and Debris Ordinance at 29 Aldon Road, Montgomery to the State's Attorney's Office (Pages 117-125)

REVIEW NON-VIOLATION COMPLAINT REPORT (Page 126):

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 127-142):

REVIEW REVENUE REPORT (Page 143):

CORRESPONDENCE:

PUBLIC COMMENT:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 & 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of June 11, 2018 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Bob Davidson at 6:31 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick, Bob Davidson (Chairman), Judy Gilmour, Scott Gryder (Arrived at 6:55 p.m.), and Matt Kellogg (Vice Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Nancy Harazin, Mary Collins, Stevie DuPont, Mike Venditti, David Lombardo, Tom Bromeland, Mary Bromeland, Andrew Bromeland, Melissa Samaroo, Justin Hardt, Margaret Blum, Jeff Findlay, and Greg Stromberg

APPROVAL OF AGENDA

Motion by Member Cullick, seconded by Member Gilmour, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Motion by Member Cullick, seconded by Member Gilmour, to approve the minutes of the May, 2018 meeting. Mr. Asselmeier noted that, on page 10, Member Gryder asked about Comed securing their utility boxes. Mr. Asselmeier stated that Kendall County currently does not have any regulations requiring the closure of the utility boxes. With a voice vote of four (4) ayes, the motion carried.

EXPENDITURE REPORT

The Committee reviewed the claims report. Motion by Member Kellogg, seconded by Member Cullick, to forward the claims to the Finance Committee. With a voice vote of four (4) ayes, the motion carried.

Mr. Asselmeier provided an update on the Fox Metro Escrow Account.

Mr. Asselmeier provided a six month update on Planning, Building, and Zoning related budget line items. The legal publication line item is the only line item of concern.

PUBLIC COMMENT

Nancy Harazin, owner of 16400 Newark Road, expressed her support of solar power. She stated that solar energy will reduce pollution and carbon dioxide emissions. She stated little maintenance is required for solar panels. Ms. Harazin said that she enjoyed working with Borrego and she would live across the street from a solar farm.

Mary Collins, Montgomery, expressed her support of using solar energy as a source of power. She stated that solar farms, like the one proposed, will benefit her children and grandchildren because of cleaner air.

Stevie DuPont, Sleezer Road, worked in utilities previously. He stated that Illinois is not a carbon heavy state because of the large amount of electricity from nuclear plants. Little regulations exist for solar projects. He expressed concerns of the loss of vegetation and top soil on the property. Dust could go onto neighboring properties. He expressed concerns regarding the decommissioning of the solar panels and the ability of the land to return to agricultural uses.

Mike Venditti, Oswego, spoke in favor of the solar panel project. He thanked Ms. Harazin for her efforts to improve the community through the solar panel project. No pollution will be created by this project.

Jeff Findlay, Newark, requested an update on the Antos Bridge project. The update will occur later in the meeting.

Tom and Mary Bromeland, Newark Road, expressed their opposition of the solar panel project for the following reasons: the solar array will lose value and cause the loss of value for neighboring properties, hazards to first responders, drainage and erosion concerns, lights, increased traffic and noise during construction, noise from the solar array, permanent damage to the farmland, harm to wildlife, and concerns about negative impacts to the wetlands. Mr. and Mrs. Bromeland stated that they asked Borrego to move the solar panels to the south of the property, but Borrego declined because of the wetlands. Andrew Bromeland, Roods Road, stated that he did economic analysis of property values. The comparables provided were of properties with solar panels further away from the subject properties. Borrego has not talked to the Bromelands.

Member Gryder arrived at this time (6:55 p.m.)

PETITIONS

Petition 18-15-Nancy Harazin on Behalf of Nancy L. Harazin Trust Number 101-Request for a Special Use Permit for a Public or Private Utility-Other (Solar Panels) at 16400 Newark Road, Approximately 0.2 Miles East of Route 71 on the South Side of Newark Road (PIN: 07-05-400-003) in Big Grove Township; Property is Zoned A-1

Mr. Asselmeier summarized the request.

Nancy Harazin, on behalf of Nancy L. Harazin Trust Number 101, submitted a petition for a special use permit to operate a public or private utility system – other on her property at 16400 Newark Road. Specifically, the Petitioner would like to contract with Borrego Solar Systems, Inc. for the installation and operation of a solar energy system. The energy generated from the system will be fed into Ameren's system and consumed offsite.

The Petitioner would like to lease approximately twenty-three (23) acres to 312 Solar Development, LLC c/o Borrego Solar Systems, Inc. for an initial period of twenty (20) years. The lease could be renewed up to four (4) additional periods of five (5) years. If approved, Borrego Solar Systems, Inc. would install and maintain six thousand, nine hundred twelve (6,912) solar panels on the north side of the subject property. The solar panels would be seven

feet (7') in height at maximum tilt and three to four feet (3'-4') off of the ground. The panels would rotate with the sun. The system would connect to Ameren's system at the northeast corner of the property at Newark Road. The system is planned to generate two mega-watts (2 MW) of energy. If approved, the system would be operational by approximately July 31, 2019.

Other than periodic mowing and maintenance, no personnel will be onsite and no parking is required.

The construction process is estimated to take between four and six (4-6) months.

The solar panels will be located at their closest point approximately one hundred seventy-five feet (175') from Newark Road and approximately one hundred forty-seven feet (147') from the nearest neighboring property line. The solar panels shall not be closer than twenty-five feet (25') from the identified wetlands.

The Landscaping Plan calls for the planting of eighteen (18) Black Chokeberries, eighteen (18) Sea Green Junipers, twenty-nine (29) Spiraea, and thirty (30) Woodward Arborvitae. The shrubs would be thirty inches (30") at the time of planting and would grow between four and six feet (4'-6'). Several existing trees shall remain on the west side of the property.

A lawn seed mix will be planted under and around the solar panels. The growth would require mowing three (3) or four (4) times per year.

According to information provided to the County, the no mow is a blend of bunch-forming and creeping fescues derived from species that are native to the Northern Hemisphere. A combination of six (6) complementary varieties of fine fescues makes the no mow lawn seed mix a versatile and adaptable blend that is an excellent choice for a wide variety of planting situations and applications. The bunch grasses are exceptionally drought resistant, thrive in low nitrogen soils, and have moderate tolerance to heavy foot traffic. The creeping fescues spread gradually by underground rhizomes to help fill in between the bunch grasses to create a weed-resistant sod. The creeping fescues also help to fill in areas that may experience turf damage.

Some of the fine fescue grasses in the no mow lawn mix have been documented to possess allelopathic properties, in which the grasses produce compounds that prevent or retard the growth other plants and weeds. This "natural herbicide" makes the no mow particularly resistant to invasion by other herbaceous plants that often plague other types of turf.

- Hard Fescue (*Festuca brevipila*)
- Sheep Fescue (*Festuca ovina*)
- Chewings Fescue (*Festuca rubra* subs. *fallax*)
- Red Fescue (*Festuca rubra*)
- Creeping Red Fescue (*Festuca rubra* var. *rubra*)

The Kendall County Soil and Water Conservation District expressed no concerns regarding the ability of the proposed mix to handle erosion control provided that the property owner or operator conducted annual inspections.

Vegetation would be planted when the panels are in place.

The proposed solar panels shall be required to meet all applicable building codes.

The supports would be buried approximately twelve to thirteen feet (12'-13') in the ground depending on soil conditions. The supports would not be encased in concrete.

Electric lines will be buried inside the fence. There is a utility pole east of the access drive. The electric lines will go above ground at that point and connect to the Ameren system at the point on connection on the northeast corner of the site.

A fourteen foot (14') wide gravel access from Newark Road will be installed. The property already possesses a field access at this location. The access is across the street from the driveway of 16295 Newark Road.

Per the Site Plan, a seven foot (7') high chained link fence shall surround the solar panels. The fence shall have a sixteen foot (16') wide vehicle access gate on the east side and a four foot (4') wide man gate on the south side. The fence will be installed approximately one (1) week after construction starts.

A light will be installed for security reasons at the electrical equipment area.

Approximately eight (8) signs will be placed around the property along the fence and anywhere required by the NEC. A "Danger High Voltage" sign will be placed around the fence every two hundred feet (200'). A sign will also be placed on the vehicle gate entrance. There will be plaques stating emergency contact information and a site key.

No new odors are foreseen.

The solar panels have life expectancy of thirty (30) years. The anticipated decommissioning costs were provided. Decommission is estimated to take between two and three (2-3) months.

The EcoCat report was submitted and consultation was terminated.

The LESA score was 205 indicating a medium area of protection.

Big Grove Township reviewed the proposal and expressed no concerns.

The Village of Newark expressed the following concerns:

1. They would like the solar panels be set back further to the south.
2. They would like larger landscaping or fencing that better blocks the view of the solar panels from adjoining properties other than a chain link fence.
3. They had concerns regarding the safety of the environment if the solar panels break and their contents spill onto the ground.
4. They had concerns about glare if the tracking system malfunctions.
5. They would like assurances that the equipment is removed in a timely manner at the end of the project or when the lease is terminated.

The Newark Fire Protection District reviewed the proposal and expressed no concerns.

ZPAC reviewed this proposal on May 1, 2018. The representatives from the Petitioner requested that the operator be included on conditions 8, 11, and 13 because the operator will be responsible for decommissioning and insurance. The County Highway Department requested a fifteen foot (15') right-of-way dedication at the north side of the property along Newark Road to address an erosion issue. The existing right-of-way is seventy feet (70'). This request was added as condition 12 and the property owner agreed to this request.

The Kendall County Regional Planning Commission reviewed this proposal on May 23, 2018. Commissioners requested that a condition be added to the special use permit requiring damaged field tiles to be repaired and/or re-routed. The Petitioner's representatives were agreeable with this request. Tom Bromeland, Newark Road, expressed his opposition to the proposal. He was concerned about glare. He does not like the chain-link fence; he would like a buffer that blocked the views of the solar panels from his property. He would like the solar panels moved further south on the property. He expressed concerns about noise. He did not believe that anyone other than the property owner would benefit from this project. Commissioners requested that the Planning, Building and Zoning Committee examine requiring the planting of additional arborvitae and/or taller shrubs along the northern portion of the property near Newark Road. Discussion occurred regarding requiring a knox box. Commissioners decided against the knox box requirement. Commissioners voted five (5) in favor and two (2) opposed to the request. Commissioner Wormley voted no because he believed the proposal will negatively impact the property values of the subject property because nothing except farming can occur on the southern forty (40) acres. Chairman Ashton voted no because he thought the plans to farm on the sides of the project area were unrealistic and he echoed the concerns of Mr. Bromeland.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal June 4, 2018. Tom and Mary Bromeland, Newark Road, reiterated their opposition to the proposal and provided the Board with a letter outlining their opposition. Mr. Bromeland started a petition opposing the proposed special use permit. Mr. Bromeland expressed further frustration that he was not contacted by the Petitioner's representatives earlier in the application process. Joan Cardwell, Sleezer Road, noted that none of her neighbors were aware of this proposal. Mr. Asselmeier noted that the Petitioner notified neighbors within seven hundred fifty feet (750'). Ms. Cardwell's property was over three thousand feet (3,000') from the subject property. The notice of the hearing was published in the legal section on May 9th. The letters to neighbors were mailed on May 1st and neighbors received the letters between May 12th and May 18th. Cliff Fox, Village Administrator of Newark, stated the Village previously expressed their opinions on the project and sent their letter to the County. The Village is satisfied as whole; they would prefer that the panels be further south on the property. The suggestion was made that an economic protection condition be placed in the special use permit but the Board decided against this suggestion. The Board added a condition that the Petitioner or operator must pay for training for Newark Fire Protection personnel. The fee schedule was amended to correct the typographical error for systems that produced between 1001 and 2000 KW. The Board amended the first Finding of Fact to reflect that the morals and comfort of neighboring property owners would be negatively impacted by the proposal. The vote was three (3) members in favor and two (2) members opposed. Pursuant to State law, four (4) favorable votes are required to issue a positive recommend; the official recommendation is negative. Mr. Cherry voted no because he did not feel comfortable with the information provided. Vice-Chairwoman Clementi voted yes because she would live next door to solar panels and she would like to see tasteful prairie plantings. Mr. LeCuyer voted no because of the Bromeland's concerns. He

would like to see the neighbors work out their differences. Mr. Thompson voted yes because he thinks the proposal will benefit the community as whole. Mr. Whitfield voted yes because he believes that the restrictions and conditions address the concerns of neighboring property owners. He would live near a solar panel system.

Staff recommended approval of the proposed special use with the following restrictions and conditions:

1. The site will be developed in accordance with the Site Plan.
2. Lighting will be installed in accordance with the Site Plan.
3. The landscaping shall occur in accordance with the Landscaping Plan.
4. Replacement of dead and/or damaged vegetation shall occur on a timetable agreed to between the property owner and the Kendall County Planning, Building and Zoning Department.
5. Signage shall be installed as described in the Sheet Notes. In addition, at least one (1) sign shall be placed at the vehicle access gate stating emergency contact information.
6. The site shall be decommissioned in accordance with the Decommissioning Plan. In the event the Decommissioning Plan changes, the property owner shall supply the Kendall County Planning, Building and Zoning Department with revised plans as soon as they are available.
7. The Decommissioning Plan shall be initiated if the solar panels are not used for ninety (90) consecutive days. This condition shall not apply if maintenance on the impacted solar panel(s) is occurring.
8. The property owner or operator shall have six (6) months to complete the Decommissioning Plan and remove the solar panels and related equipment from the property (**Amended by ZPAC**).
9. In addition to other applicable fees, the following fees should be paid to the County prior to the installation of the solar panels:
Building Permit Fees
0-10 KW \$150
51-100 \$300
101-500 \$600
501-1000 \$1200
1001-1500 \$2750
1501-2000 \$6000
Over 2000 KW \$200 for Each Additional 0-100 KW
Fees Double if Construction Commences before Obtaining Building Permit (**Typo Amended at ZBA**)
10. The property owner or operator shall maintain current liability policy covering bodily injury and property damage at least Three Million Dollars per occurrence and Five

Million Dollars in aggregate and must have policy for the duration of the special use permit, such insurance may be provided pursuant to a plan of self-insurance by a party with a net worth of Twenty Million Dollars or more and the County shall be named as additional insured to the extent that the County is entitled to indemnification.

11. The property owner or operator shall indemnify, and hold harmless the County and its officials, employees, and agents (collectively and individually, the “Indemnified Parties”) from and against any and all claims, demands, losses, suits, causes of actions, damages, injuries, costs, expenses, and liabilities whatsoever, including reasonable attorney’s fees, except to the extent arising in whole or part out of negligence or intentional acts of such Indemnified Parties (such liabilities together known as “liability”) arising out of Applicant, Owner, or Operators selection, construction, operation, and removal of the solar energy system and affiliated equipment including, without limitation, liability for property damage or personal injury (including death), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence). This general indemnification shall not be construed as limited or qualifying the County’s other indemnification rights available under the law **(Amended by ZPAC)**.
12. Within sixty (60) days of the approval of this special use permit ordinance, the owner shall dedicate a fifteen foot (15’) wide strip along the northern portion of the property in accordance with the Site Plan (See Attachment 7, Pages 2-4) to Kendall County to be used as Newark Road right-of-way **(Added by ZPAC)**.
13. The property owner or operator shall be responsible for ensuring that the operations of the solar panels allowed by this special use permit comply with all applicable Federal, State, and Local laws **(Amended by ZPAC)**.
14. Damaged or non-functioning solar panels shall be replaced or repaired on a timetable agreed to between the property owner and the Kendall County Planning, Building and Zoning Department **(Added after Village of Newark meeting)**.
15. The property owner or operator shall repair and if necessary re-route any drain tile damaged as a result of the installation, decommissioning, maintenance, or operation of the solar panels and related supporting infrastructure on a timeline approved by the Kendall County Planning, Building and Zoning Department. **(Added at KCRPC)**.
16. If requested by the Newark Fire Protection District, the owner and/or operator shall provide at their sole expense training to address any fire related or public health issues caused by the issuance of this special use permit **(Added at ZBA)**.
17. Failure to comply with above conditions or restrictions could result in the amendment or revocation of the special use permit.
18. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid **(Added after ZPAC)**.

Member Gryder asked why the County was entitled to indemnification. This requirement was in the DeKalb County ordinance. The requirement could be necessary if the County is responsible for cleaning up the property.

Justin Hardt, on behalf of Borrego, and Margaret Blum on behalf of GreenbergFarrow, summarized the proposal and Borrego. Ameren is agreeable to this project. The electricity will be placed in the grid and could be used in Ameren's territory. Customers would have to subscribe to a provider that offers solar energy. The wind shear is approximately one hundred thirty miles per hour (130 MPH). There will be one (1) motion sensor light at the transformer.

Chairman Davidson said that a restriction should be added regarding lighting crossing property lines. Chairman Davidson also suggested Arborvitaes along the northern property line that grow twenty feet (20') in height. Concerns about shading were expressed. Also, the trees would have to be removed per the lease agreement at the end of the lease term. Field tile could be impacted by the planting of trees. Member Kellogg suggested a mixture of trees.

Discussion occurred regarding water detention; Greg Chismark was satisfied with the proposal.

Discussion occurred regarding off-sight debris removal. Borrego has necessary insurance.

Discussion occurred regarding establishing a bond for removing the system. Borrego is contractually obligated to remove the system. The panels are warranted for twenty (20) years.

Member Kellogg asked how the County would know if the solar panels become inoperable. The consensus of the Committee was to add a restriction that the solar panel operator and/or owner provide an annual report of the energy production of the solar panels.

Committee members will send their comments and questions to Mr. Asselmeier and he will communicate those concerns to the Petitioner. The stated points of concern were lighting, landscaping, insurance, yearly report of operating data, and training for the Newark Fire Protection District (i.e. how frequently should this training occur).

Motion by Member Gryder, seconded by Member Gilmour, to continue this petition to the July 9, 2018, Planning, Building and Zoning Committee meeting.

Yeas (5): Cullick, Davidson, Gilmour, Gryder, and Kellogg

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried. This matter will return to the Committee on July 9th.

NEW BUSINESS

None

OLD BUSINESS

Approval of Amendments to Petition 17-28 Pertaining to Outdoor Target Practice and Shooting Zoning Regulations

At the May meeting, the Committee requested David Lombardo attend this meeting to discuss the difference between “safety area” and “downrange safety area”.

Mr. Lombardo stated that he did not know where “safety area” and “downrange safety area” originated because these terms were not contained in the NRA Handbook. Mr. Lombardo provided information of berm and backstop height. The size of the safety area would be determined by the types of firearms discharged.

Motion by Member Gryder, seconded by Member Kellogg, to send the proposal as presented back to the Planning Commission.

Yeas (5): Cullick, Davidson, Gilmour, Gryder, and Kellogg
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried. This matter will go to the Planning Commission on June 27th.

Authorize State’s Attorney to Initiate Litigation Against Mark Antos and Any Other Owners for the Removal of the Culvert Crossing of Aux Sable Creek near 13360 McKanna Road, Minooka, Illinois-Committee Could Also Refer the Matter to the Illinois Department of Natural Resources or Grant Mark Antos Additional Time to Complete the Removal

Mr. Asselmeier summarized the issue and read Mr. Antos’ email to Brian Holdiman. The Committee previously allowed Mr. Antos to set the completion date of the project.

Mr. Findlay noted that this issue has been going on for twenty (20) years.

Motion by Member Kellogg, seconded by Member Gryder, to authorize the State’s Attorney to initiate litigation against Mark Antos and any other owners for the removal of the culvert crossing of Aux Sable Creek near 13360 McKanna Road, Minooka, Illinois.

Yeas (5): Cullick, Davidson, Gilmour, Gryder, and Kellogg
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried. This matter will go to the Committee of the Whole on June 14th.

Staff will contact the Corps of Engineers regarding the low water crossing blocking the stream.

Request from the Kendall County Regional Planning Commission to Amend Petition 18-07 Pertaining to Establishing Procedures for Renewing Special Use Permits

Mr. Asselmeier summarized the request.

Based on the comments received at the May Planning, Building and Zoning Committee meeting, Staff revised the proposal for renewing, amending, and revoking special use permits.

In the proposal, Staff removed the distinction between special use permit holders in violation of the conditions of their special use permit and special use permit holders not in violation of the conditions of their special use permit. Any special use permit requiring renewal would be required to follow the same procedure of renewal, amendment, or revocation. In the proposal, the County Board could initiate amendments to or revocations of special use permits requiring renewal by majority vote of the County Board and for any reason.

For clarification purposes, Staff also proposed changes to Section 13.08.F to address revocation of special use permits that do not have renewal or review procedures stated in their adoption ordinance. Staff proposed removing the establishment and use time requirements currently in the ordinance and allowed the County Board to revoke a special use permit by a majority vote of the County Board for any reason.

Also for clarification purposes, Staff proposed changes to Section 13.08.M to address amendments to special use permits that do not have renewal or review procedures stated in their adoption ordinance. Under the proposal, the County Board could initiate amendments by a majority vote for any reason. The amendment procedure followed the same procedure as amendments to special use permits that possess renewal or review provisions.

The State's Attorney's Office reviewed the question of whether or not the County Board can amend special use permits after adoption.

The Kendall County Regional Planning Commission reviewed previous versions of this proposal. They believed that amendments and revocations should only occur after a special use permit holder has been found guilty in court and by super-majority votes of the County Board. They expressed concerns about the investments that special use permit holders made in their property and business that could be lost if a special use permit was revoked.

The proposal could cause people not to apply for special use permits for fear of revocation decades in the future. Restrictions cannot be placed on rezoning requests.

Motion by Member Gryder, seconded by Member Kellogg, to forward the amended petition back to the Kendall County Regional Planning Commission with the changes proposed by Staff.

Yeas (5): Cullick, Davidson, Gilmour, Gryder, and Kellogg
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried. This matter will go to the Regional Planning Commission on June 27th.

Update on 45 Cheyenne Court-Committee Could Approve Forwarding Violation to Either State's Attorney's Office or Hearing Officer

Mr. Asselmeier provided updated information on 45 Cheyenne Court. He noted that Mr. Holdiman provided the property owner with the incorrect date for the May meeting.

Greg Stromberg, owner, provided an update on his activities and plans to side his house. He

hopes to have the project completed in two to three (2-3) months. Mr. Stromberg volunteered to provide the Committee updates on his project. The Committee requested Mr. Stromberg to give pictures to Mr. Asselmeier to update the Committee in the next few months.

Update on Petition 18-04-Request from the Kendall County Regional Planning Commission to Amend the Future Land Use Map Pertaining to Properties Adjacent to Route 47 in Lisbon Township

Mr. Asselmeier stated that the Kendall County Regional Planning Commission will hold a public hearing on this proposal on June 27th at 7:00 p.m.

Update on Filling Part-Time Office Assistant (Zoning) Position

Mr. Asselmeier reported that seventy-one (71) people completed applications for the position.

REVIEW VIOLATION REPORT

The Committee reviewed the Violation Report.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the Non-Violation Report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Comments on Millbrook Bridge Project

Mr. Asselmeier noted that the Commission received a request for comments on the Millbrook Bridge Project. The Commission requested and the Corps of Engineers agreed to a sixty (60) day extension to submit comments on the proposal. Member Gryder requested that the report from the Corps of Engineers be forwarded to the Committee. Mr. Asselmeier will forward the report as requested.

Booth at PrairieFest in Oswego on June 16th

The Commission will have a booth at PrairieFest in Oswego on June 16th.

REVIEW PERMIT REPORT

The Committee reviewed the permit report.

REVIEW REVENUE REPORT

The Committee reviewed the revenue report. Revenue is up compared to the same period in the previous fiscal year.

CORRESPONDENCE

Correspondence Related to 21 Dawn Avenue

Mr. Asselmeier read the correspondence. Member Gryder commended Brian Holdiman for his correspondence related to this matter.

ONTO 2050 CMAP Public Comment Event-June 26, 2018

Mr. Asselmeier read the flyer.

PUBLIC COMMENT

Mr. Asselmeier stated that the United City of Yorkville will have an open house for their Downtown Overlay District on June 22nd, from 5:00 p.m. until 7:00 p.m., at 217 N. Bridge Street.

Tom, Mary, and Andrew Bromeland discussed Borrego's rating with the Better Business Bureau and questioned local benefits of this project.

Justin Hardt requested the Bromeland's to contact them.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

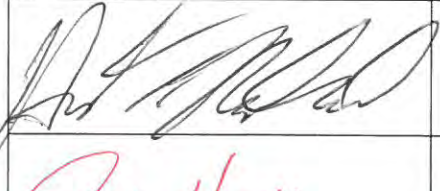
ADJOURNMENT

Member Kellogg motioned to adjourn, seconded by Member Gryder. With a voice vote of five (5) ayes, Chairman Davidson adjourned the meeting at 9:22 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner

Encs.

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
JUNE 11, 2018**

NAME	ADDRESS	EMAIL ADDRESS
Nancy Hanger		
Mary Collins		
Stevie DuPont		
MIKE VENDITTI		
Jeff Findley		
Mary Bromberg		
Tom Bromberg		
		
Justin Hardt		
Mel Squarero		

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
JUNE 11, 2018**

NAME	ADDRESS	EMAIL ADDRESS
Margaret Bauer GreenbergFarrow		
Guy Strach		

We are at this board meeting tonight to oppose the building of a solar array at 16400 Newark Road, which is proposed to be directly across from our front yard. I, Tom Bromeland, have been a resident of Kendall County for most of my life; I was born and raised here and then moved to my present location in 1986 with my wife Mary and family. We have been good citizens, paying our taxes to the county, and making a place for ourselves in this community. Our two sons volunteered for the Newark Fire Department and one continues to do so as a firefighter/paramedic today. When we purchased this farm, with the land and buildings, we had no idea that our life would take such a dramatic turn at this stage. So now we ask ourselves, why does such an eye sore have to be built within 200 feet from our house, so that our sole view is going to be chain linked fence, signage, and solar panels.

When we moved to this location, the property surrounding us was all zoned agriculture. We cherished the farm fields that surrounded us and find great beauty in those fields. We do not, however, find beauty in the eye sore of a solar array destroying those cherished fields. After being blindsided by the fact that the solar array was being proposed, I have come to the fourth meeting with various local boards. While at these meetings, I have been trying to work with this company to come up with ideas that would allow for a win/win situation. We have asked if the solar array could be moved to the back of the property, if a privacy fence could be used, or if the solar panels could start where they are not directly in front of my house as we have a natural wind block on the west side of the homestead. All of these requests have been denied by Borrego. I had concerns about this solar array going in and was trying to work with the idea that the "new technology" would be a good thing. However, now I am over trying to work with this company and I just want the whole thing to be rejected by the board. After much thought and research, I have come up with nine main reasons why the solar array should be rejected. This list is not all inclusive, but these I believe are the most important and the most impactful. I reject this proposal because I am not prepared to risk my farm's value, risk my son's safety responding to a possible fire at the solar array, further erosion to my fields, the obnoxious lights, traffic issues, additional noise, permanent damage to the farmland after the solar array is dismantled, harm and damage to the wildlife, and potential harm to friends and family living in Newark from chemical

contamination of the runoff ground water getting into the creek. All of these hazards have become more obvious as I have done more research on the solar array and company that will be building this ridiculous excuse of a renewable energy solution in a region that does not make sense for this source of energy.

The first point, is that the land around the solar array will lose its value. I know there was a study done that would indicate that a lose of value will not occur. However, these statistics like all others are open to bias and manipulation depending on how the sample was pulled, the assumptions applied to the issue, and how the research question was framed. I have reviewed part of the analysis that was done by Borrego. In my opinion, the comparison farms were not applicable. Most of the farms exist in areas where property taxes are significantly lower then Kendall County. In these areas, I believe that buyers would be more willing to accept a solar array as a tradeoff to pay lower taxes on their property. In Kendall County, the taxes are higher, and I highly doubt that the market prices can be sustained in this area with an additional inconvenience of a solar array directly across from the property.

Additionally, I have talked with others in the real estate industry, and they have all said the same thing. They have said they would not want this across, next to, or around them. The best advice that we have gotten so far on this has been to: "sell and get out before anyone finds out its going in". So, as you can see, this would devalue our property. A study is only so good, it does not have the power to predict behavior a 100% of the time. Look at our last election, almost every poll showed a certain victory for Hilary Clinton. However, there was bias in the polls, and the issues were not addressed in the campaign, and we now see the results of that election. My point here is that a study should be taken with a grain of salt, and in this case, I don't believe that our property values won't be affected.

Second, I would not be willing to accept the potential dangers that face our first responders in the community. I know Borrego said they would train our responders if it was requested. However, at this point, I don't think this should even be a consideration, and the hazard should not be allowed because it does not meet the zoning requirements of A-1 in Kendall County. Also, the fact that it would require specialized training should be a good indication that the solar array is not good for Newark and the surrounding area as a whole. This is because there

are a lot of unknown hazards at this time, and we are now just scratching the surface of what those hazards might be to the surrounding area. At a minimum, this project should be delayed until it is clearer what all the hazards are related to the solar array and how it will impact the environment and health of the community.

Third, the impact this solar array will have on me, my family, my property is astronomical in respects to drainage and erosion across the west side of the property. If you were living here, you would see that when there are heavy rains water draining from the proposed site of the solar array goes over Newark Road at times, and even in small storms the water that comes over to our side has eroded a lot of our soil. This only stands to get worse if you are covering 12 acres with non-absorbent glass panels. This is a major issue with other solar projects, so it stands to reason, this could be an issue here too. If there are increased problems with drainage directly caused by the project that does not meet zoning requirements; will Borrego pay for the drainage to be brought up to standard on the surrounding properties? In my opinion they should pay for this because they are the cause, and this is not using the land how it was originally intended to be used when the drainage system was installed. So, they should be responsible for updating all the infrastructure to handle the consequences from their project. This would include replacing the tile to the creek to handle the runoff that would be greater due to the solar array. I still don't agree with the use of the solar array in this area, but if it were to go through, I think this should all be considered and required since the solar array will cause issues here for the surrounding properties.

Fourth, the obnoxious lights will cause a personal issue for my family. The lighting that is being proposed would light up our driveway, front yard, and house. So, my question is why would you want our driveway and front yard lit up like a Christmas tree? I am not sure what the benefits to Borrego are for this, and I would ask that these lights be contained to the property, and not impinge on my property. We don't impinge on the properties around us with our one-yard light at night, and I would expect the same of any other neighbor. Why should a corporation be any different? This is especially irritating because we don't have central air in our old farmhouse, and there are nights in the summer where it is required to have the windows open to sleep. With lights pointing at the front of

our house, this would cause damage to our way of life that is unneeded and could cause additional health issues from the lack of sleep at night. I know this seems minor, but would any of you appreciate bright lights outside your window at night. I am assuming not, and if you would I would highly question your sincerity in this case and would ask that you not represent me anymore as an elected official of Kendall County.

The fifth major concern is the increased traffic and the additional noise from this traffic. This project will cause six months of major traffic right to my driveway. Newark road is already a busy road because it handles much of the traffic from Route 47 to Route 71. The addition of these trucks with the increased weight loads are going to cause more wear and tear on the roads requiring additional repairs for the county.

Our sixth concern is the noise that will be present with the building of the solar array and then the equipment noise once it is in place. We have been told that the majority of the noise will not be heard the 200 feet away that our house is from the solar array. They have estimated it at 35 dBA, but if you do your appropriate research a quiet room or whisper is about 30 dBA, normal conversation is 55 dBA, a television generates about 60 dBA, heavy traffic at 10-m distance is about 80 dBA. So, as you can see my concern is if we can trust the estimate from the company. We have been told at prior meetings by this company that the noise level is equivalent to 35 dBA which is no louder than "ambient noise". I would like to believe this, but how was this estimate determined; I just want to make sure that we are not "guinea pigs" for this solar array.

Seventh, the damage to the farmland would be permanent and irreversible. What if this solar array becomes obsolete and unprofitable? The site will have to be decommissioned, and what will be done with the land and materials on the site. Currently the state of Illinois has no landfills that will take the materials from the solar array. I am willing to bet that is done for environmental reasons because they don't want to be responsible for the damage that solar panels can cause to the environment. So, these materials will need to be trucked to another state. This is all going to add cost, and I don't think if the solar array is not profitable that Borrego will maintain the site and decommission it properly. I believe that

they will behave like any other business and attempt to sell the property to another company that will not know how to handle the site properly. I think there needs to be defined requirements that would put all of the liability surrounding the cleanup on Borrego even in the event of a sale of the site to another company.

Our eighth concern would be harm to wildlife, my family, and citizens of the town of Newark. A potential nightmare situation would be where the town could be harmed from chemical contamination of ground water. So, we are requesting that a detailed list of the toxins used to construct the solar array is presented to this board for their consideration. In doing some research about the solar industry, there is a scorecard that is used by SVTC (Silicon Valley Toxics Coalition) which rates companies on things such as environmental impacts, sustainability, and social justice issues. This coalition's objective is to protect the workers as well as the communities where solar arrays are located. Borrego is not a company that is listed on this scorecard and would lead me to believe there are some issues in this arena with this particular company. So, my assumption is that we should be careful before approving this company to build a site in Kendall County. Just so we don't have another story like Erin Brockovich, we want to make sure that Borrego is not using solar panels that have been developed using chemicals that may be toxic to the environment now or during deconstruction of the solar array. At the last meeting according to SARA (Superfund Amendments and Reauthorization Act), we asked to be provided with information on how these panels are constructed, and what is in them. This has not been done to my knowledge. Also, we would like to see where Borrego ranks on the scorecard used by SVTC. This will give Borrego some credibility and it will allow the people surrounding these solar arrays to know they will be safe if anything unforeseen occurs at these locations.

The final issue is the wetlands. There are wetlands on the front of the property, probably more impacted by the solar array than the back part of the property. However, Borrego had a concern about moving to the back of the property because they would have to build a driveway over the wetlands. According to Borrego at the last meeting, the driveway would impinge on only .01 or 1 % of the buffer surrounding the wetlands. They said they would not do this because they could not build over the wetlands at all, and this is not the case.

Farm wetlands can be mitigated. Also, the way I see it on the materials plan that was sent to me by Borrego, the back part of the property has two buffers that don't even touch the wetlands there. The real issue is additional monies that would be required by this company to move it to the back of the property. In addition, if you look at the plans, you will see that the start of the driveway covers the actual wetlands not just the buffer surrounding the wetlands. This is just another point that would question their credibility as a company because it looks like they have lied in this particular circumstance.

At the last meeting I attended on June 4th, Borrego was asked by another attendee of the meeting, would they build the solar farm if not subsidized by government funding. Their response was "no". This would lead me to believe they are not worried about the power or the grid, they are worried about the money. This solar array will not mean electricity will be cheaper for the residents of Newark or Kendall County, but we should embrace it because it is helping the grid. Where is this power going to? The way I understand it, Ameren is not complaining about the grid, they are just being forced to buy this electricity because it is being built. They seem to have chosen this plot of land which is not ideal in my opinion, because it was quick and easy. I'm sure there are many parcels of land in Kendall County that are more suitable for this use than across from me. I would also go so far to argue that this should not be built in Illinois at all. This is not the region that will benefit from solar power. I could see wind as a renewable source, but to truly get the benefits and efficiency out of solar power, I would think these should get built in the middle of the desert. This is probably a debate for a different day, but that seems to make the most logical sense to me. What has been identified here was a willing landowner that wanted to make money and then decided to make this work, despite wetlands, location, drainage, safety, traffic, noise and so on. I would ask this board to carefully consider this proposal, and please deny the zoning as A-1 special use as it does not meet the current ordinance that is in place in Kendall County.

This Business Is Not BBB Accredited

Borrego Solar Systems

Menu

Business Information

(888) 898-6273

30 years in business

5005 Texas St #400

San Diego, CA 92108-3725

Fax Numbers

- (888) 843-6778

Additional Email Addresses

- sales@borregosolar.com

BBB File Opened: 08/08/2002

Business Started: 11/13/1987

Business Incorporated: 03/27/2002 in CA

Type of Entity

Corporation

Business Management

- Mr. Aaron S Hall, President

*Just FYI -
NOTE the information
according to BBB
Borrego is not
Accredited -
Just another
issue showing
their
discredit!*

Business Category

- Solar Energy Product Services

Alternate Business Names

- Borrego Solar Systems Inc

Licensing, Bonding or Registration

This business is in an industry that may require professional licensing, bonding or registration. BBB encourages you to check with the appropriate agency to be certain any requirements are currently being met.

Overview

This company offers design and installation of solar electric/photovoltaic systems for homes, businesses and the public sector.

BBB Reason for Ratings

BBB rating is based on 13 factors: **Get the details about the factors considered.**
(<https://www.bbb.org/council/overview-of-bbb-grade>)

BBB Reports On**Licensing**

Licensing information is provided in the BBB Business Profiles to inform the public about industries that may require professional licensing, bonding, or registration. Better Business Bureau encourages you to check with the appropriate agency to be certain any requirements are currently being met.

Advertising Review

BBB promotes truth in advertising by contacting advertisers whose claims conflict with the BBB Code of Advertising. These claims come to our attention from our internal review of advertising, consumer complaints and competitor challenges. BBB asks advertisers to substantiate their claims, change ads to make offers more clear to consumers, and remove misleading or deceptive statements.

Government Actions

BBB reports on known significant government actions involving the business's marketplace conduct.

Out of Business

BBB reports on a company that is out of business for one year from the date the company closes its doors or ceases to do business.

Misuse of Better Business Bureau Name/Logo

BBB reports on unauthorized use of the Better Business Bureau's name and/or logo for as long as the business continues to use it in any advertising, or for one year after the business ceases any repeated unauthorized uses.

Bankruptcy

BBB reports on a business's bankruptcy as long as the business remains in bankruptcy.

Mail Returned

BBB reports when mail sent to the business was returned by the Postal Service.

BBB Rating Scorecard

This Business Is Not BBB Accredited

Borrego Solar Systems

A+

BBB Rating System Overview (<https://www.bbb.org/council/overview-of-bbb-grade>)

Customer Review Rating:

The BBB Customer Review Rating represents the customer's opinion of the business. The Customer Review Rating percentages are based on the total number of positive, neutral, and negative reviews posted.

There are **NO** reviews for this business.
Be the first to leave a review!

This business has no complaints filed

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News

SOLAR LEASES: PROPERTY OWNERS BEWARE



Archives

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Categories

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Business-Tax (2) ▼

By: Kelly J. Graves

In the last several weeks, we have received and reviewed a flurry of solar leases and solar options to lease for numerous property owners. It appears that multiple solar companies are aggressively scouting and romancing property owners throughout the state with their promises to lease a few dozen acres and up to hundreds of acres of land with high rental rates per acre. The initial reaction is that this is a great opportunity for landowners to utilize their land and receive rental income that is significantly higher than agricultural market value rents particularly if the land is marginal farm land to begin with. However, **BEWARE**, because it is important to remember that the leasing documents that you are receiving were prepared by an attorney hired by the solar company so the documents tend to be prepared in a manner that is in the best interest of the solar company. The land owner's interests are not necessarily aligned with the solar company's interests!

The following items are typically missing from the solar company leases that we have been asked to review:

1. The exact amount of acreage to be rented by the solar company;
2. Location of easements to access the project if the field is not accessible from a public road;
3. Insurance coverage for the solar company and its agents;
4. Potential property tax increases and *who* absorbs those increases;
5. Potential loss of Agricultural Exemptions and Repayment of the Agriculture Exemption, plus penalties, if property is reclassified;
6. Removal (decommissioning) plan for the project upon expiration of the lease term;
7. Impact on landowners mortgage and future mortgaging of the property;
8. Future use of the property; and

9. Potential disruption of farming activities and tile lines when constructing the solar farm.

It is important to remember that just because the initial proposal might be for a 30 acre parcel, there is no guarantee, the way that the vast majority of these leases are written, that the solar company is going to lease the entire 30 acres. The solar company may only end up leasing a portion of the property and then, as a land owner, you could be left with two small fields with a solar farm in the middle. Depending on field access, one of those smaller fields may no longer be accessible if a solar project is constructed in the middle of the existing "large" field.

Property owners should be cautious and always seek legal advice to review the lease on your behalf when approached by a solar company to sign a lease before signing. Once signed by you, the lease becomes a binding obligation that will likely be difficult, if not nearly impossible (and expensive), to break. Please [contact me](#) or any member of our [Agricultural Services Team](#) if you would like us to review a solar lease that you received.

To view this article in PDF format, please click here [\[Solar Leases – Property Owners Beware\]](#).

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April 11, 2018

Dear Neighbor,

We are contacting you to advise you of our pending applications for a Special Use Permit with the Kendall County Planning, Building & Zoning Department. The Special Use Permit is being requested to allow for development of one ground-mounted solar farm facility to be located at 16400 Newark Road in Big Grove Township. We would like to take this opportunity to provide you with a brief description of our proposed project and the reasoning for our application.

Currently, the property is Zoned AG – Agriculture. Solar projects are permitted within AG Zoning Districts with the County's approval of a Special Use Permit.

As such, our desire is to have the project approved for a Special Use Permit which would allow for the installation of new solar arrays. The proposed solar system is very low profile when compared to other forms of renewable energy such as wind turbines. The arrays would be approximately seven-foot in height and the array field would cover roughly 15 acres of the property on each parcel (see attached map). Additionally, the array field will be setback in excess of the County required 50-foot side yard and 150-foot front yard setback. The ground below the panels would be planted in a low growing plant mix.

Borrego Solar Systems, Inc. is a nationally recognized leader in the industry with over 35 years of experience in the development of solar projects. We are excited about the opportunity to bring clean energy to Illinois, specifically Kendall County.

I have enclosed my business card with my contact information for your reply. If you have any questions or comments, it would be very helpful if you could provide your feedback within the coming week.

Additionally, if you'd like more information about Borrego Solar Systems, please visit our website at: borregosolar.com

Thank you in advance for your feedback. We look forward to serving this great community!

Sincerely,

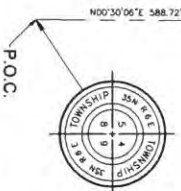


Justin Hardt, Senior Project Developer
Borrego Solar Systems, Inc
(215) 266 9753
1 N. State Street
STE 1500
Chicago, IL 60602

GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

[illegible][illegible]

LINE LEGEND

———— PARCEL LINE

———— ADJACENT PARCEL LINE

———— SECTION LINE

PROJECT
Solar Project
16400 Newark Road
Newark, Illinois

CLIENT
Greenberg Farrow Architects
1430 West Peachtree Street NW, Suite 290
Atlanta, GA 30309

[illegible]



ARTICLE 3. OUTDOOR RANGES

3.01 General Considerations

3.01.1 Developing an outdoor range involves these critical factors:

3.02 Site Selection

- a. Size - an area large enough to accommodate the appropriate disciplines and projectile containment as modified by existing topographic features, and/or additional range features.
- b. Location - Locate the range as convenient to the user population as possible.
- c. Design - Design criteria should incorporate specific range requirements along with adequate space for current use, yet provide opportunity for future expansion.
- d. Environment - During the planning phase, make every effort to minimize any adverse impact on the surrounding environment. It is recommended that a registered professional engineer (P.E.) be contracted to conduct an environmental assessment. Environmental impact statements (EIS), compared to assessments, are expensive and time consuming. Exercise care during the environmental assessment to address all possible concerns. If the environmental assessment is performed incorrectly or identifies any significant adverse impact on the environment, a complete EIS may be required which may be very expensive.

3.02.1 Projectile Containment

3.02.1.1 Projectile containment will vary in size and design based upon terrain features, range structures, and the chosen shooting activity. Various range enhancements have proven to be significantly effective in limiting bullet containment to the confines of a specific property boundary. Techniques for limiting projectiles to range property include: backstops, sideberms and sidewalls, baffles, target placement, mountains or rolling hills, sloping floor of the range, and utilizing the range for its intended purpose.

3.02.1.2 The distance a bullet will travel varies according to several factors: ballistic coefficient, bullet weight, muzzle velocity, caliber, bullet shape, angle of muzzle elevation, and to a lesser degree, wind speed, wind direction and relative humidity. Muzzle elevation to achieve the maximum range of a given firearm and ammunition combination will vary, but can be calculated by using Ingalls' Ballistic Tables (*Hatcher's Notebook*ⁱ, pages 584-625). The ballistic coefficient and muzzle velocity are the two most important factors in determining the distance a bullet will travel. The following ballistics table has been modified for use in this source book and is used with permission. Additional cartridges and newer projectiles have been added to the chart. The new cartridge data was derived by using Sierra Infinity v6ⁱⁱ. This chart should be used only as a quick reference to check comparative data for various calibers using specific bullet weights and velocities for planning purposes. The 30-06 (boattail) bullet, weight of 172 grains, muzzle velocity of 2,600 feet per second has been added to the chart and is shown to have a range of 5,500 yards or 3.12 miles, and does not mean that you have to own or control 3.12 miles of downrange area. Various factors can affect the maximum distance that a bullet or shot may travel. The tables below are to be considered as guidelines only. This source book does not represent or guarantee that a particular bullet or shot may not travel further than the below state distances. Remember that you will most likely be held

responsible for the damage or injury caused from any bullet or shot that escapes the shooting range, no matter what the distance that the bullet or shot traveled.

Chart A

Pistol

Calculated maximum ranges

Bullet Caliber/Name	Bullet Style	Bullet wt. (grs.)	Assumed MV. (fps)	Calculated max. range (yards)	Calculated max. range (miles)
.22 Long Rifle	RN	40	1150	1922	1.09
.221 Rem. Fireball	PSP	50	2650	2666	1.51
.38 Special	STHP	110	1320	1800	1.02
.357 Magnum	JHP	158	1410	2366	1.34
.357 Sig	JHP	125	1350	1928	1.09
.38 Super	STHP	125	1280	2033	1.26
9 mm Luger	FMJ	124	1140	1900	1.08
.40 S&W	JHP	180	1015	2093	1.89
.44 Rem. Mag.	JSP	240	470	2500	1.42
.45 Auto	FMJ	230	945	1833	1.02
.45 Auto Rim	FMJ	230	810	1633	0.93
.45 Colt	LFN	255	860	1800	1.02

RN-Round Nose, PSP Pointed Soft Point, STHP-Silvertip Hollow Point, JHP-Jacketed Hollow Point, FMJ-Full Metal Jacket, JSP-Jacketed Soft Point, LFN-Lead Flat Nose. Table updated in 2011.

bricks, may be used for the core or interior of the backstop or berm. This technique saves on the amount of clean fill required for surface treatment.

All surface areas where bullets will strike are recommended to be free of large rock.

Contact local agriculture agents for information on low, fast growing grasses common to the area to surface treat earthen backstops or berms. Crown vetch is a good choice in much of the United States, and it will aid in erosion control. Some areas of the country do not have enough available water to support ground cover.

NRA highly recommends that ranges DO NOT use railroad ties, stacked lumber or wood products for backstops. Bullets embedded in the wood can eventually cause lead buildup sufficient in size to cause backscatter or bounce back of projectiles or particles. Projectiles or particles can travel up to 50 yards straight back to the firing line with sufficient force to cause personal injury or property damage.

CAUTION: Exposed automobile tires may cause bounce-backs where ammunition velocities are below 800 fps. Highly recommend that no automobile or truck tires be used in backstop construction. The exception would be commercial or club built backstops using ground rubber tires or chunk rubber, ¾ to 2 inches in size, is acceptable. Keep in mind that the rubber normally settles on a 30 degree angle from horizontal and is stable. Provide proper drainage for the backstop. When utilized with Geocell materials available today

- b. Configuration: Sides should be sloped as steep as soil conditions will allow. Shallow slopes may call for the installation of either a horizontal bullet catcher and/or a wall on top of the backstop to retain occasional ricochets. Most soils stabilize on about a 1.5-to-1 slope. Geocell materials may be used to aid with soil stabilization.
- c. Height: The recommended height for a backstop is 20 feet high, except where the down range area is backed up by high terrain features, such as a large hill or a mountain, or by sufficient distance, to contain occasional ricochets. Terrain and topographical features should always be considered when designing a range. This is especially true with a 50 foot range, often used by youth shooting sports programs, where 10 feet is commonly recognized as the appropriate height.

Refer to your national counsels for youth activities for range construction and guidance as appropriate.

Remember, where compaction procedures are not used, or do not work because of soil types, the fill material will settle, reducing the overall effective height. To counteract the condition, add additional fill as needed.

3.04.5.2 Intermediate Backstops

- 3.04.5.2.1 In some instances, such as in silhouette competition, intermediate backstops behind each bank of targets are required or desirable. Building these backstops for each specific distance is critical. Make every effort to contain those projectiles which strike the intermediate backstop. Provide an area where bullet strike is visible to the shooter or coach.

are listed in the NRA International and Smallbore Rifle rulebooks and are available from NRA licensed target manufacturers.

3.01.4.5 Backstop

- 3.01.4.5.1 Minimum backstop heights are determined by the requirements at each site and are measured from the range floor. Some ranges have existed for years without a backstop of any kind; however, remember the down range area in these instances must be uninhabited and inaccessible. In areas where the safety area has been encroached upon, backstops, side berms and baffles may be needed to contain the bullets fired on the general range area. Should the selected site face future encroachment, incorporate these fixtures during the initial design process. The utilization of Geocell materials can aid with the construction of the backstop. (Refer to Section IV Range Products and Services).

3.01.4.5.2 Side Berms

- 3.01.4.5.2.1 Side berms are necessary where adjacent areas need to be protected and where there is not sufficient unoccupied land to accommodate projectile containment. Side berms can be constructed similar to a backstop, but may be omitted in favor of walls, side baffles or other artificial barriers that require less space. The recommended height for side berms is 8 feet high. The utilization of Geocell materials can aid with the construction of the side berm allowing construction of vertical walls saving needed space between ranges. (Refer to Section IV Range Products and Services).

3.01.4.5.3 Baffles

- 3.01.4.5.3.1 Overhead and ground baffles may be required on ranges to ensure projectile containment or where sound problems exist. Because of the limited ammunition and distances used on smallbore rifle ranges, baffle designs need not incorporate extraordinary measures to stop high velocity bullets.
- 3.01.4.5.3.2 Baffles may be built in several designs as shown in drawings A-11, A -12, and A-14 in the Appendix, but the least costly would be the vertical baffle 4 feet high, extending the entire width of the range. The lower edge of the baffle should be located 6 feet to 7 feet above ground to accommodate the standing position and spaced according to drawing A-10.

3.01.4.5.4 Walls

- 3.01.4.5.4.1 Walls used instead of side berms should be designed to stop .22 caliber rimfire ammunition. (See wall sections, drawing numbers A-17 in the Appendix.)

3.01.4.6 Return Target Carrier Mechanisms

- 3.01.4.6.1 Return target mechanisms, which are commercially available, can be used on shorter smallbore rifle ranges and are beneficial in reducing the time it takes to conduct training or competitive events.

3.01.5 Projectile Containment

DOWNTOWN OVERLAY DISTRICT OPEN HOUSE

Stay Up-To-Date!

downtownyorkville.com

#DowntownYorkville

Stop by the River's Edge Theater in downtown Yorkville for an informal Open House during the 2018 Summer Solstice Festival to see the status of the streetscape master plan and form-based code!

River's Edge Theater

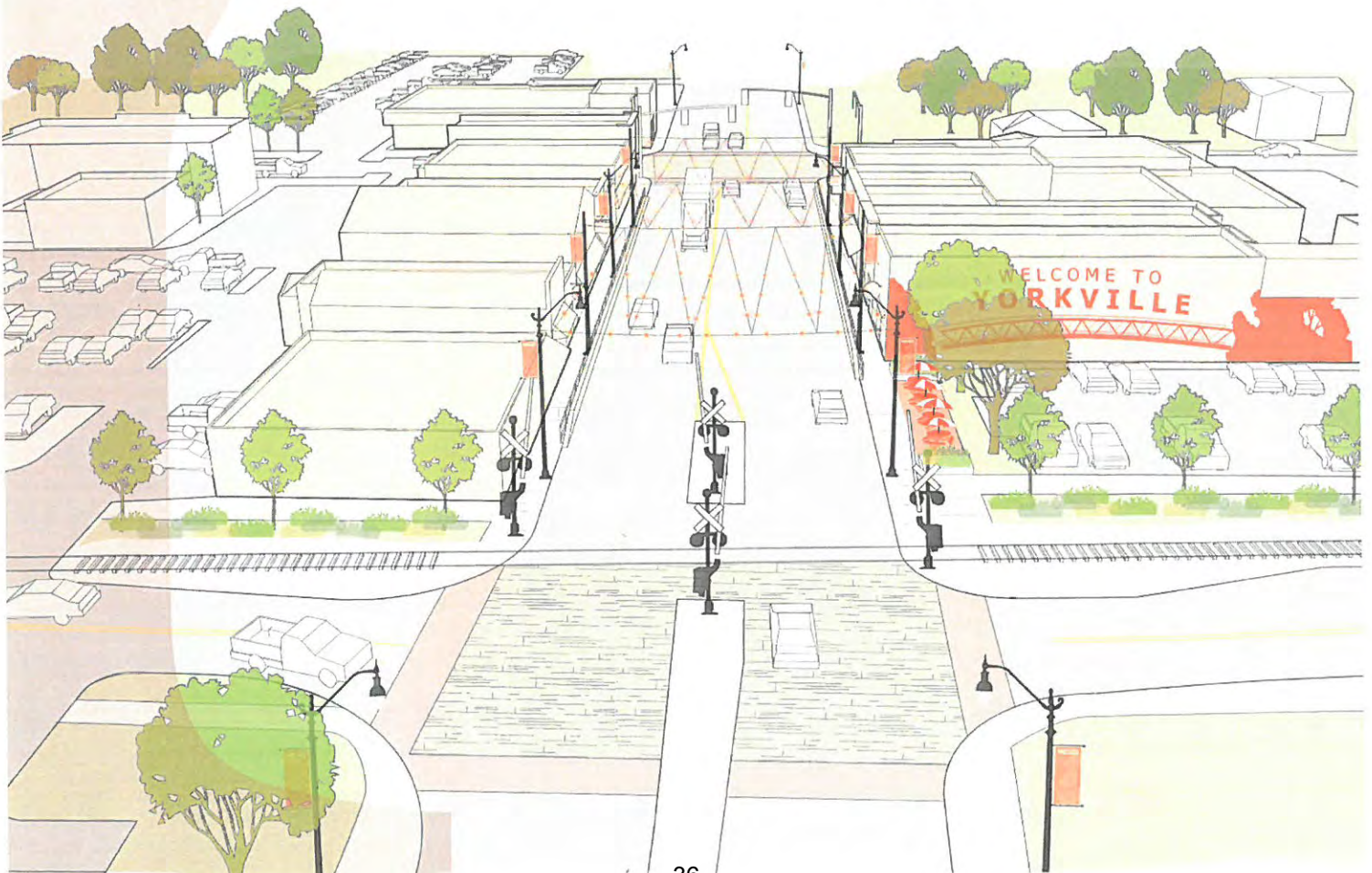
Friday, June 22 @ 5:00p - 7:00p

217 N. Bridge Street

FARR ASSOCIATES

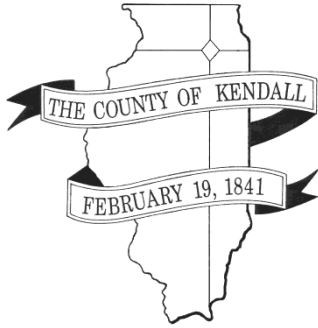


United City of
Yorkville ILLINOIS



firmPrctClaim	Kendall County		Claims Listing		06/05/18	10:45:14 AM	Page 001
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 191522	SOURCE ONE OFFICE PRODUCTS	532868	OFFICE SUPPLIES	06/04/18	01020026200	OFFICE SUPPLIES	18.65
2 091474	INTERNATIONAL CODE COUNCIL, IN	1000908095	2018 ICC CODE BOOKS	06/04/18	01020026202	BOOKS/SUBSCRIPTIONS	18.65*
3 220620	VERIZON	742185171-00001	CODE OFFICIAL - CELL	06/04/18	01020026207	CELLULAR PHONE	329.95
4 110531	KENDALL CO HIGHWAY DEPT	MAY 2018	MAY FUEL - PB2 TRUCK	06/04/18	01020026217	VEHICLE MAINT/REPAIRS	329.95*
5 261005	RANDY ERICKSON	MAY 2018	MAY 2018 PLUMBING IN	06/04/18	01020026361	PLUMBING INSPECTIONS	55.49
6 230933	WBK ENGINEERING, LLC	19052 A	REVIEW SERVICES - 52	06/05/18	01020026363	CONSULTANTS	106.94*
ENGINEERING/CONSULTING ESCROW ACCT							700.00
7 230933	WBK ENGINEERING, LLC	19053	FOX METRO EXPANSION	06/05/18	59020000046	FOX METRO WATER REC DIST	700.00*
8 230933	WBK ENGINEERING, LLC	19054	NICOR - MINOOKA	06/05/18	59020000059	NICOR-AUX SABLE CREEK-CO	472.50
9 230933	WBK ENGINEERING, LLC	19052	REVIEW SERVICES-36 L	06/05/18	59020000061	36 E LEXINGTON SP 18-02	472.50*
Total BUILDING AND ZONING							94.50*
Total ENGINEERING/CONSULTING ESCROW							827.56*
GRAND TOTAL							2,511.09**

frmPrclain	Kendall County	Supplemental Claims Listing	06/18/18	11:38:08 AM	Page 001		
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 011918	MATT ASSELMEIER	PBZ	MATT - MILEAGE APA C	06/14/18	01020026204	CONFERENCES	268.14
2 020541	BUILDING & ZONING PETTY CASH	6/4/18	MATT APA CONFERENCE	06/14/18	01020026204	CONFERENCES	26.10
3 190816	SHAW MEDIA	051810101009	NOTICE ZBA MEETING	06/14/18	01020026209	LEGAL PUBLICATIONS	294.24*
4 160189	PARADISE CAR WASH	223688	COUNTY TRUCK CAR WAS	06/14/18	01020026217	VEHICLE MAINT/REPAIRS	122.14*
5 230933	WBK ENGINEERING, LLC	19121	NPDES MS-4 ANNUAL RE	06/18/18	01020026363	CONSULTANTS	14.00
6 020541	BUILDING & ZONING PETTY CASH	6/6/16	HISTORIC PRES COMM B	06/18/18	01020026383	HISTORICAL PRESERVATION C	1,700.00
							1,700.00*
							16.90
							16.90*
Total BUILDING AND ZONING							2,147.28*
GRAND TOTAL							2,147.28**



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: July 3, 2018
Re: Petition 18-15 – Request from Nancy Harazin on Behalf of Nancy L. Harazin Trust Number 101 for a Special Use Permit for a Public or Private Utility-Other (Solar Panels) at 16400 Newark Road, Approximately 0.2 Mile East of Route 71 on the South Side of Newark Road, Big Grove Township (PIN 07-05-400-003); Property is Zoned A-1

Following the June Planning, Building and Zoning Committee meeting, Borrego amended their site plan in the following ways:

1. They agreed to plant arborvitaes along the northern portion of the property. Accordingly, condition 2.C of the special use permit ordinance was amended to read, "The landscaping shall occur in accordance with the Landscaping Plan attached hereto as Exhibit C. The owner and/or operation shall plant arborvitaes at least six feet (6') in height at the time of planting along the north side of the property to block the visibility of the solar panels from the property north of the subject property. The arborvitaes shall be planted in sufficient numbers to create a complete buffer within five (5) years of the approval of this special use permit. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department."
2. The solar field was moved approximately one hundred thirty-seven feet (137') to the west to reduce the visibility of the solar array field from the neighbor's home. This was achieved by changing the modules to the Hanwha 390's which reduced the amount of racks required.
3. The fenced area was reduced from approximately twelve point one (12.1) acre to approximately eleven point two-five (11.25) acres.
4. Borrego provided insurance documentation.
5. They agreed to yearly reporting of data of energy production. Accordingly condition 2.I of the special use permit ordinance was added to read, "On or before February 1st of each year, the owner or operator shall provide the Kendall County Planning, Building and Zoning Department with a report outlining the amount of energy produced at the property during the previous year."
6. They agreed that lighting will not cross property lines. Accordingly, condition 2.B of the special use permit ordinance was amended to read, "Lighting will be installed in accordance with the Site Plan attached hereto as Exhibit C. Lighting shall not be visible from neighboring properties."
7. They agreed to training for the Newark Fire Protection District. Unfortunately, despite repeated emails and phone calls, Staff was unable to receive feedback from the Newark Fire Protection District on requested training. Condition 2.Q of the special use permit ordinance was added to read, "If requested by the Newark Fire Protection District, the owner and/or operator shall provide at their sole expense training to address any fire related or public health issues caused by the issuance of this special use permit. The training topics and the timeframe for the training shall be approved by the Newark Fire Protection District."
8. The decommissioning costs decreased from One Hundred Fifty-Eight Thousand Eight Hundred Sixty-Four Dollars (\$158,864) to One Hundred Fifty-One Thousand Five Hundred Thirty-Three Dollars (\$151,533).

An updated ordinance, insurance information, response to questions from Member Gilmour, and a wetland recommendation letter are attached to this memo. The entire record of all of the documents related to this request can be found at https://www.co.kendall.il.us/wp-content/uploads/Petition_18-15.pdf.

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

Thanks,

MHA

ENC: Proposed Ordinance Revised
Insurance Information
July 2 Letter from GreenbergFarrow to Matthew Asselmeier, AICP
July 2 Letter from Susan Rowley to Margaret Blum

ORDINANCE NUMBER 2018-_____

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A PUBLIC OR PRIVATE UTILITY – OTHER (SOLAR PANELS) FOR A 60.0 ACRE +/- PARCEL LOCATED APPROXIMATELY 0.2 MILES EAST OF ILLINOIS ROUTE 71 ON THE SOUTH SIDE OF NEWARK ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 07-05-400-003 AND ALSO KNOWN AS 16400 NEWARK ROAD IN BIG GROVE TOWNSHIP

WHEREAS, Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 60.0 acres located on the south side of Newark Road approximately 0.2 miles east of Illinois Route 71 (PIN: 07-05-400-003) and is also known as 16400, Newark Road, in Big Grove Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property is currently owned by the Nancy L. Harazin Trust Number 101 and is represent by Nancy L. Harazin and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about April 17, 2018, Petitioner filed a petition for a Special Use Permit allowing the placement of a Public or Private Utility – Other (Solar Panels) on the subject property and the energy generated from the proposed use would be consumed offsite; and

WHEREAS, following due and proper notice by publication in the Kendall County Chronicle not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on June 4, 2018, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner and representatives from the solar company presented evidence, testimony, and exhibits in support of the requested special use permit and two members of the public testified in opposition to the request and one member of the public asked questions about the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended denial of the Special Use Permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated June 4, 2018, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of **approval/denial** of the requested Special Use Permit with conditions; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

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

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a Special Use Permit allowing the placement of a Public or Private Utility – Other (Solar Panels) to be placed on the subject property subject to the following conditions:
 - A. The site will be developed in accordance with the Site Plan attached hereto as Exhibit C.
 - B. Lighting will be installed in accordance with the Site Plan attached hereto as Exhibit C. Lighting shall not be visible from neighboring properties.
 - C. The landscaping shall occur in accordance with the Landscaping Plan attached hereto as Exhibit C. The owner and/or operation shall plant arborvitaes at least six feet (6') in height at the time of planting along the north side of the property to block the visibility of the solar panels from the property north of the subject property. The arborvitaes shall be planted in sufficient numbers to create a complete buffer within five (5) years of the approval of this special use permit. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
 - D. Replacement of dead and/or damaged vegetation shall occur on a timetable agreed to between the property owner and the Kendall County Planning, Building and Zoning Department.
 - E. Signage shall be installed as described in Exhibit C. In addition, at least one (1) sign shall be placed at the vehicle access gate stating emergency contact information.
 - F. The site shall be decommissioned in accordance with the Decommissioning Plan attached hereto as Exhibit C. In the event the Decommissioning Plan changes, the property owner shall supply the Kendall County Planning, Building and Zoning Department with revised plans as soon as they are available.
 - G. The Decommissioning Plan shall be initiated if the solar panels are not used for ninety (90) consecutive days. This condition shall not apply if maintenance on the impacted solar panel(s) is occurring.
 - H. The property owner or operator shall have six (6) months to complete the Decommissioning Plan and remove the solar panels and related equipment from the property.
 - I. On or before February 1st of each year, the owner or operator shall provide the Kendall County Planning, Building and Zoning Department with a report outlining the amount of energy produced at the property during the previous year.
 - J. In addition to other applicable fees, the following fees should be paid to the County prior to the installation of the solar panels:

Building Permit Fees

0-10 KW \$150

51-100 \$300

101-500 \$600

501-1000 \$1200

1001-1500 \$2750

1501-2000 \$6000

Over 2000 KW \$200 for Each Additional 0-100 KW

Fees Double if Construction Commences before Obtaining Building Permit.

- K. The property owner or operator shall maintain current liability policy covering bodily injury and property damage at least Three Million Dollars per occurrence and Five Million Dollars in aggregate and must have policy for the duration of the special use permit, such insurance may be provided pursuant to a plan of self-insurance by a party with a net worth of Twenty Million Dollars or more and the County shall be named as additional insured to the extent that the County is entitled to indemnification.
- L. The property owner or operator shall indemnify, and hold harmless the County and its officials, employees, and agents (collectively and individually, the “Indemnified Parties”) from and against any and all claims, demands, losses, suits, causes of actions, damages, injuries, costs, expenses, and liabilities whatsoever, including reasonable attorney’s fees, except to the extent arising in whole or part out of negligence or intentional acts of such Indemnified Parties (such liabilities together known as “liability”) arising out of Applicant, Owner, or Operators selection, construction, operation, and removal of the solar energy system and affiliated equipment including, without limitation, liability for property damage or personal injury (including death), whether said liability is premised on contract or on tort (including without limitation strict liability or negligence). This general indemnification shall not be construed as limited or qualifying the County’s other indemnification rights available under the law.
- M. Within sixty (60) days of the approval of this special use permit ordinance, the owner shall dedicate a fifteen foot (15’) wide strip along the northern portion of the property in accordance with the Site Plan attached hereto as Exhibit C to Kendall County to be used as Newark Road right-of-way.
- N. The property owner or operator shall be responsible for ensuring that the operations of the solar panels allowed by this special use permit comply with all applicable Federal, State, and Local laws.
- O. Damaged or non-functioning solar panels shall be replaced or repaired on a timetable agreed to between the property owner and the Kendall County Planning, Building and Zoning Department.
- P. The property owner or operator shall repair and if necessary re-route any drain tile damaged as a result of the installation, decommissioning, maintenance, or operation of the solar panels and related supporting infrastructure on a timeline approved by the Kendall County Planning, Building and Zoning Department.
- Q. If requested by the Newark Fire Protection District, the owner and/or operator shall provide at their sole expense training to address any fire related or public health issues caused by the

issuance of this special use permit. The training topics and the timeframe for the training shall be approved by the Newark Fire Protection District.

R. Failure to comply with above conditions or restrictions could result in the amendment or revocation of the special use permit.

S. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Special Use Permit.

IN WITNESS OF, this ordinance has been enacted by a **majority** vote of the Kendall County Board and is effective this 17th day of July, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

K:\Pdata\2018 Projects\18.0028\18.0028-01 LTS\Legal Descriptions\2018-02-01 Project Area Legal.docx

THAT PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 588.72 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89 DEGREES 18 MINUTES 45 SECONDS WEST, ALONG SAID FENCE LINE, 712.10 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 36 SECONDS WEST, 1273.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1266.62 FEET; THENCE NORTH 00 DEGREES 56 MINUTES 50 SECONDS WEST, 774.88 FEET TO THE CENTER LINE OF NEWARK ROAD; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST ALONG SAID CENTER LINE, 1266.50 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 36 SECONDS EAST, 793.01 FEET TO THE POINT OF BEGINNING; IN BIG GROVE TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Exhibit B

Findings of Fact

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided that the site is developed in accordance with an approved site plan, provided that the landscaping plan and fencing as presented is implemented, provided the decommissioning plan is followed, and provided that the property owner or operation maintains, repairs, and or replaces damaged solar panels, the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the community. The proposed special use may be detrimental to the morals and comfort of the neighbors.***

*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 Petitioner provided evidence that the installation of solar panels does not negatively impact property values or harm the environment. Appropriate restrictions (including requiring an updated decommissioning plan, a landscaping plan, and fencing requirements) can ensure the proposed use does not adversely impact adjacent uses.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, adequate utilities, access roads and points of ingress and egress are provided. Appropriate conditions (including the dedication of land for additional right-of-way and developing the site in accordance with the submitted site plans and landscaping plans) can ensure that adequate drainage infrastructure will be provided.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **True, the proposed use conforms to the setback, height, and development requirements of the A-1 Agricultural Zoning District.***

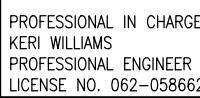
*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with Section 3.3.G of the Kendall County Land Resource Management Plan which states as an objective: "support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)" (Page 3-4).***

THIS DOCUMENT IS PROVIDED BY BORRERO SOLAR SYSTEMS, INC. TO FACILITATE THE SALE AND INSTALLATION OF A SOLAR POWER SYSTEM FROM BORRERO SOLAR SYSTEMS, INC. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.



GreenbergFarrow

NOT FOR
CONSTRUCTION

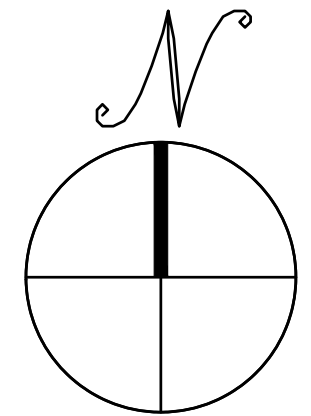


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907-0142

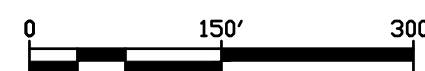
SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTE
ARCH D 24" X 36"

TITLE PAGE

REV 1.0



SCALE: 1" = 150'



EXISTING CONDITIONS PL



55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.BORREGOSOLAR.COM



21 SOUTH EVERGREEN AVENUE
SUITE 200
ARLINGTON HEIGHTS, IL 60005
t: 847 788 9200 f: 847 788 9537

NOT FOR
CONSTRUCTION



PROFESSIONAL IN CHARGE
KERI WILLIAMS
PROFESSIONAL ENGINEER
LICENSE NO. 062-058662

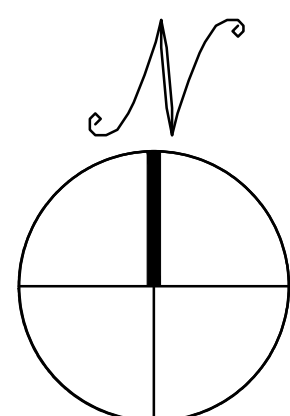
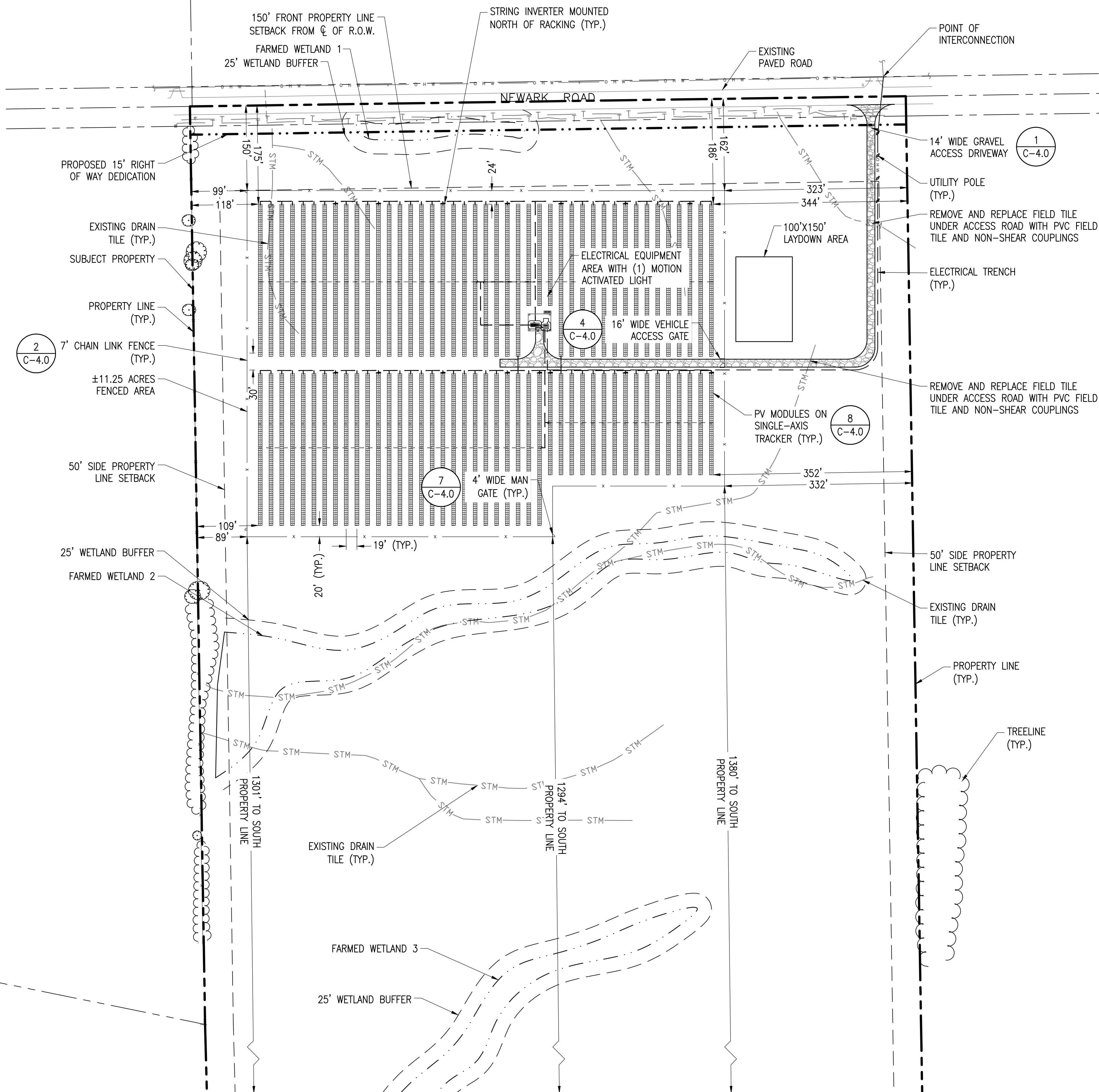
SITE USE PLANS
16400 NEWARK ROAD,
NEWARK, IL 60541

PROJECT NUMBER
907-0142

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	SITE USE PLAN SET
	06/29/18	TB	JC		

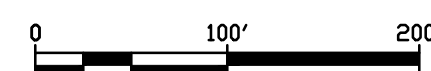
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ARE VALID ONLY WHEN PLOTTED
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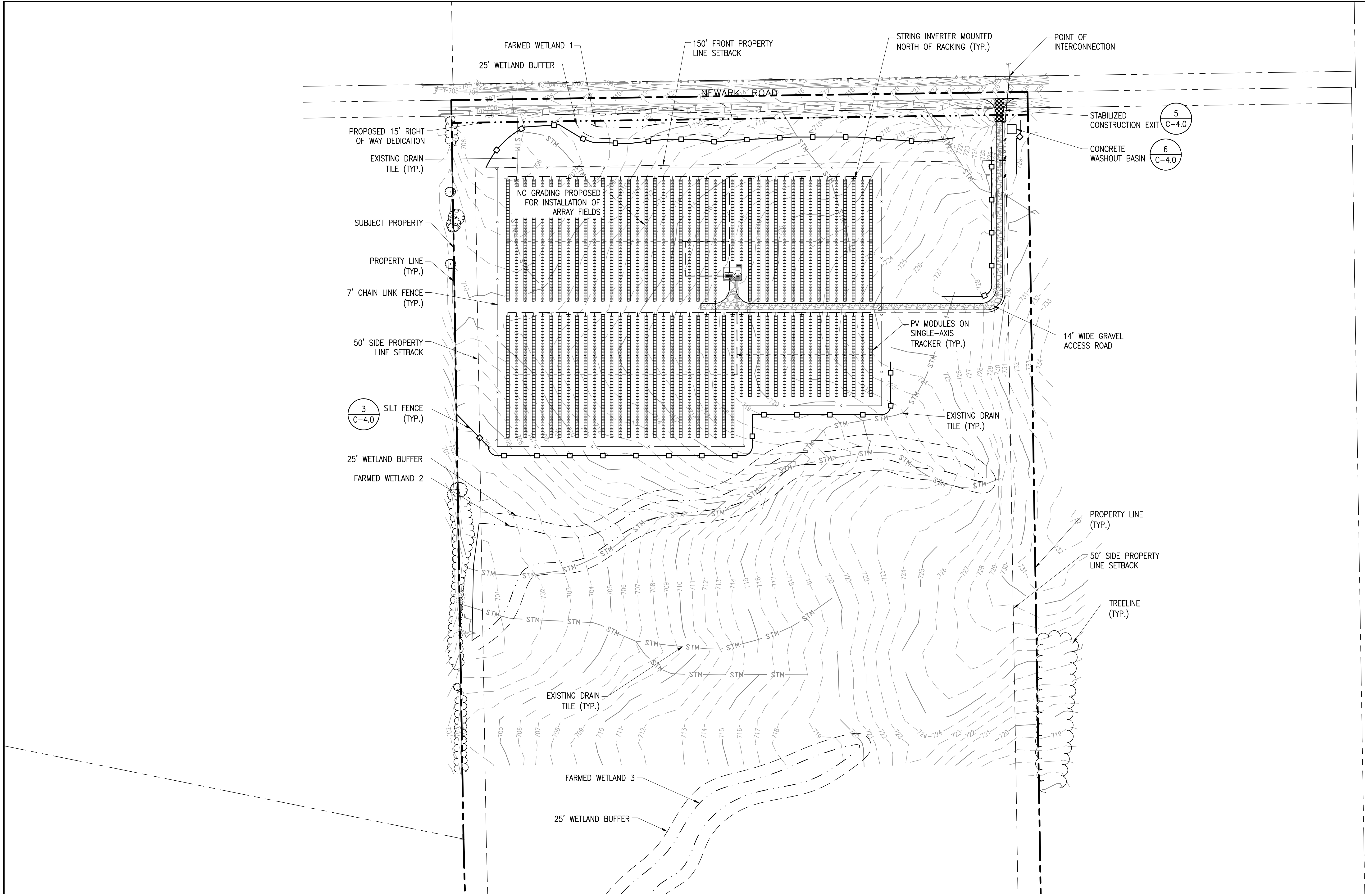


LAYOUT AND MATERIALS PLAN

SCALE: 1" = 100'



P:\2018\201801170\000 Civil\Current Drawings\16400 Newark Road_SUP_06-27-18_1B



GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 100'



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BORREGO SOLAR
55 TECHNOLOGY DRIVE, SUITE 102
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WWW.BORREGOSOLAR.COM

GreenbergFarrow
21 SOUTH EVERGREEN AVENUE
SUITE 200
ARLINGTON HEIGHTS, IL 60005
T: 847.788.9200 F: 847.788.9537

NOT FOR
CONSTRUCTION



PROFESSIONAL IN CHARGE
KERI WILLIAMS
PROFESSIONAL ENGINEER
LICENSE NO. 052-056502

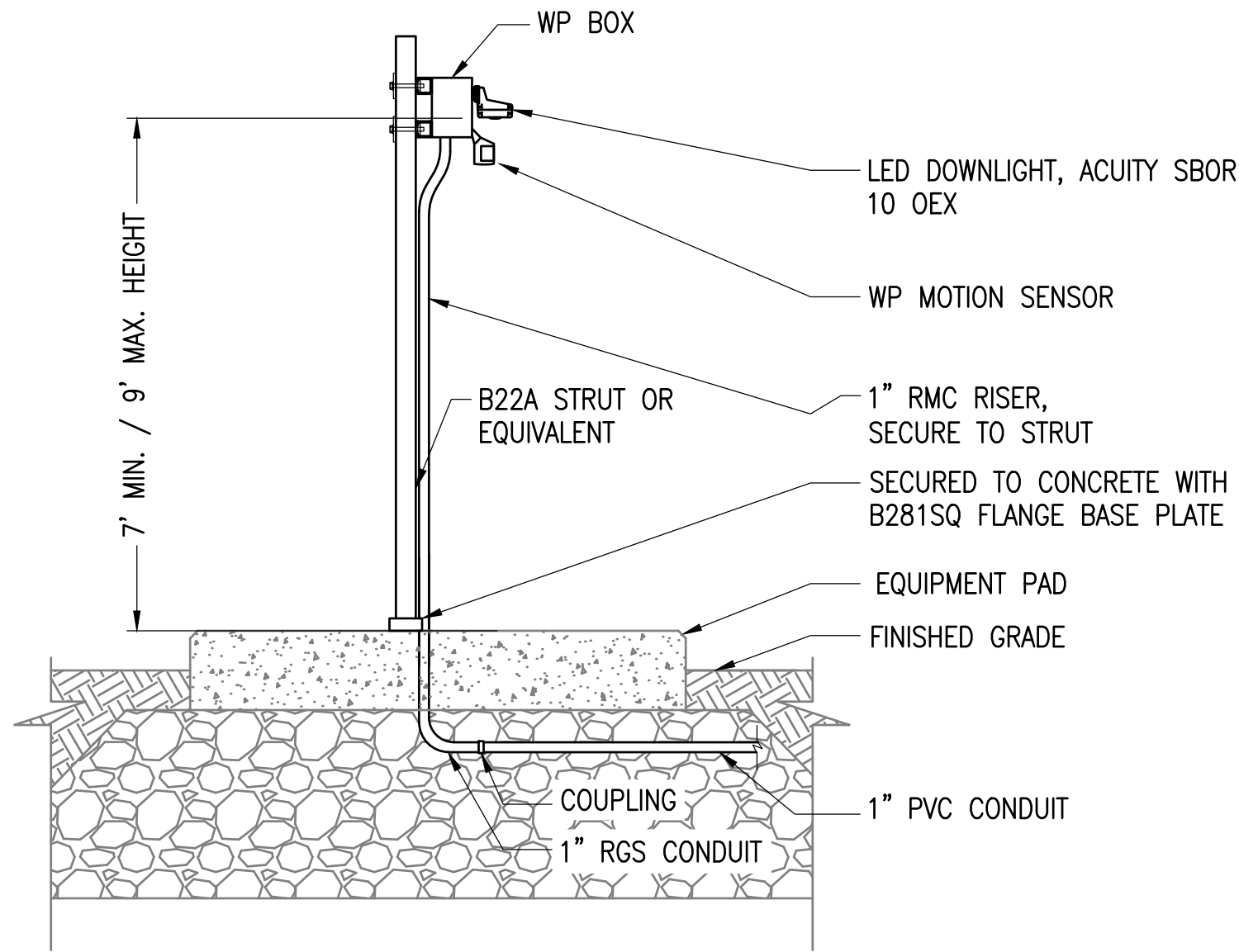
SITE USE PLANS
16400 NEWARK ROAD,
NEWARK, IL 60541

PROJECT NUMBER:
907-0142

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	SITE USE PLAN SET
	06/29/18	TB	JC		

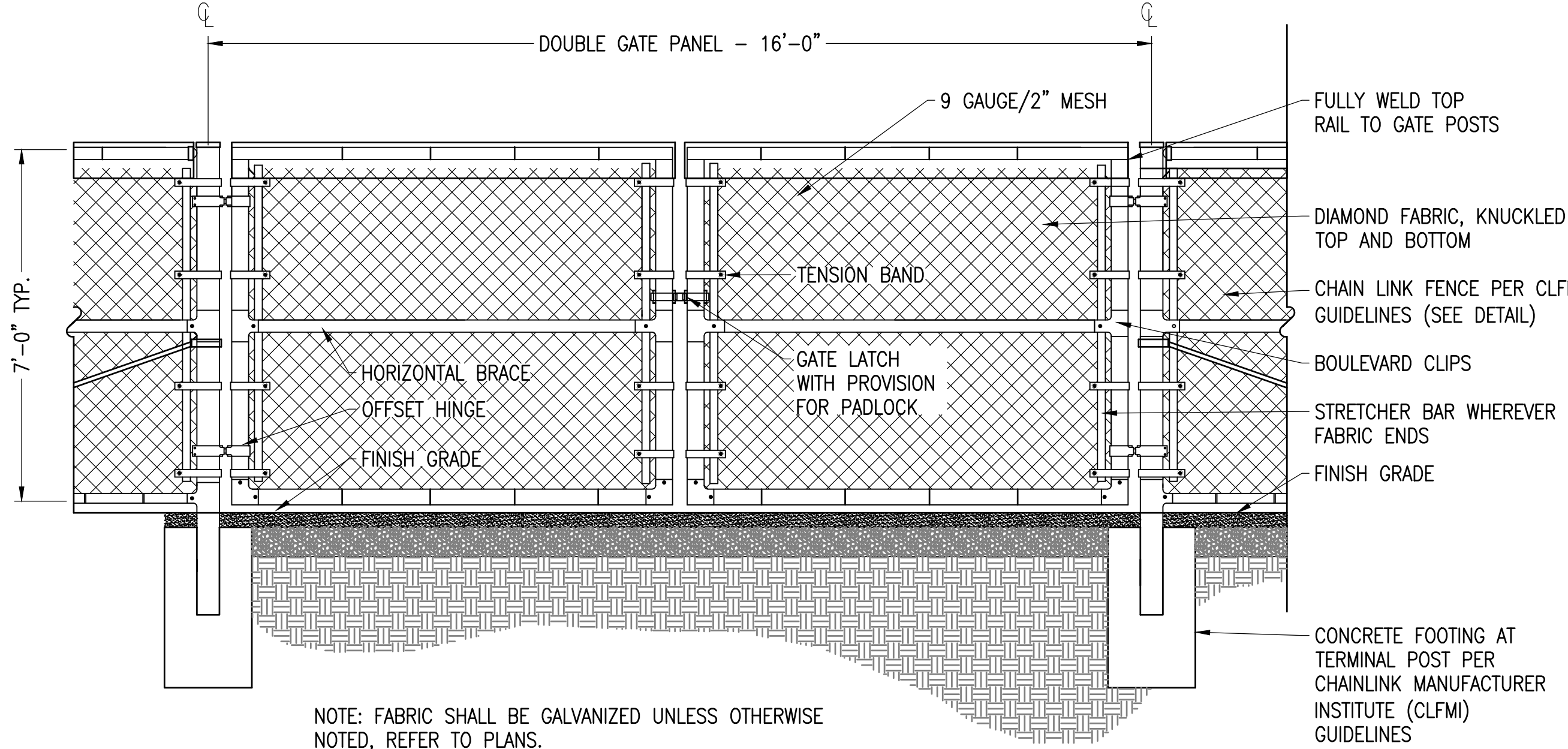
SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-3.0
GRADING AND EROSION
CONTROL PLAN



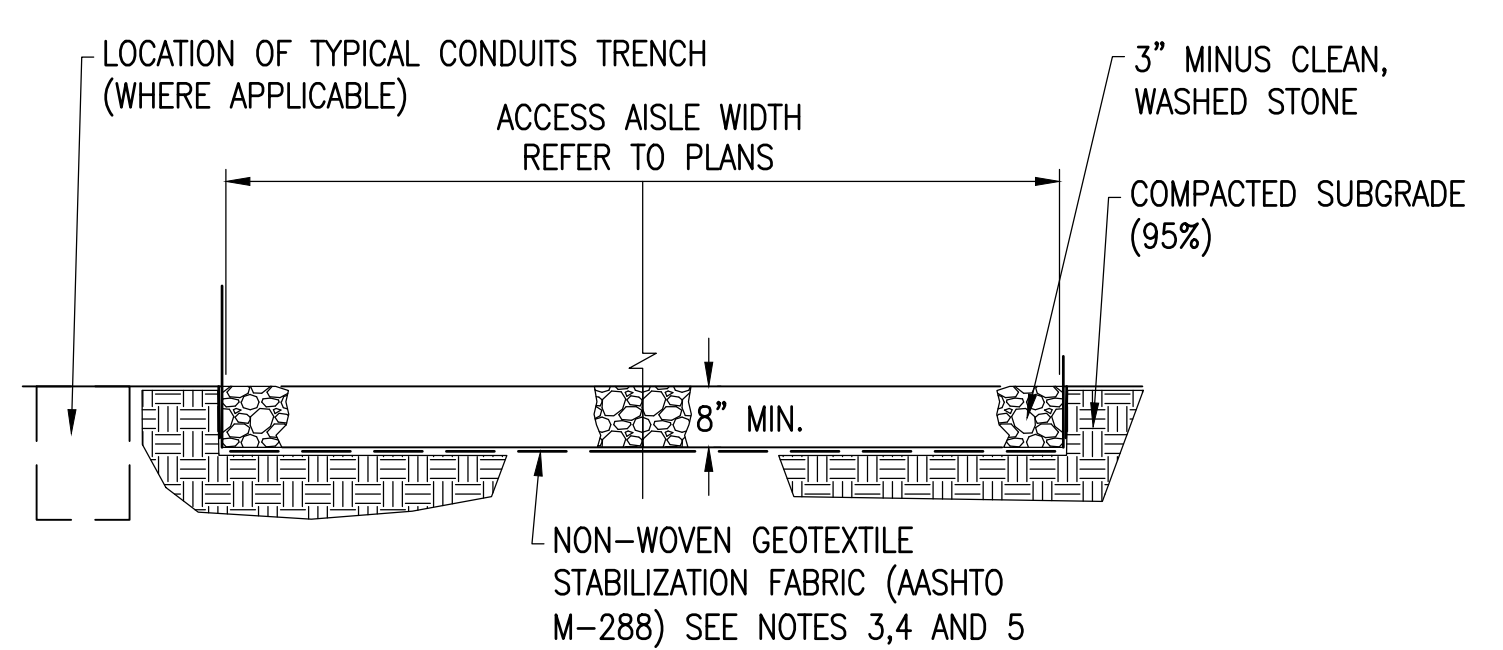
9 LIGHTING MOUNTING - DOWNLIGHT

SCALE: NTS
XD_ELEC_LIGHT MOUNTING-DOWNLIGHT 2018-06-22 JPL



4 VEHICLE GATE

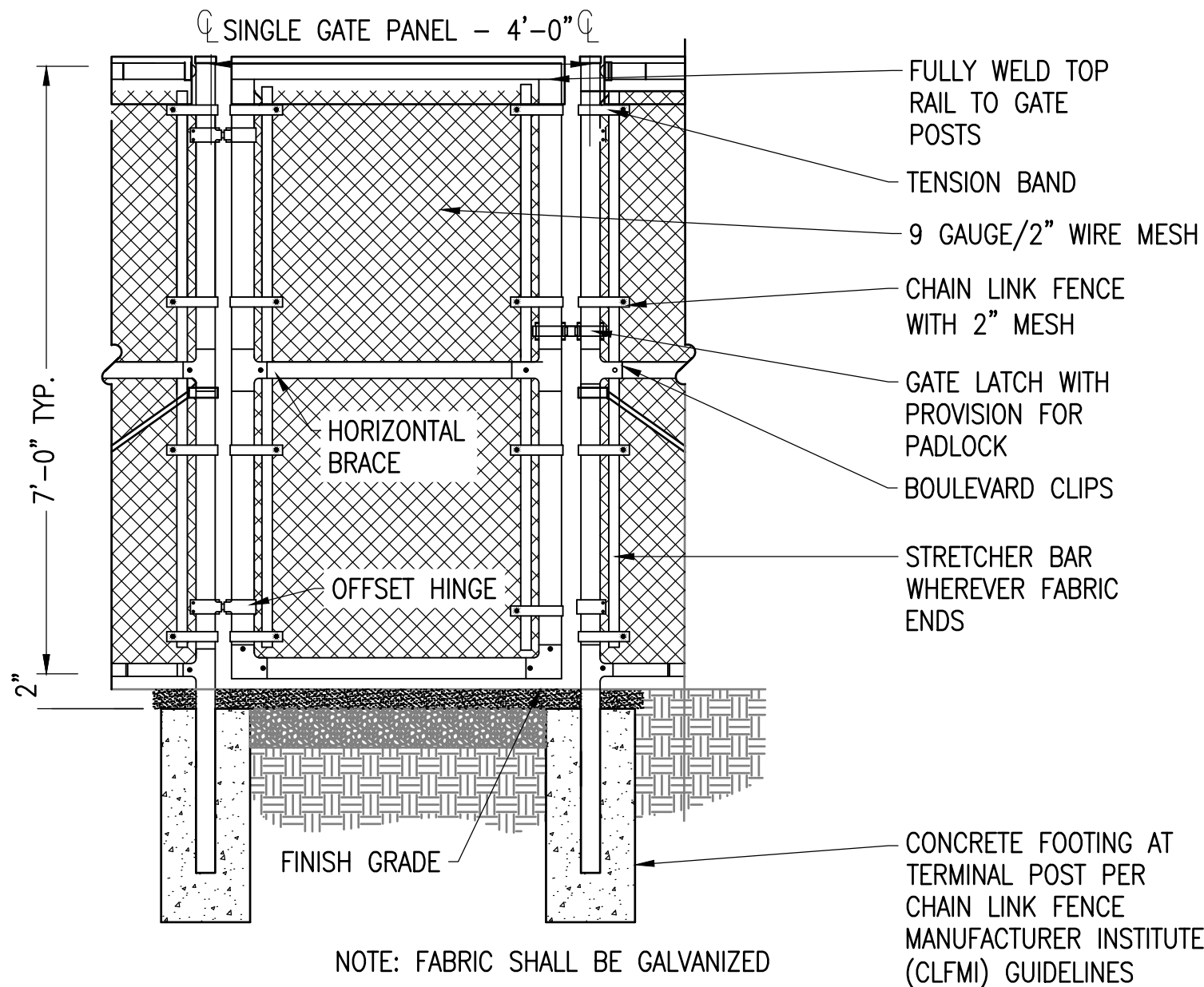
SCALE: NTS
XD_CIVIL_FENCE_VEHICLE_GATE_7' OR 8' 07-25-2017



- NOTES:
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
 2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.
 3. GEOTEXTILE FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
 - TENSILE STRENGTH: 150 LB MIN.
 - ELONGATION: 50%
 - CBR PUNCTURE: 400 LB MIN.
 - MINIMUM WATER FLOW RATE: 120 GPM / FT²
 4. SUBCONTRACTOR SHALL FOLLOW GEOTEXTILE FABRIC MANUFACTURER INSTALLATION PROCEDURES.
 5. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
 6. SUBCONTRACTOR SHALL REMOVE TEMPORARY CONSTRUCTION ACCESS ROADS, AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CEOR AND THE GOVERNING AGENCIES.

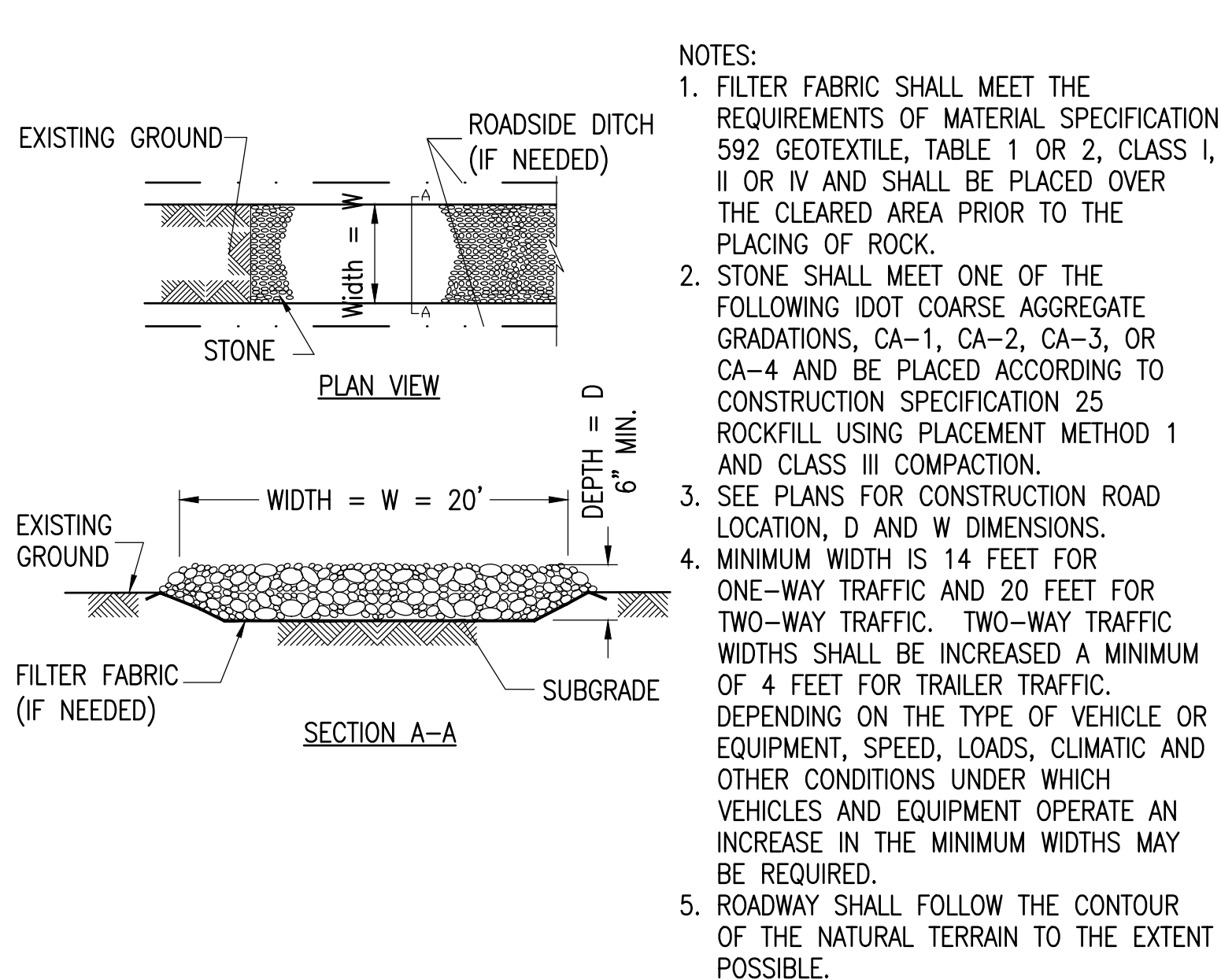
1 GRAVEL ACCESS ROAD

SCALE: NTS
XD_CIVIL_GRAVEL_ROAD_NY 07-24-2017



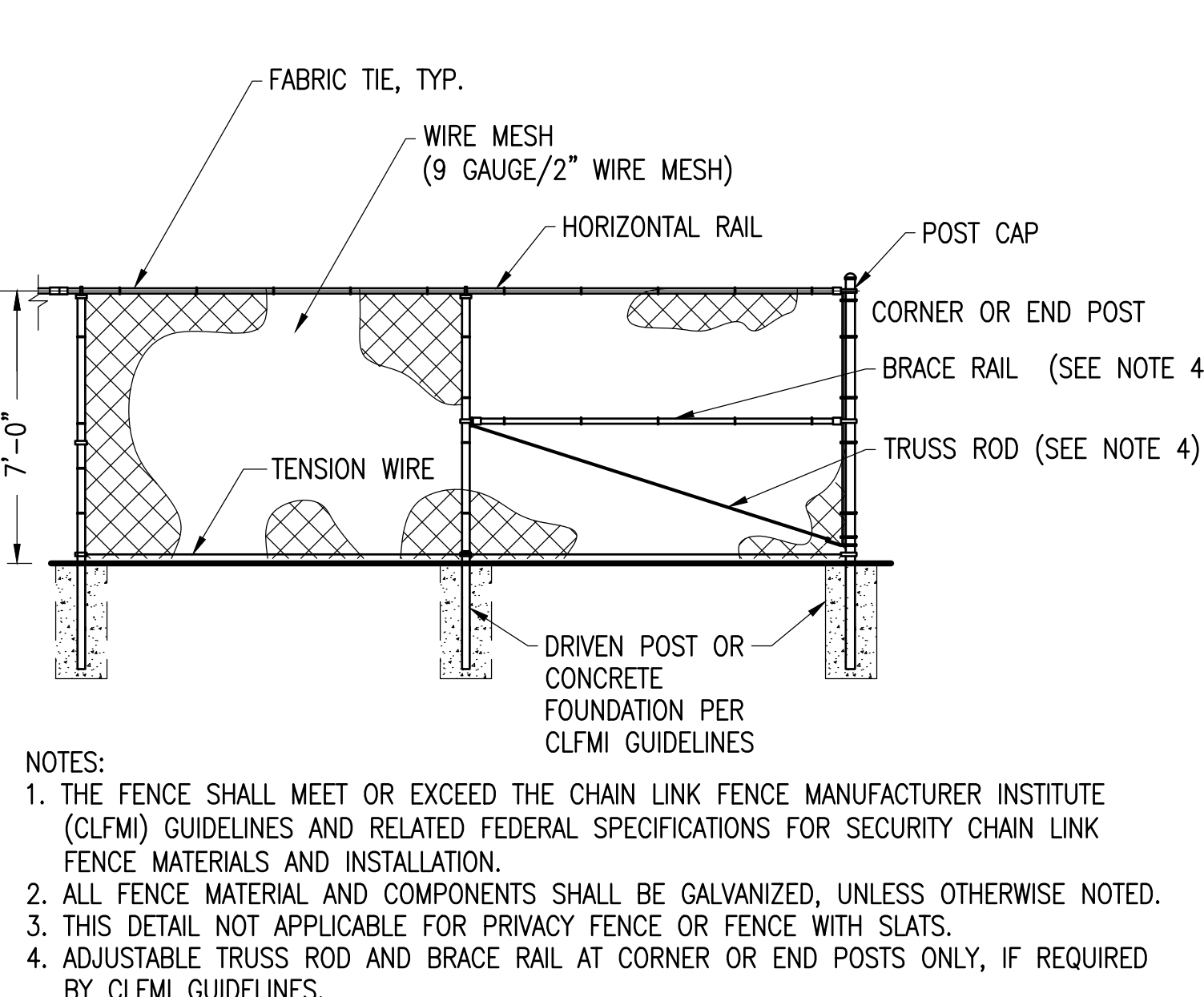
7 4' MAN GATE

SCALE: NTS
XD_CIVIL_SITE CONSTRUCTION_4' WALK-THROUGH GATE 07-25-2017



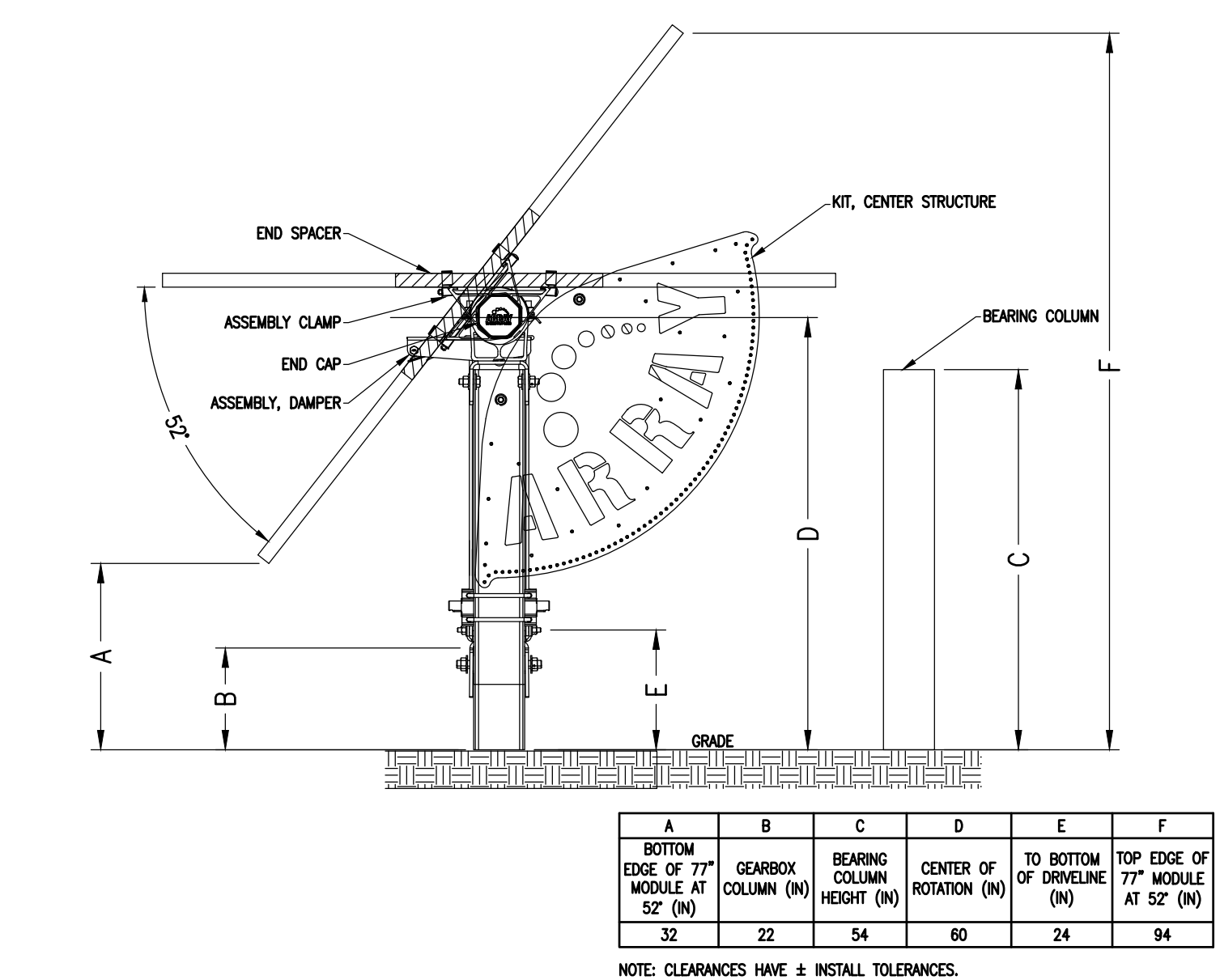
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS



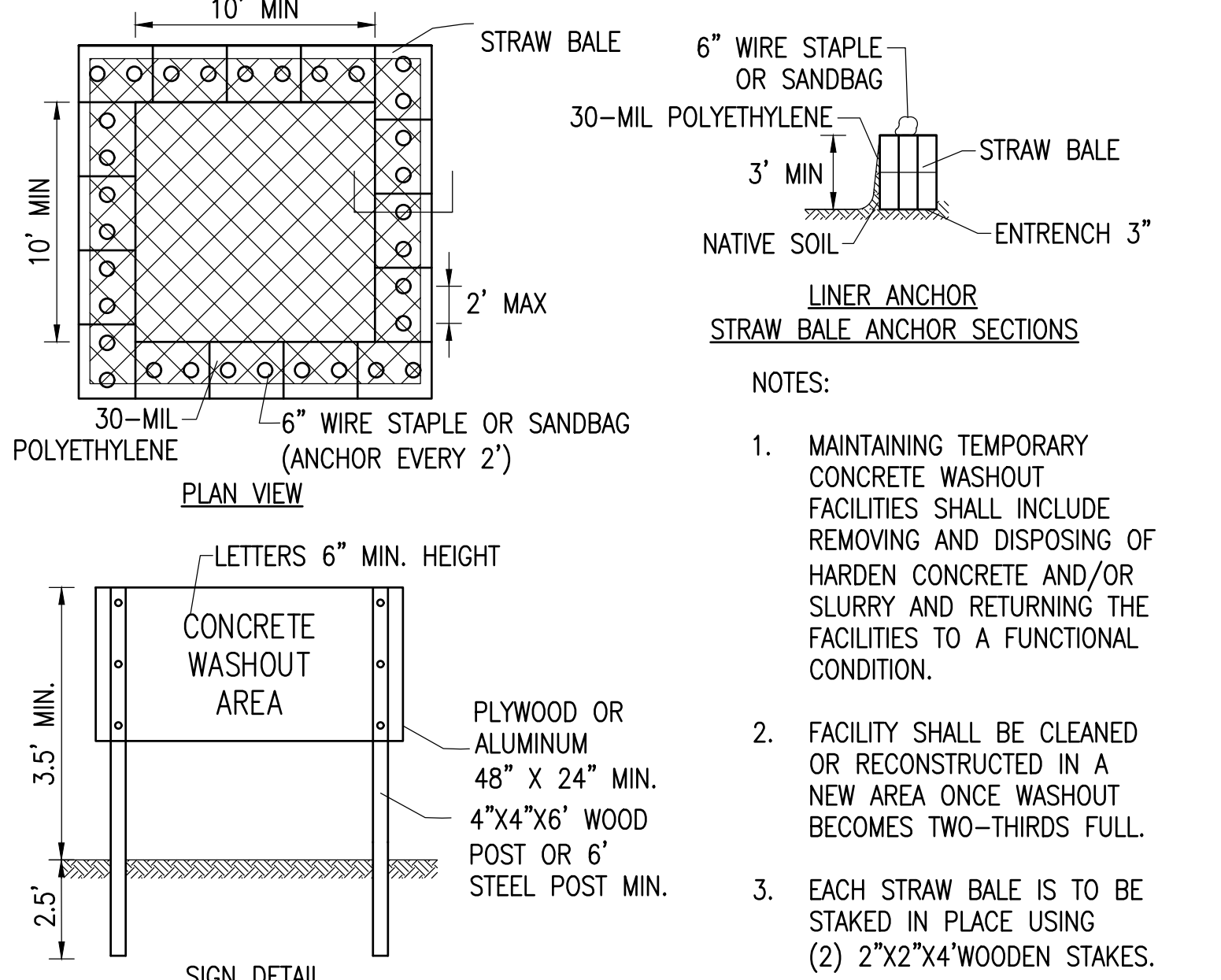
2 CHAIN LINK FENCE

SCALE: NTS
XD_CIVIL_FENCE_7' CHAIN_LINK 06-10-2016



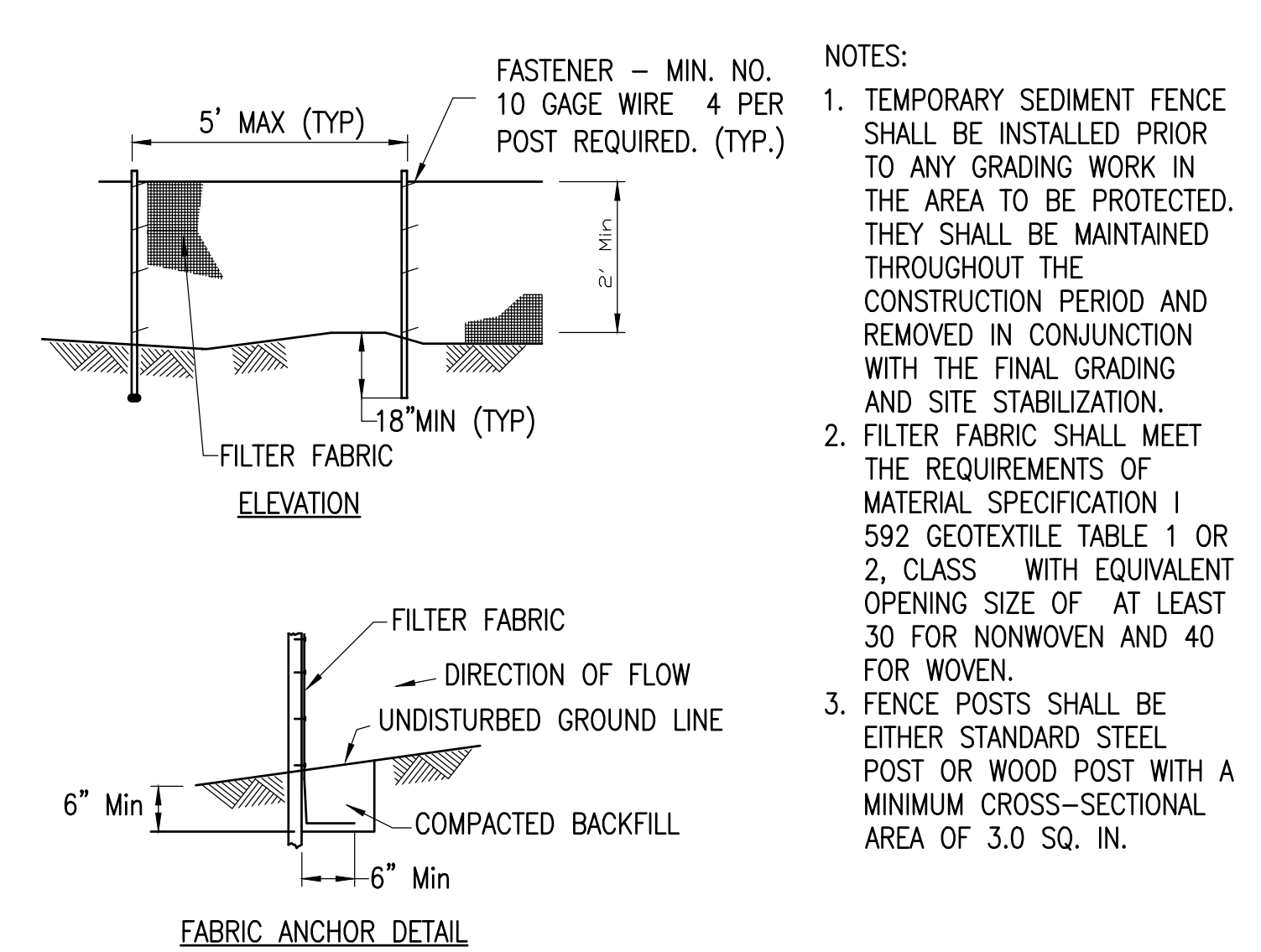
8 VERTICAL MOUNT MOTOR CLEARANCES

SCALE: N.T.S.
XD_STRUC_ATLARRAY_ELEVATION 2018-02-15



6 CONCRETE WASHOUT

SCALE: NTS



3 SILT FENCE

SCALE: NTS

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GreenbergFarrow
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SUITE 200
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T: 847.788.9200 F: 847.788.9537

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL
KERI L. WILLIAMS
062-056962
Keri L. Williams
11/19/17

SITE USE PLANS
16400 NEWARK ROAD,
NEWARK, IL 60541

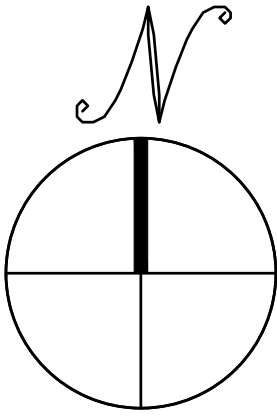
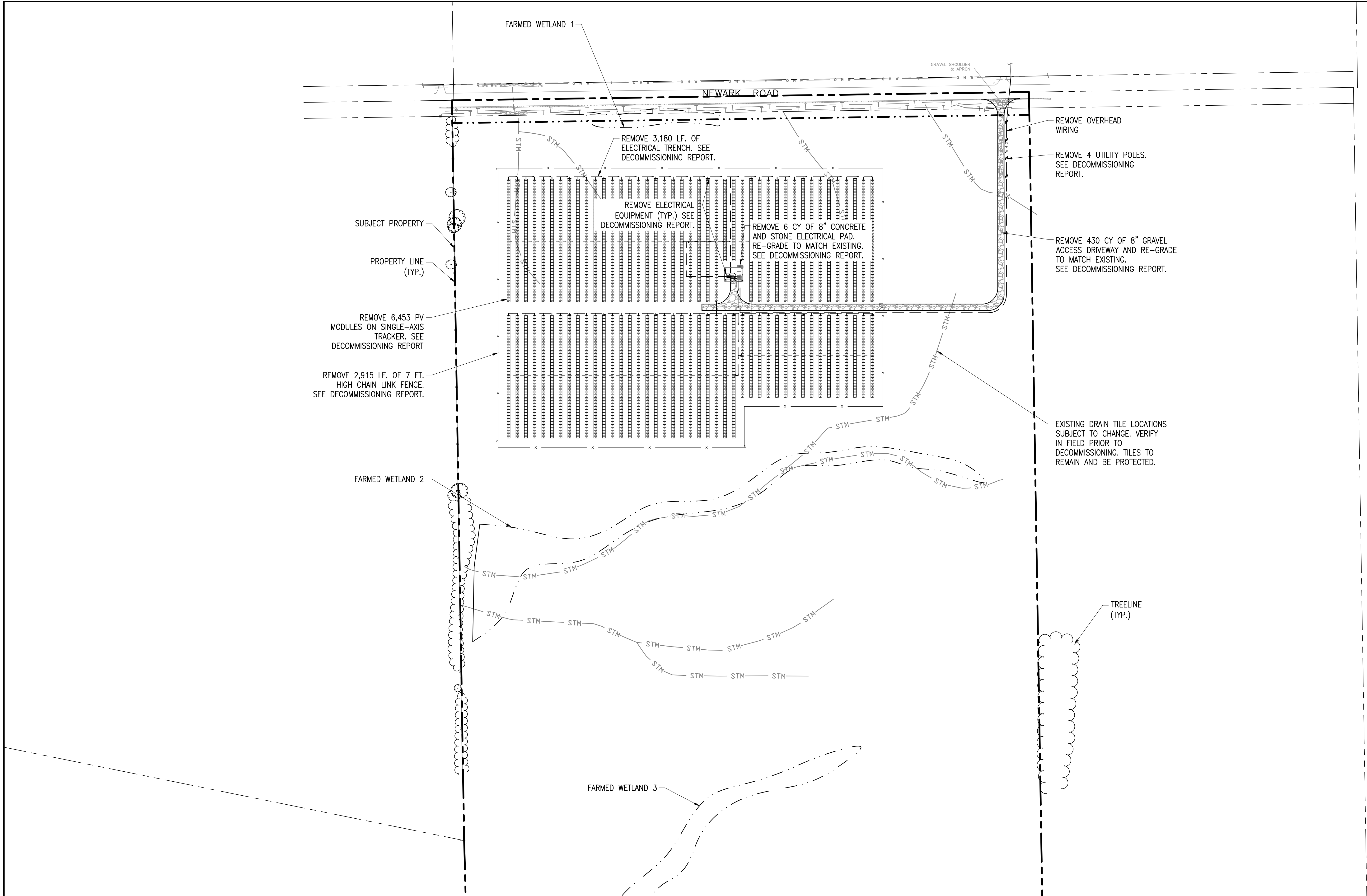
PROJECT NUMBER:
907-0142

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	SITE USE PLAN SET
	06/29/18	TB	JC		

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

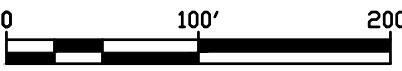
C-4.0
CIVIL DETAILS

P:\2018\201801170\600 Civil_Current Drawings\16400 Newark Road_SUP_06-27-18_TB



DECOMMISSIONING PLAN

SCALE: 1" = 100'



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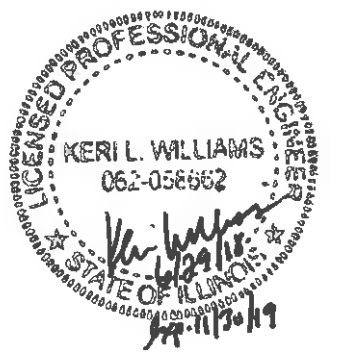
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NOT FOR
CONSTRUCTION



PROFESSIONAL IN CHARGE
KERI WILLIAMS
PROFESSIONAL ENGINEER
LICENSE NO. 062-056902

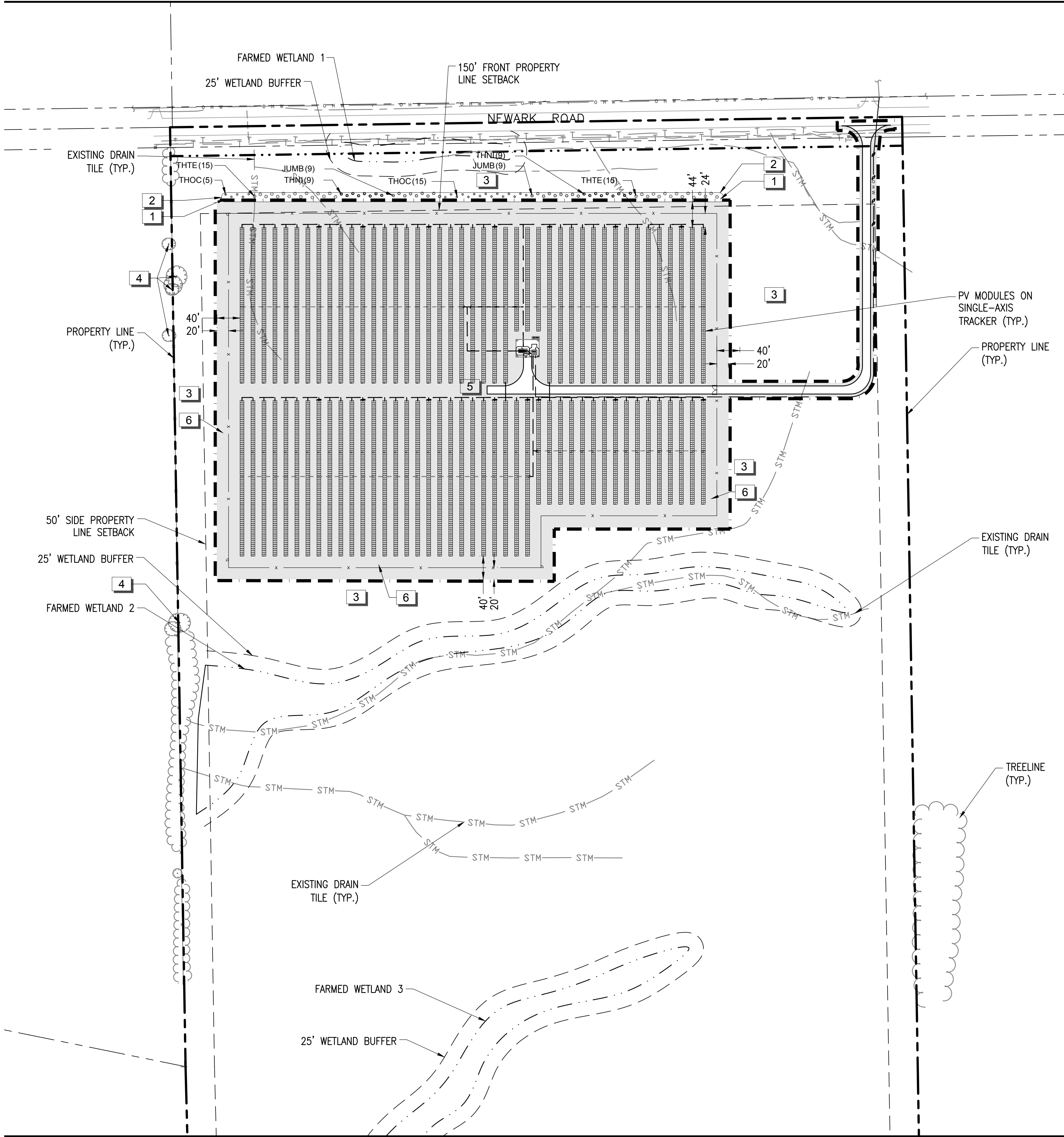
SITE USE PLANS
16400 NEWARK ROAD,
NEWARK, IL 60541

PROJECT NUMBER:
907-0142

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ARCH D 24" X 36"

C-5.0
DECOMMISSIONING PLAN



LANDSCAPE PLAN

SCALE: 1" = 100'



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" DEPTH SHREDDED BARK MULCH IN ALL PLANTING BEDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.
2	CULTIVATED BEDLINE 4" DEPTH. SEE DETAIL.
3	EXISTING AREA TO REMAIN. (TYP.) CONTRACTOR SHALL PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THIS AREA SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4	EXISTING TREE TO REMAIN. (TYP.) PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING PLANT MATERIAL SHALL BE REPLACED WITH LIKE SPECIES AT NO ADDITIONAL COST TO THE OWNER.
5	CONTRACTOR TO INSTALL NO MOW LAWN SEED MIX PROVIDED BY PRAIRIE NURSERY. (TYP.) INSTALL PER SUPPLIERS' SEEDING RATE SPECIFICATIONS.
6	THE INTENTION IS TO PERMANENTLY SEED WITH THE NO MOW LAWN SEED MIX PER THE SUPPLIER'S SPECIFICATIONS/RECOMMENDATIONS. IN THE EVENT, THE NO MOW SEED CANNOT BE INSTALLED AND WILL NOT HAVE TIME TO GERMINATE, THE CONTRACTOR SHALL INSTALL THE TEMPORARY SEED AS SHOWN BELOW.

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
	JUMB	18	Juniperus chinensis 'Mountbatten'	Mountbattehn Chinese Juniper	B & B	6' Ht. Min.
	THOC	20	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	B & B	6' Ht. Min.
	THNI	18	Thuja occidentalis 'Techny'	Techny Arborvitae	B & B	6' Ht. Min.
	THTE	30	Thuja occidentalis 'Warena'	Siberian Arborvitae	B & B	6' Ht. Min.

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

SEED LIST

	NO MOW LAWN SEED MIX WITH EROSION CONTROL BLANKET (±12.61 ac)
CONTACT INFORMATION FOR NO MOW LAWN SEED MIX ONLY: PRAIRIE NURSERY, INC. P.O. BOX 306 WESTFIELD, WI 53964 1-800-476-9453	

NO MOW LAWN DESCRIPTION

- NO MOW LAWN IS A SUSTAINABLE ALTERNATIVE TO THE TRADITIONAL HIGH RESOURCE-INPUT LAWN.
- NO MOW LAWN IS A SPECIALLY DESIGNED BLEND OF CREEPING FESCUES THAT INTERLOCK WITH BUNCH-FORMING FESCUES TO FORM A DENSE SOD THAT INHIBITS WEED GROWTH WITH ITS DENSE ROOT SYSTEM.
- NO MOW LAWN ESTABLISHES QUICKLY AND ONCE ESTABLISHED, NO MOW GRASS IS A SLOW GROWING, LOW MAINTENANCE LAWN.
- NO MOW LAWN REQUIRES NO FERTILIZERS, CHEMICAL TREATMENT, OR HERBICIDES.

PERMANENT GRASS CHART			
SPECIES	LBS/ACRE		LBS./1000 FT. ²
NO MOW LAWN SEED MIX	110		2.5
SEED MIX:			
HARD FESCUE	(FESTUCA BREVIPIILA)		
SHEEP FESCUE	(FESTUCA OVINA)		
CHEWINGS FESCUE	(FESTUCA RUBRA SUBS. FALLAX)		
RED FESCUE	(FESTUCA RUBRA)		
CREEPING RED FESCUE	(FESTUCA RUBRA VAR. RUBRA)		
TEMPORARY SEEDING			
SPECIES	LBS/ACRE	LBS./1000 FT. ²	SEEDING DATES
OATS	90	2	EARLY SPRING – JULY 1
CEREAL RYE	90	2	EARLY SPRING – SEPT. 30
WHEAT	90	2	EARLY SPRING – SEPT. 30
PERENNIAL RYEGRASS	25	0.6	EARLY SPRING – SEPT. 30

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NOT FOR CONSTRUCTION

PROFESSIONAL IN CHARGE
LEW VERNOW
PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 157-001163

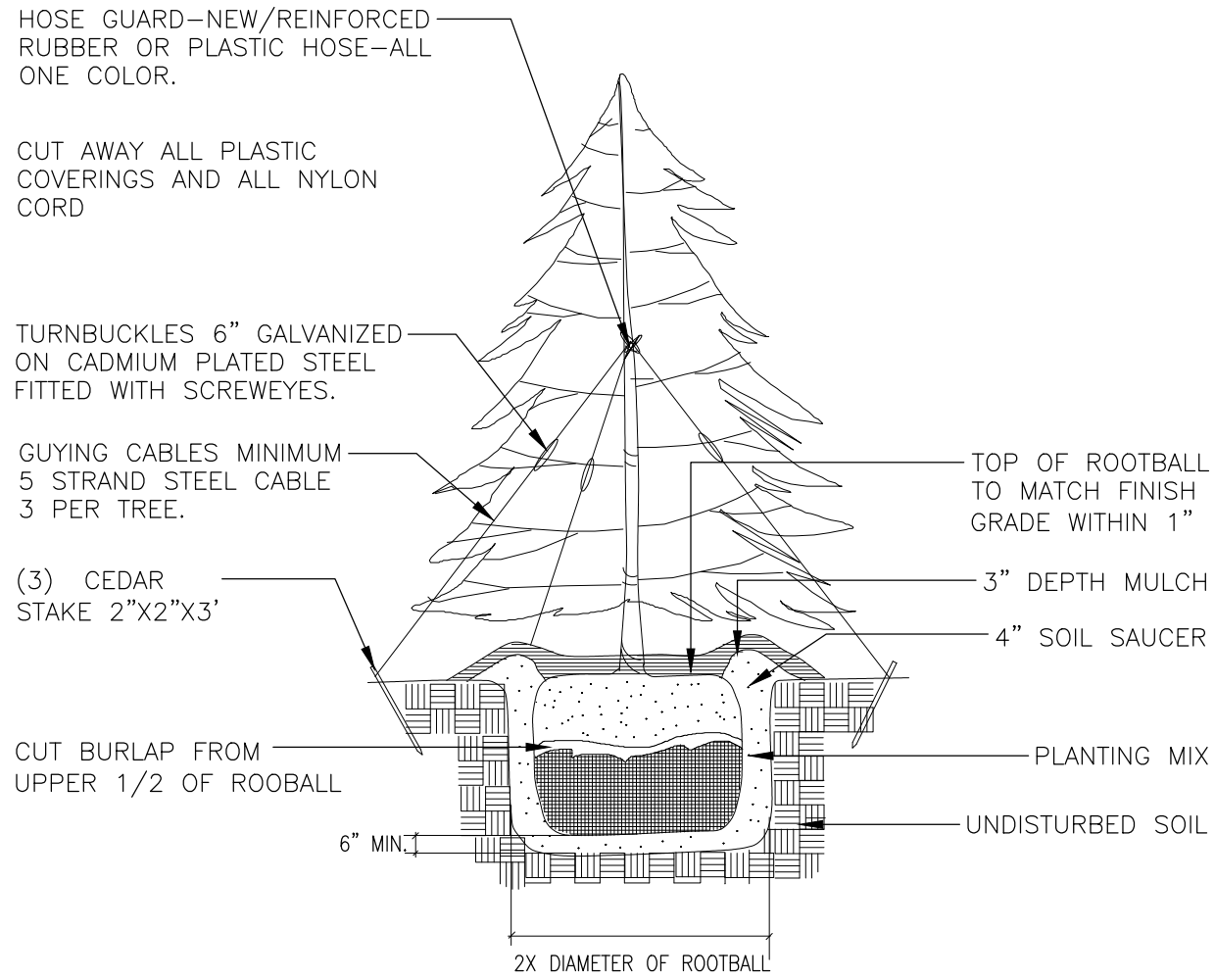
SITE USE PLANS
16400 NEWARK ROAD,
NEWARK, IL 60541

PROJECT NUMBER:
907-0142

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	06/28/18	AW	LV		

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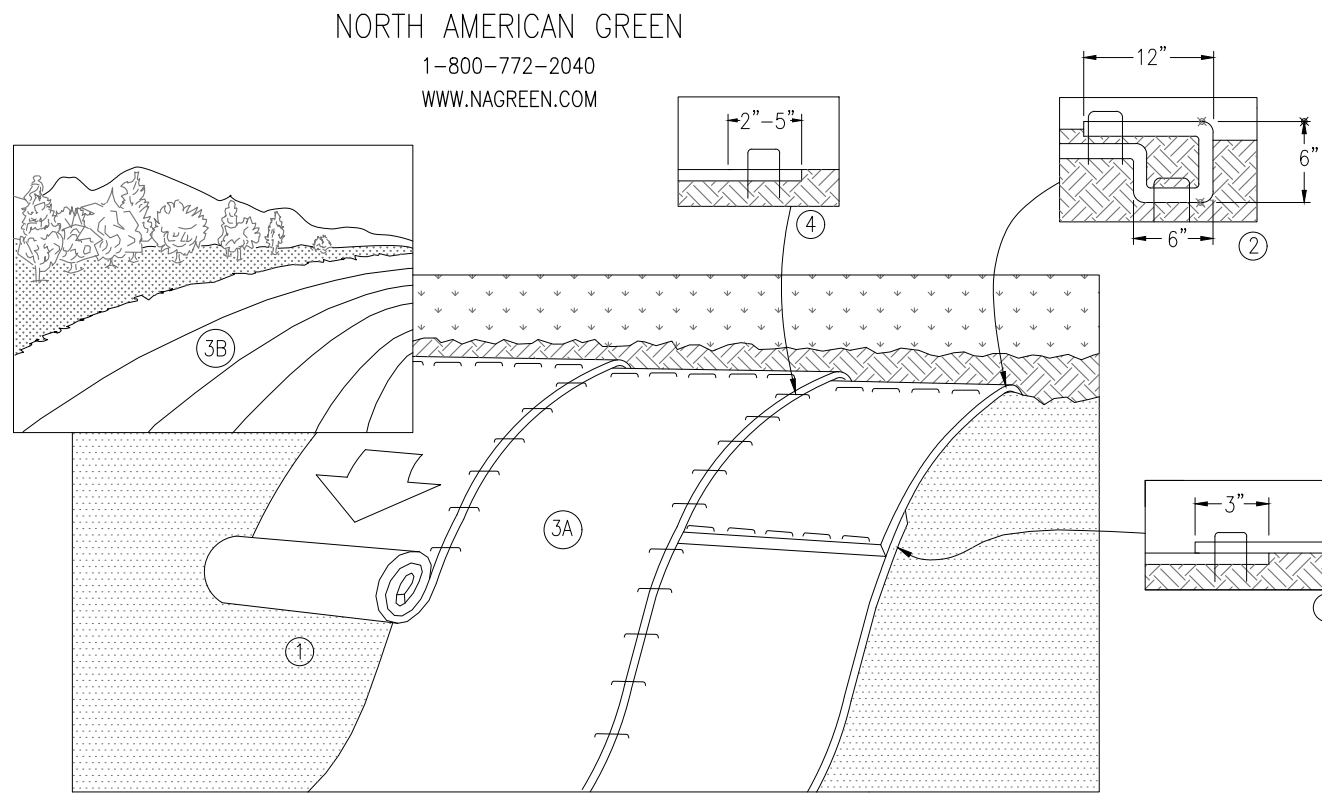
C-6.0
LANDSCAPE PLAN



1 EVERGREEN TREE PLANTING DETAIL

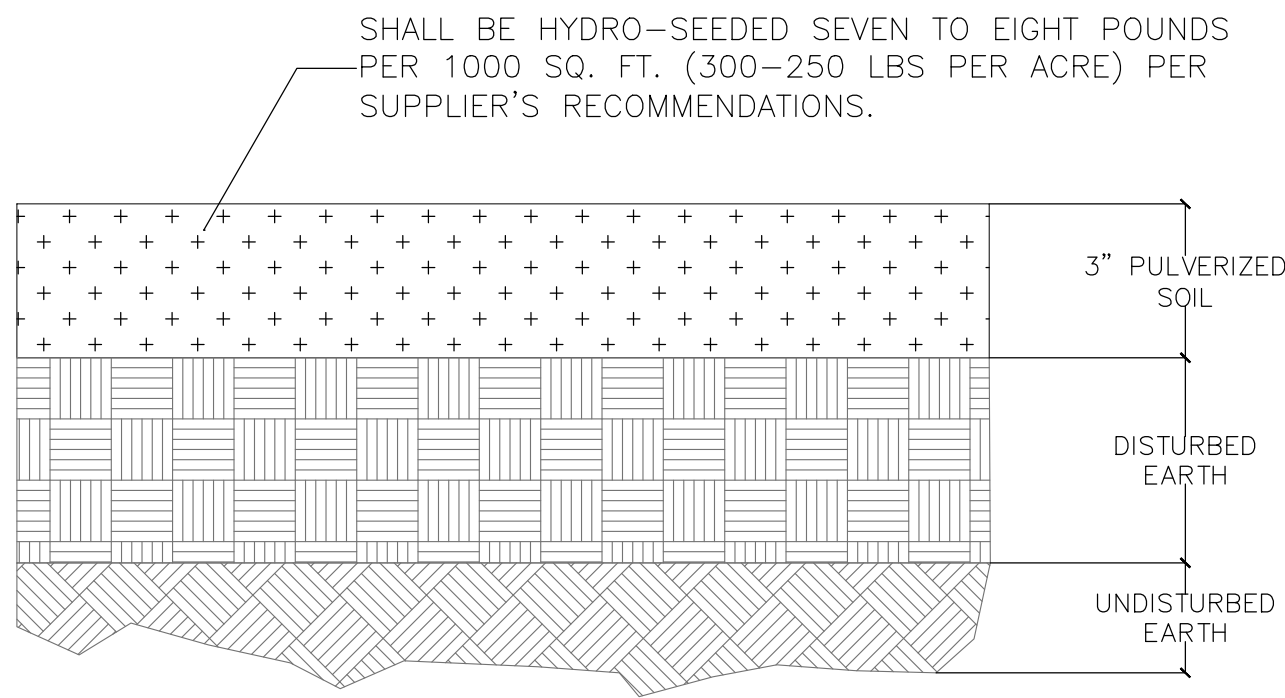
NOT TO SCALE

- NOTES:
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED (NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN).
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
 3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
 5. CONSECUTIVE RECP's SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
 6. ONLY BIODEGRADABLE STAPLES SHALL BE USED (NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's).



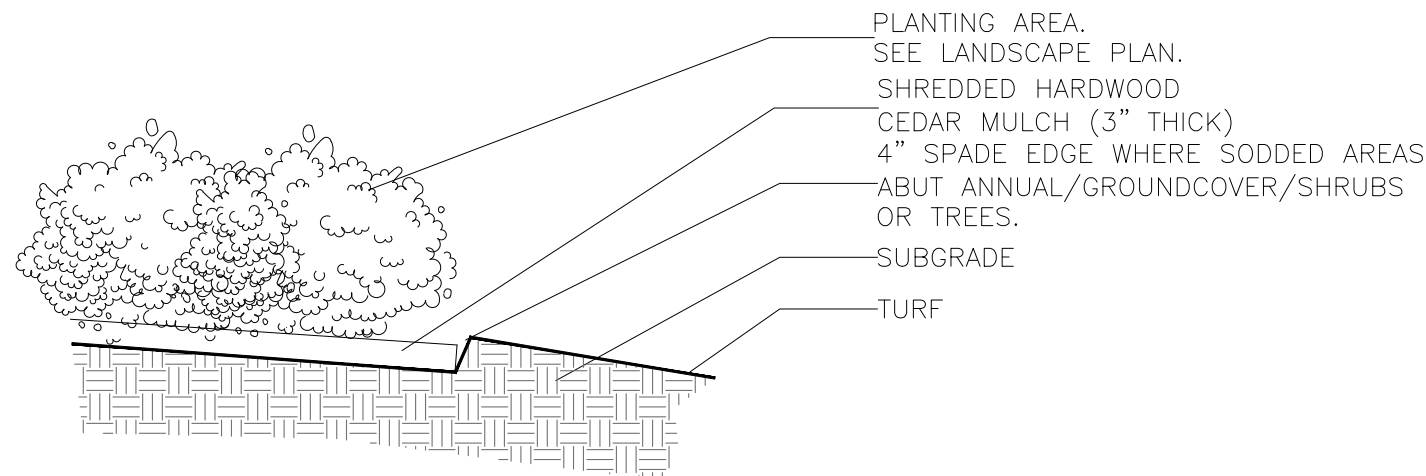
2 EROSION CONTROL BLANKET (ONLY IF ALONG STEEP SLOPES)

NOT TO SCALE



3 SEED INSTALLATION

NOT TO SCALE



4 NATURAL SPADE EDGE

NOT TO SCALE

LANDSCAPE PLAN GENERAL NOTES

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR SHALL REPAIR AND REPLACE ANY PLANT MATERIAL AND EXISTING LAWN AREA DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL OR LAWN AREA DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
3. TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE SEED MIX TAGS FOR APPROVAL. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY SUBSTITUTIONS WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO THEIR SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
5. PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES THEY SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION TO THE OWNER.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
7. TOPSOIL SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEIOUS MATERIALS: NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
8. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
9. THE CONTRACTOR SHALL FINE GRADE AND SEED DISTURBED AREAS WITH NO MOW LAWN SEED MIX SUPPLIED BY PRAIRIE NURSERY. IF WORKING ON STEEP SLOPES, IT IS RECOMMENDED THAT THE AREA BE COVERED WITH AN EROSION-CONTROL BLANKET IMMEDIATELY AFTER SEEDING. IF THE SITE IS PRONE TO EROSION, THE CONTRACTOR SHALL USE NO MOW WITH ANNUAL RYE NURSE CROP. SEE EROSION CONTROL BLANKET DETAIL.
10. CONTRACTOR SHALL PLANT NO MOW LAWN SEED MIX BETWEEN THE FOLLOWING TIME PERIODS:
 - 10.1. FALL: (AUGUST 20 TO OCTOBER 20) FOR BEST RESULTS.
 - 10.2. SPRING: (MARCH 15 TO MAY 15)
 - 10.3. IT IS RECOMMENDED TO PLANT DURING FALL DUE TO COOL TEMPERATURES, GENTLE RAINS AND LOWER WEED GERMINATION.
 - 10.4. CONTRACTOR SHALL PERFORM A FINAL TILLING PRIOR TO SEEDING.
11. CONTRACTOR SHALL GUARANTEE THE SEEDING FOR A PERIOD OF ONE GROWING SEASON FROM THE DATE OF SUBSTANTIAL COMPLETION OF TOTAL PROJECT FOR ANY LOSS DUE TO FAULTY MATERIALS, WORKMANSHIP, OR PROCEDURES.
12. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL LANDSCAPE PLANTING WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PLANT MATERIAL NOT HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE KIND AND SIZE AT NO CHARGE TO THE OWNER.
13. IF ANY SEEDING MUST BE PERFORMED LATER THAN THE SCHEDULED PERIODS THE CONTRACTOR SHALL ALSO GUARANTEE THESE SEEDED AREAS FOR A PERIOD OF ONE GROWING SEASON FROM THE DATE OF SUBSTANTIAL COMPLETION FROM LOSS DUE TO WEATHER CONDITIONS.
14. CONTRACTOR SHALL REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
15. THE SEEDING RATE SHOULD BE SEVEN TO EIGHT POUNDS PER 1000 SQ. FT. (300-350 LBS. PER ACRE).

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SITE USE PLANS
16400 NEWARK ROAD,
NEWARK, IL 60541

PROJECT NUMBER:
907-0142

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	SITE USE PLAN SET
	06/26/18	AW	LV		

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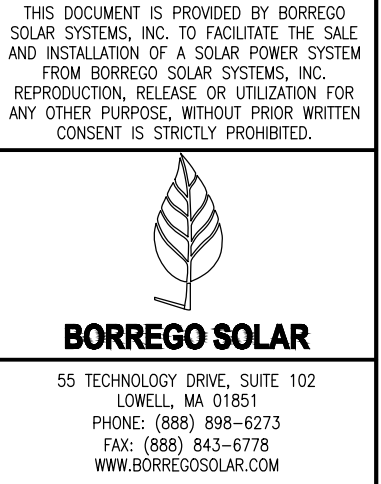
C-6.1

LANDSCAPE NOTES AND
DETAILS

SHEET NOTES

- GENERAL PLACARD NOTES:
1. NOT ALL PLACARDS DESCRIBED IN THESE NOTES MAY APPLY TO THIS PROJECT.
 2. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL PLACARDS AS REQUIRED BY THE NEC, LOCAL FIRE DEPARTMENT, THE AUTHORITY HAVING JURISDICTION, AND LOCAL UTILITY REQUIREMENTS. PLACARDS IN ADDITION TO THOSE SHOWN HERE MAY BE REQUIRED BY THE NEC AND ARE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR.
 3. PLACARDS SHALL USE ARIAL OR SIMILAR FONT, NON-BOLD.
 4. FONT SIZES SHALL BE THE MINIMUM SHOWN IN THESE DRAWINGS.
 5. PLACARDS SHALL HAVE LETTERING IN CAPITAL LETTERS.
 6. PLACARDS SHALL BE WEATHER RESISTANT AND SUITABLE FOR THE ENVIRONMENT AND COMPLY WITH ANSI Z535.4-2011.
 7. PLACARDS SHALL BE ADHERED WHEN POSSIBLE AND MEET WITH UL969 STANDARDS. IF MECHANICALLY AFFIXED TO EQUIPMENT, USE RIVETS OR SCREWS. SEALANTS AND GASKETED HARDWARE SHALL BE USED TO MAINTAIN EQUIPMENT LISTINGS WHERE REQUIRED. NEMA 4R EQUIPMENT SHALL NOT BE DRILLED.
 8. SUBMITTALS REQUIRED FOR PLACARDS AND FOR ADHESIVES USED TO SECURE PLACARDS TO EQUIPMENT.
 9. PLACARDS WITH MOUNTING HOLES SHOULD BE 1/8" THICKNESS AND HOLES SHOULD BE 1/2" INSIDE FROM THE EDGE.

- EQUIPMENT ID PLACARDS:
1. SUBCONTRACTOR SHALL LABEL ALL ARRAYS, PULL BOXES, JUNCTION BOXES, COMBINER BOXES, DC SAFETY SWITCHES, CIRCUIT BREAKER SAFETY SWITCHES, MULTIPLE DISCONNECT SAFETY SWITCHES, DC CONTACTOR DISCONNECTS, REMOTE PV TIES, BI-POLAR ARRAY COMBINERS, INVERTERS, AC SAFETY SWITCHES, TRANSFORMERS, PANELBOARDS, CIRCUIT BREAKERS, SWITCHGEAR, RECTIFIERS, DATA MONITORING ENCLOSURES, AND METERING CABINETS. A PARTIAL LIST OF PLACARDS IS SHOWN HERE.
 2. EQUIPMENT ID PLACARDS – THE FIRST TYPE OF EACH REQUIRED EQUIPMENT ID PLACARD IS SHOWN HERE. ELECTRICAL SUBCONTRACTOR SHALL GENERATE PLACARDS FOR EACH PIECE OF EQUIPMENT AND NUMBER ALL EQUIPMENT PER THE NAMING AND NUMBERING CONVENTION DEFINED IN THESE PLANS.
 3. ARRAY ID PLACARD – SHALL BE AFFIXED TO THE REAR CORNERS OF EACH ARRAY AND NUMBERED PER PLANS. IF ATTACHING TO MODULE FRAME ADHESIVE SHALL BE USED; DO NOT DRILL OR RIVET THE MODULE FRAMES.



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SITE USE PLANS
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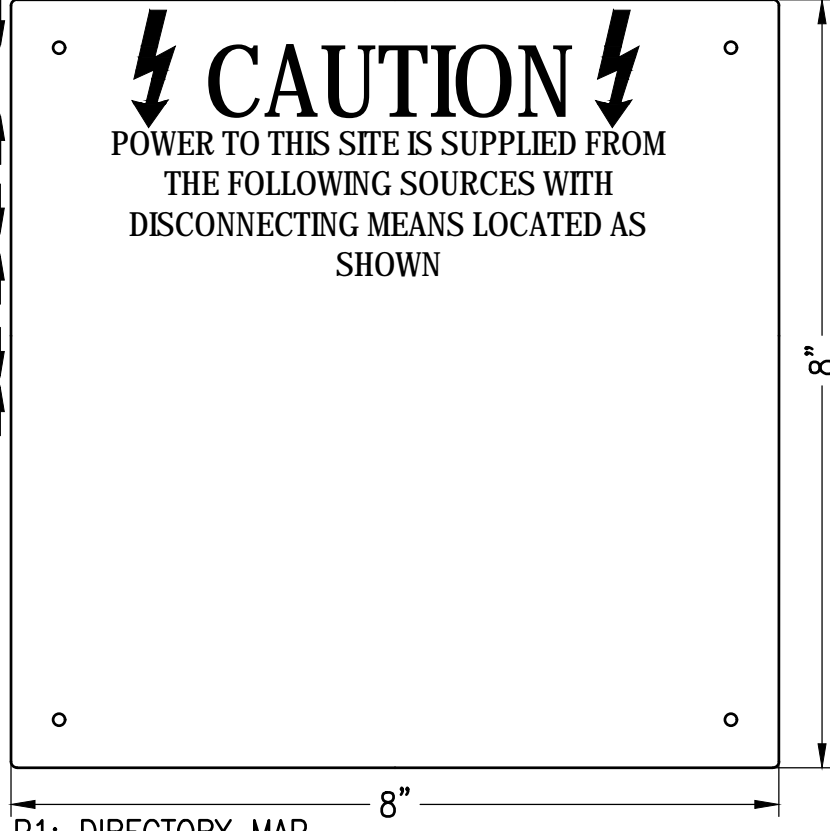
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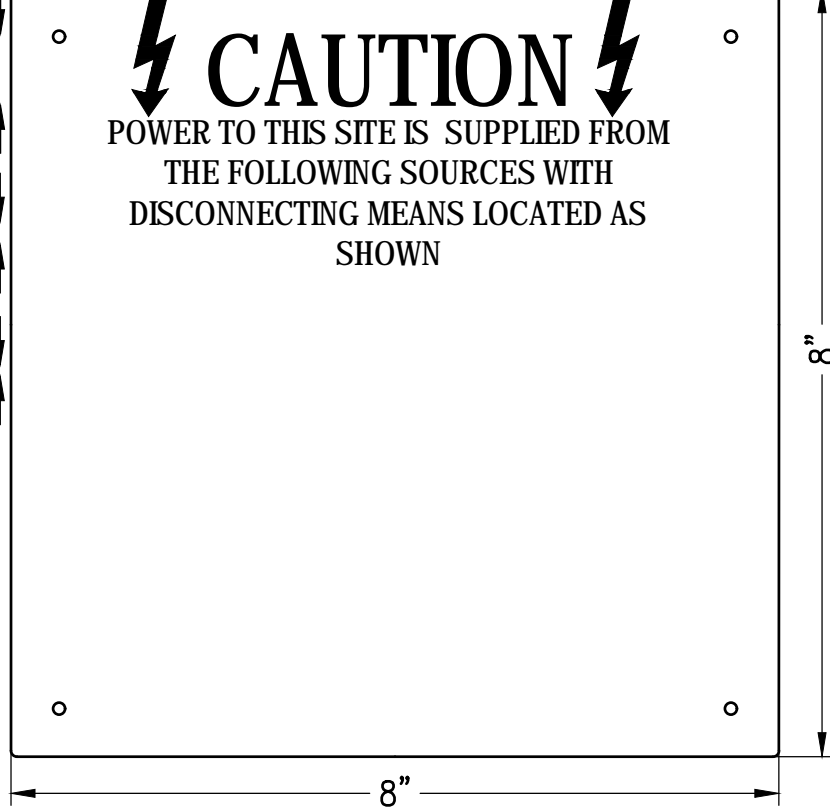
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PLACARDS

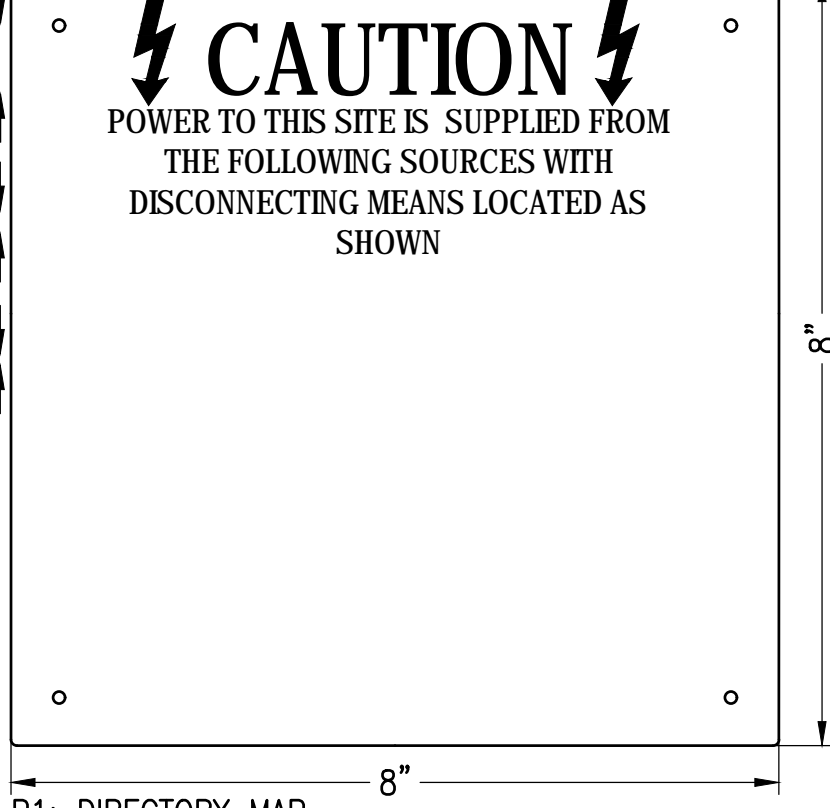
P1: DIRECTORY MAP
LOCATION: EQUIPMENT PAD
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



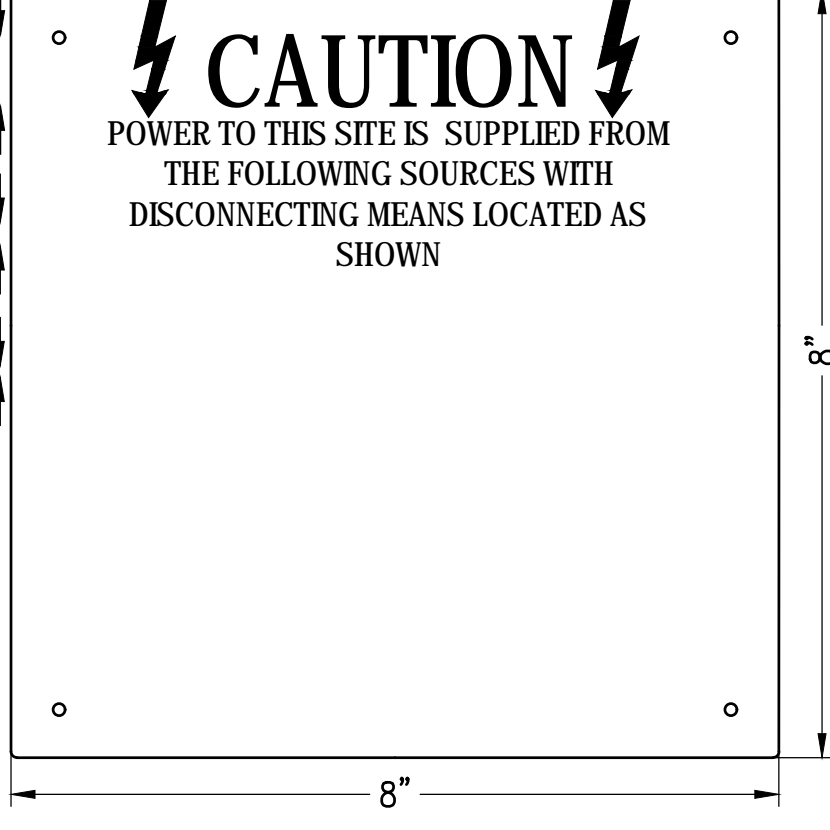
P1: DIRECTORY MAP
LOCATION: AC DISCONNECT
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



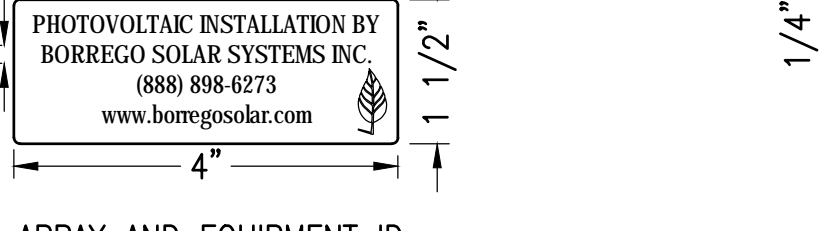
P1: DIRECTORY MAP
LOCATION: UTILITY METER
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



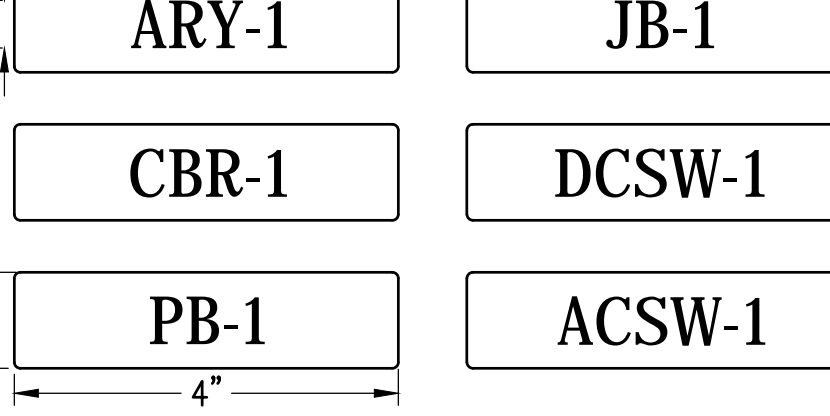
P1: DIRECTORY MAP
LOCATION: MAIN GATE
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



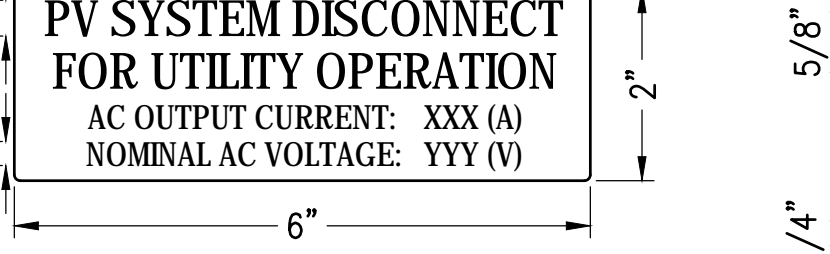
P2: BORREGO O&M CONTACT INFO
LOCATION: UTILITY ACSW, POI, INV-#, DAS
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



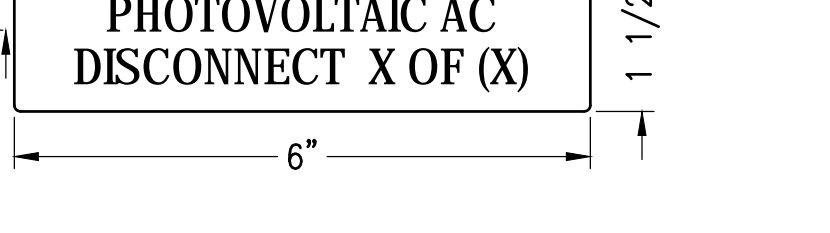
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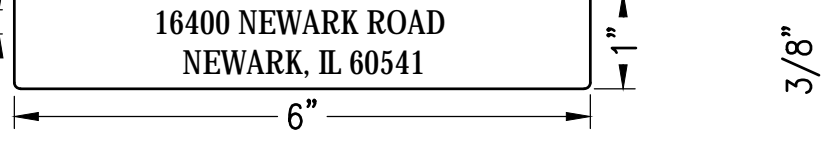
PAC1: UTILITY PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: ACSW-X
NEC: 690.54
BACKGROUND COLOR: RED; TEXT COLOR: WHITE



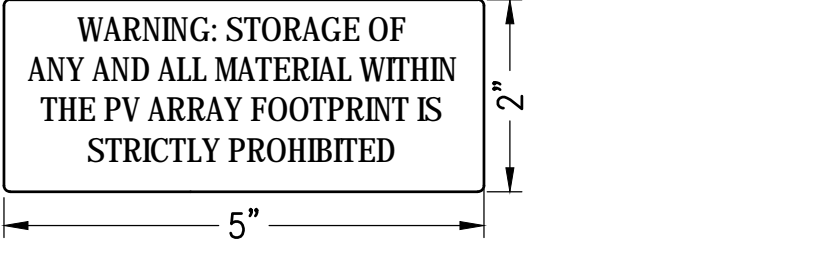
PAC2: AC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: ACSW-X OR PVCB-X (ONLY IF DC CONDUCTORS ENTER BUILDING)
NEC: 690.13(B), 690.15
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



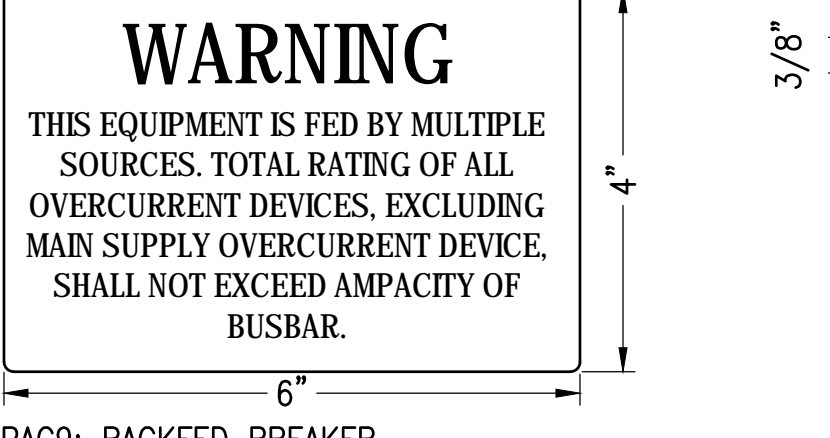
PAC3: SITE ADDRESS
LOCATION: UTILITY ACSW-X
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



P3: ROOF ARRAY STORAGE PREVENTION
LOCATION: ALL ENTRY POINTS TO THE ROOF
BACKGROUND COLOR: ORANGE
TEXT COLOR: BLACK



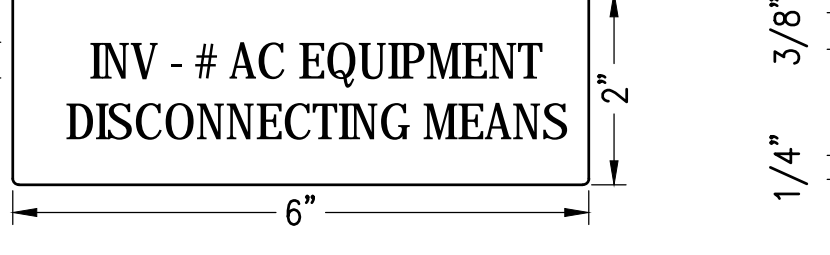
PAC8: DEDICATED SOLAR PANELBOARD
LOCATION: PNL-X
NEC: 705.12(D)(2)(3)(C)
BACKGROUND COLOR: ORANGE
TEXT COLOR: BLACK



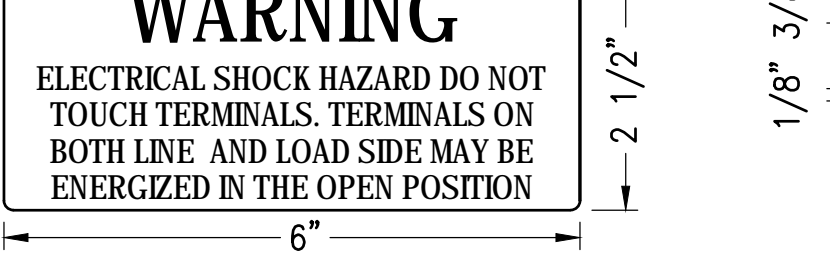
PAC9: BACKFED BREAKER
LOCATION: PVCB-X
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



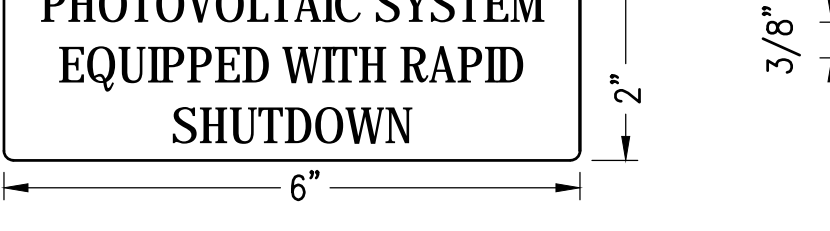
PAC10: AC EQUIPMENT DISCONNECTING MEANS
LOCATION: ACSW-X OR INV-# (IF INTEGRAL ACSW)
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



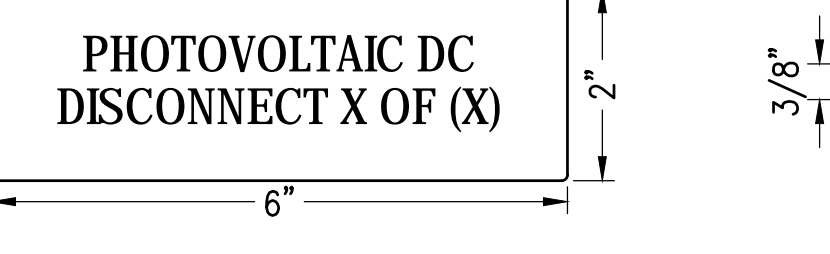
PAC11: AC DISCONNECT MEANS ENERGIZED
LOCATION: ACSW-X, PNL-X
NEC: 690.17(E)
BACKGROUND COLOR: ORANGE AND WHITE
TEXT COLOR: BLACK



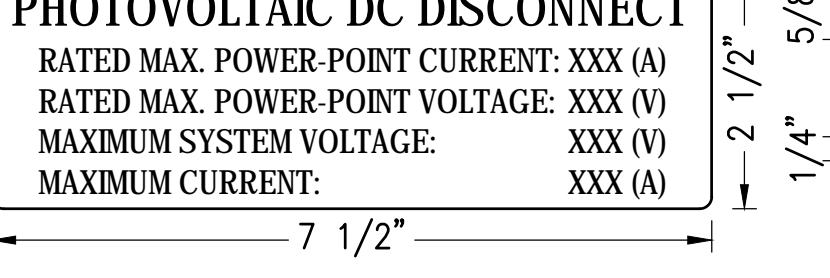
PAC12: RAPID SHUTDOWN
LOCATION: RAPID SHUTDOWN SWITCH
NEC: 690.56(C)
BACKGROUND COLOR: RED, REFLECTIVE
TEXT COLOR: WHITE, REFLECTIVE



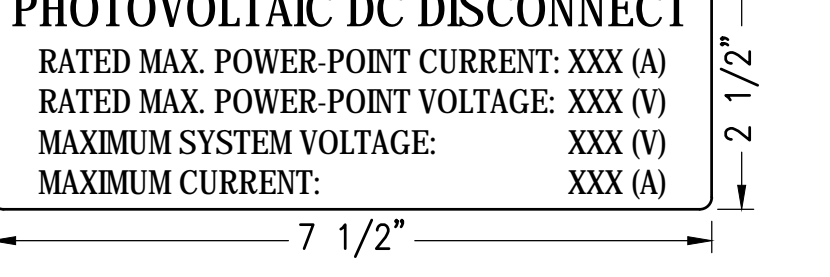
PDC1: DC PHOTOVOLTAIC DISCONNECTING MEANS
LOCATION: DCSW-X
NEC: 690.13(B), 690.15
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



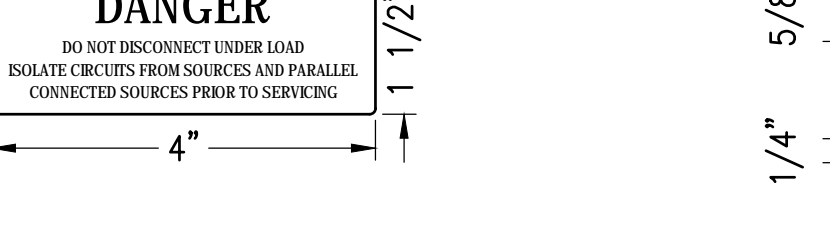
PDC2: DC DISCONNECTS
LOCATION: CBR-1 THRU CBR-X
NEC: 690.53
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



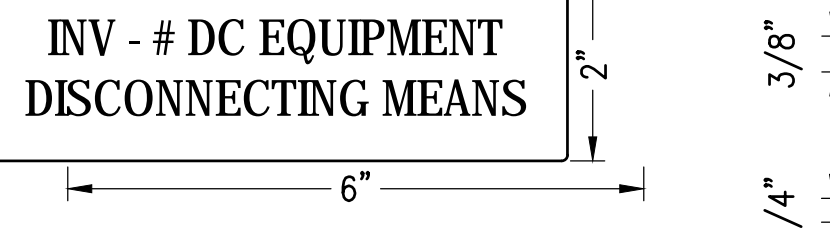
PDC2: DC DISCONNECTS
LOCATION: DCSW-X, RCBR-X, DCCT-X, MDSS-X
NEC: 690.53
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



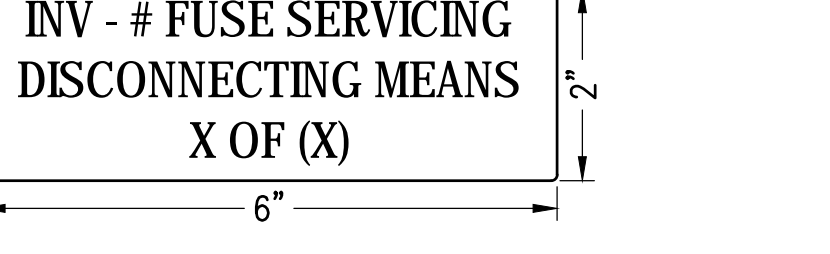
PDC3: DC ENERGIZED CONNECTION
LOCATION: ALL DC JB'S
NEC: 690.33(E)(2)
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



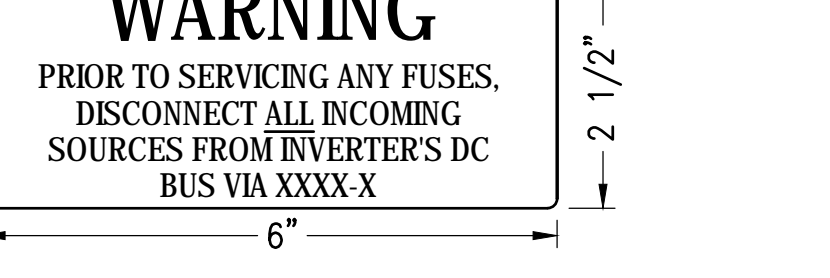
PDC5: DC EQUIPMENT DISCONNECTING MEANS
LOCATION: DCSW-X OR INV-X
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



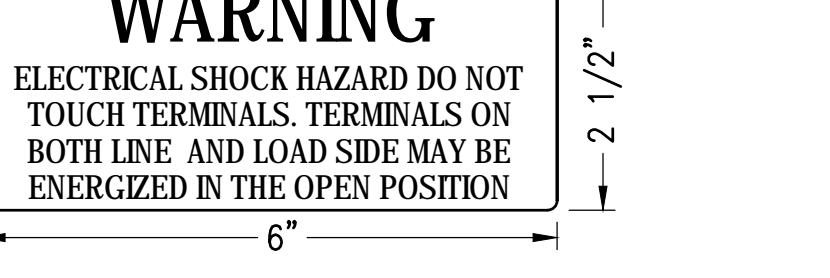
PDC6: FUSE SERVICING DISCONNECTING MEANS
LOCATION: DCSW-X, RCBR-X, MDSS-X, DCCT-X
BACKGROUND COLOR: RED
TEXT COLOR: WHITE



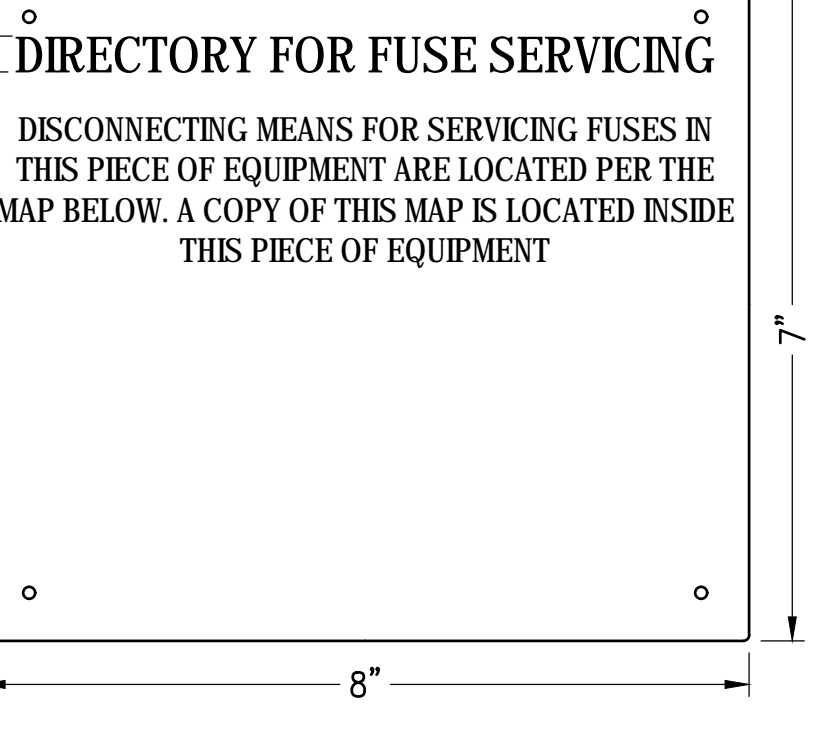
PDC8: FUSE SERVICE WARNING
LOCATION: INV-X
BACKGROUND COLOR: ORANGE AND WHITE
TEXT COLOR: BLACK



PDC11: DC DISCONNECT MEANS ENERGIZED
LOCATION: DCSW-X, CBR-X, RCBR-X
NEC: 690.17(E)
BACKGROUND COLOR: ORANGE AND WHITE
TEXT COLOR: BLACK



PDC7: DIRECTORY FOR FUSE SERVICING
LOCATION: INV-X WHERE ACSW IS >6FT AWAY
ALSO PROVIDE A POUCH AND FULL SIZE COPY OF THE MAP BELOW INSIDE THIS PIECE OF EQUIPMENT.



FS1: GENERAL DC
LOCATION: ALL EXPOSED DC RACEWAYS, CABLE TRAYS, PB-X, JB-X, EVERY 10', WITHIN 1' OF BENDS, ON CONDUITS BETWEEN ALL ENCLOSURES, AND ABOVE/BELOW PENETRATIONS OF ROOF/CEILING, WALLS OR BARRIERS
NEC: 690.31(G)(3), 690.31(G)(4)
BACKGROUND COLOR: RED REFLECTIVE
TEXT: WHITE REFLECTIVE



FS2: MAIN SERVICE DISCONNECT
LOCATION: ACSW-X
CALFIRE REQUIREMENT
BACKGROUND COLOR: RED, REFLECTIVE
TEXT COLOR: WHITE, REFLECTIVE



P4: DANGEROUS VOLTAGE
LOCATION: ALL ACCESS POINTS TO THE SITE AND EVERY 250' AROUND THE PERIMETER (ON FENCES AS NECESSARY)
BACKGROUND COLOR: ORANGE; TEXT COLOR: BLACK





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/31/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher & Co.
Insurance Brokers of CA, Inc. LIC #0726293
1255 Battery Street #450
San Francisco CA 94111

CONTACT
NAME: Lily Liang
PHONE
(A/C, No, Ext): 415-536-8622
E-MAIL: Lily_liang@AJG.com
ADDRESS:

FAX
(A/C, No):

INSURED
BORRSOL-01
Borrego Solar Systems, Inc. and HGS Solar 1, LLC
5005 Texas Street #400
San Diego, CA 92108

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Berkley Regional Insurance Company	29580
INSURER B: StarNet Insurance Company	40045
INSURER C: Tri-State Insurance Company of Minnesota	31003
INSURER D: Berkley National Insurance Company	38911
INSURER E:	
INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 682463872

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Empty Bnft Liab <input checked="" type="checkbox"/> \$1M Ea Claim/Agg GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:				4/1/2018	4/1/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 Per Project Agg. \$6,000,000
A D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY				4/1/2018 4/1/2018	4/1/2019 4/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0				4/1/2018	4/1/2019	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below				4/1/2018	4/1/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of coverage only.

CERTIFICATE HOLDER

Evidence of coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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July 2, 2018

To Matthew Asselmeier, AICP
Senior Planner
Kendall County Planning, Building and Zoning
111 West Fox Street
Yorkville, IL 60560-1498
T: 630.553.4139

Project Borrego Solar – 16400 Newark
Road, Kendall County, IL
Project # 20180117.0
Re SUP 18-15

Dear Mr. Asselmeier:

Please find the requested revisions and documentation in this email for the Solar Farm project to be located at 16400 Newark Road in Kendall County – SUP 15-18. Below is a list of responses to your recent questions list:

1. Planting Arborvitae along the northern portion of the property. Regarding the wetlands on the south portion of the property -- the neighbors indicated they would be glad to see the project moved to the south, which is understandable, although the solar company said they could not do this. Can we find out if it is legal or possible to do it? Could you outline the costs of obtaining the Corps of Engineers approval to move the solar panels closer to the wetlands. Please include additional costs associated with moving the solar panels further south.

Potential for Project Cancellation: Altering the project's current location would change the entitlement timeline materially removing any chance it has in being able to participate in the Illinois community solar program.

Wetlands:

- The project had submitted a Letter of No Objection request to the Army Corp of Engineers (ACOE) on June 8th, based upon the assumption that the project will NOT impact wetlands. We are still awaiting response from ACOE. If the current layout were to change and include impacts to wetland features, a permit from either the ACOE or Kendall County would need to be obtained prior to development.
 - i. The resubmission process can take 3 to 4 months (Per the Rock Island ACOE District) which alone would result in this project not being able to participate in the program.
 - ii. Once jurisdiction is determined and IF the wetlands are found to be under ACOE authority, the wetland permitting process (for impacts) could take an additional 3 to 6 months for processing and approval of a Nationwide Permit (impacts <0.5 acres, +/- \$5,500 for the permit and +/- \$80,000.00 per acre in mitigation costs) and approval is not guaranteed.

- iii. If wetlands are determined to be County regulated, per our understanding of the Kendall Co. ordinance, wetlands are to be protected (25 ft. buffer) and not filled – the ordinance does not allow damage, modification or adverse changes in run-off quality/quantity associated with land development.
- As is Borrego's standard practice and approach to stewardship, care is always taken to avoid impacting wetlands and/or other natural systems.
 - i. Although the existing wetlands appear to be farmed wetlands, farmed wetlands provide functional values for overland stormwater infiltration into local groundwater resources, filtration of pollutants, and soil microbe habitat benefits. Due to the values these farmed wetlands provide, both the U.S. Army Corps of Engineers (ACOE) and Kendall County enforce regulations over these wetland features.
 - ii. It is the recommendation of our certified wetland consultant, ENCAP, Inc. to avoid impacts to on-site wetland features as much as practicable to preserve valuable aquatic features. Please see the attached letter from ENCAP, Inc.

Interconnection Agreement Cancellation:

- The additional timing necessary to get ACOE approvals (not guaranteed) will outpace our interconnection agreement timing with the utility and therefore would force us to cancel our existing application and agreement with Ameren, thus canceling this project.
- Ameren will require full payment of the interconnection upgrade cost to update local grid infrastructure this fall which would not be possible given our uncertainty with respect to the system's siting.
- Borrego fully intends to make that investment to upgrade the local infrastructure in the coming months once the project is approved.

Unknown Risks:

- Borrego has completed full diligence including but not limited to a Drain Tile Survey, Wetland Delineation, Archeological Survey Phase I ESA Survey, Threatened and Endangered Species Identification, and an NRI Report on the northern half of the property which has significantly de-risked the project. By moving to the south, there are several unknowns may not allow us to build our project in that portion of the site (environmental risks, endangered species, etc.). These would not be fully vetted until after the 2018 growing season - forcing a delay to the project and thus canceling our agreement with the utility and not allowing this project to participate in the IL Adjustable Block Program.

Neighbor Accommodation 1:

- Borrego has submitted revised plans to the county to show additional Arborvitae to the north of the array to accommodate the concerns of the Village of Newark and neighboring residents. The installation spacing between plants has been reduced and the installation size of the proposed evergreen plants has been increased to a minimum 6 ft. in height. Further, the viewshed from the Bromeland home is primarily blocked due to existing trees - this additional screening will further restrict views from their location to the proposed system.


Matt Asselmeier, AICP
16400 Newark Road, Kendall County, IL – Special Use

Neighbor Accommodation 2:

- Additionally, Borrego has moved the solar array system approximately 137' west from its initial location as to still abide by county setback requirements and further reduce visibility of the system from the Bromeland home. This was achieved by using an alternate panel (Hanwha 390 modules) which reduces the number of racks required. This updated system location is reflected in the revised plans that were submitted to the County.
2. Will Ameren customers in Newark have to pay a fee of any kind to "subscribe" to get their electricity from the solar project once it is up and running. Additionally, what will be the process for people who may want to opt in to participate. Will there be any guaranteed savings for them if they do? Could you outline the subscription process?
- There are no fees associated with subscribing to projects typically in community solar markets and we do not anticipate this being any different in Illinois.
 - Subscribers should see electric bill savings between 15-20% (depending on the final project economics).
 - Details of how the subscription process will work as well as consumer protections are currently being developed by the Illinois Power Agency and the Illinois Commerce Commission. Once those are finished, community solar project owners will find subscribers through direct mail, online advertisements, community outreach, etc.
3. Can you provide more information regarding Fire Department Training?
- Borrego Solar will perform a walk-thru of the system with the FPD to address questions and show them the location of all utility disconnects and other equipment on-site. If desired, BSSI can also provide site plans with emergency contact information.

Should you have any questions or need anything additional do not hesitate to contact me or Margaret Blum at [847.828.4272](tel:8478284272) / mblum@greenbergfarrow.com.

Sincerely,

Jason Bolling
Due Diligence Coordinator


July 2, 2018

Ms. Margaret Blum
GreenbergFarrow
21 South Evergreen Avenue, Suite 200
Arlington Heights, IL 60005

RE: No Wetland Impact Review Letter
16400 Newark Road, Newark, Kendall County, Illinois
Sec. 5, T35N R6E; Lat 41.534736N, Long -88.565952W
ENCAP Project #: 18-0115B

Dear Ms. Blum,

This letter has been prepared in order to review on-site wetland field conditions and wetland regulations for the above referenced property. The project area is generally bounded by Newark Road to the north, Clear Creek to the south, agricultural fields to the east, and agricultural fields, an off-site wetland, and upland prairie area to the west. The project area primarily consists of tilled and tilled agricultural field, recently utilized for the production of Corn (*Zea mays*).

Three low-quality farmed wetlands were identified on the project area and total 2.50 acres on-site. Although these wetlands are considered low-quality for vegetation purposes, this is due to their current farmed condition. A farmed wetland provides functional values for overland stormwater infiltration into local groundwater resources, filtration of pollutants, and soil microbe habitat benefits. Due to the values these farmed wetlands provide, both the U.S. Army Corps of Engineers (USACE) and Kendall County enforce regulations over these wetland features.

The deposition of dredged or fill materials into federally jurisdictional wetlands, farmed wetlands, or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act. Under this section of the Federal Law, wetlands, farmed wetlands, or Waters of the U.S. are to be avoided and preserved by construction, grading, filling, dredging, or destruction to every extent possible. If such areas cannot be avoided by the proposed development, the applicant must provide justification as to why the areas cannot be avoided. This includes an analysis of site conditions and constraints, an alternatives site analysis, alternative layout analysis for the project, and other factors influencing the current layout of the project. IF alternative layouts are possible that would avoid impacts to wetland features on the site, then the USACE will require that project layout to be implemented for the project.

Kendall County enforces a similar regulation over isolated, non-federally jurisdictional wetlands, farmed wetlands, and waterways through their Stormwater Management Ordinance. The Ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments.

July 2, 2018

In both federal and local wetland regulations, the purpose is to preserve, avoid and minimize disturbance, fill, or destruction of wetland features as much as practicable. In addition, such regulations also require buffer strips to be placed around wetland features to aid in stormwater filtration, infiltration, and other beneficial functions to wetlands.

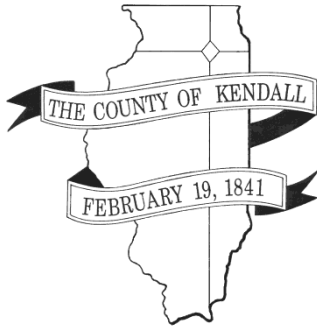
The proposed solar project for this site includes the construction of 256 strings of 27 solar modules, access roads, fencing and utility corridors. None of these modules or infrastructure will be located within any portion of the project area containing wetland resources. If the current layout were to change and include impacts to wetland features, a permit from either the USACE or Kendall County would need to be obtained prior to development.

It is the recommendation of ENCAP, Inc. to avoid impacts to on-site wetland features as much as practicable to preserve valuable aquatic features. If you should have any questions or would like to discuss these items further, please contact me at 815-748-4500 or srowley@encapinc.net.

Sincerely,
ENCAP, Inc.

A handwritten signature in cursive script, appearing to read 'S Rowley', written in dark ink.

Susan Rowley, PWS, CWS, LEED AP
Ecological Consulting Director



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-14**Michael and Dayle Saar****Map Amendment Rezoning Property from A-1 to R-1****INTRODUCTION**

Michael and Dayle Saar are requesting a map amendment rezoning the majority of the subject property from A-1 to R-1 in order to have the ability to sell the property and market the property as a single-family home site.

The petitioners own one (1) of the houses northeast of the subject parcel. They would like to divide a portion of the northeast corner off of the subject property and merge it with their property in the Timber Creek Subdivision and rezone the northeast corner to R-3 at some point in the future.

RECOMMENDATION

Staff recommends approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan. The proposed ordinance is attached to this memo.

ACTION SUMMARY**KENDALL TOWNSHIP**

Petition information was sent to Kendall Township on April 20, 2018. Kendall Township did not submit a formal objection to this request.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on April 20, 2018. The proposal went to the Yorkville Economic Development Commission on June 5th, the Yorkville Planning Commission on June 13th, and the Yorkville City Council on June 26th. The United City of Yorkville did not submit a formal objection to this request.

ZPAC

ZPAC met on this proposal on May 1, 2018. They unanimously recommended approval of the request.

KCRPC

The Kendall County Regional Planning Commission met on this proposal on May 23, 2018. They unanimously recommended approval of the request.

ZBA

The Kendall County Zoning Board of Appeals met on this proposal on June 4, 2018. They unanimously recommended approval of the request. The record of decision, including minutes of other County related meetings on this topic can be found at https://www.co.kendall.il.us/wp-content/uploads/Petition_18-14.pdf.

FINDINGS OF FACT

Existing uses of property within the general area of the property in question. The area is a mix of agricultural, farmstead, and rural estate residential uses.

The Zoning classification of property within the general area of the property in question. The properties to the east are zoned R-3. R-1, R-3, and Yorkville residential zoning are within ½ mile of the subject property.

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

The property is too small for most modern agricultural uses. Homes are located on adjoining properties to the east and north and the subject property lacks an agricultural housing allocation which prevents the construction of a home on the property without a map amendment. The property would be suitable for most single-family residential related uses.

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. The proposed amendment fits the development of the area. This area will likely continue to become more residential if the United City of Yorkville continues to annex properties in the area. The proposed amendment benefits the Petitioner by giving him the opportunity to market and sell the property for a residential purpose instead of a purely agricultural use.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposed amendment is consistent with the Land Resource Management Plan.

SITE INFORMATION

PETITIONER: Michael and Dayle Saar

ADDRESS: Between 11614 and 11571 Route 71 on the East Side of the Road

LOCATION: 0.06 Miles Southwest of Timbercreek Drive on the East Side of Route 71



TOWNSHIP: Kendall

PARCEL #: 05-07-328-003

LOT SIZE: 4.2302 acres

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Land Use	Agricultural
	Roads	Route 71 is a State maintained highway
	Trails	Trails are planned along Route 71
	Floodplain/ Wetlands	There are no floodplains or wetlands in the area. A stream runs along the southern boundary 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	Single-Family Residential	R-1 and R-3	Rural Residential	A-1, R-1, and R-3 (County) R-2 (Yorkville)
South	Agricultural/Residential	R-2 (Yorkville)	Estate Res (Yorkville)	R-2 (Yorkville)
East	Single-Family Residential	R-3	Rural Residential	A-1, R-1, R-2, R-3 RPD-3, and A-1 SU
West	Agricultural/Residential	A-1	Rural Residential	A-1 and R-1 (County) A-1 and R-2 (Yorkville)

The Timber Creek Subdivision is located to the north and east of the subject property.

The A-1 special use permit located east of the subject property is for boarding horses.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on April 12, 2018. LESA score was 178 indicating a low level of protection.

GENERAL INFORMATION

The Petitioner desires the map amendment in order to have the ability to market and sell the property for single-family use. The subject property does not have an allocation for the construction of a home and does not possess forty (40) acres. Therefore, a map amendment is required in order to construct a home onsite.

The Petitioner does not believe that the property is large enough for farming.

The Land Resource Management Plan calls for this area to be rural residential in the future. Existing single-family homes are located to the north and east of the subject property. For these reasons, Staff does not believe that the approval of this request would constitute spot zoning.

BUILDING CODES

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

ACCESS

The property fronts Route 71. Staff has no concerns regarding the ability of Route 71 to support a proposed home at this location.

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only. Staff does not foresee any concerns regarding lighting.

SCREENING

No fencing or buffer is presently planned for the property. Any new fences or plantings would be for a residential use. Any new fences would have to follow applicable regulations.

STORMWATER

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

UTILITIES

Electricity is near the property. A new well and septic system would have to obtain applicable permits.

ATTACHMENTS

1. Proposed Ordinance

ORDINANCE NUMBER 2018-_____

**MAP AMENDMENT FOR A 4.23 ACRE +/- PARCEL LOCATED APPROXIMATELY 0.06
MILES SOUTHWEST OF TIMERCREEK DRIVE ON THE EAST SIDE OF ILLINOIS ROUTE
71 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 05-07-328-003 IN
KENDALL TOWNSHIP**
Rezone from A-1 to R-1

WHEREAS, Section 13.07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 4.23 acres located on the east side of Illinois Route 71 approximately 0.06 miles southwest of Timbercreek Drive (PIN: 05-07-328-003), in Kendall Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property is currently owned by Michael and Dayle Saar and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about April 12, 2018, Petitioner filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One-Family Residential District in order to market the property for sale and to construct a single-family home on the property at some point in the future; and

WHEREAS, following due and proper notice by publication in the Kendall County Record not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on June 4, 2018, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested map amendment and zero members of the public asked questions or testified in favor or testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated June 4, 2018, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested Map Amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached

hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One-Family Residential District as depicted on the drawing attached as Exhibit C hereto and incorporated herein.
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of July, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of Section 7, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of said Section 7; thence North 01°45'36" West along the West Line of said Section 7, a distance of 695.70 feet to the present center line of Illinois State Route No. 71; thence North 71°11'00" East along said center line, 37.40 feet; thence Northeasterly along said center line, being a tangential curve to the left with a radius of 6611.12 feet, an arc distance of 2271.16 feet to the southernmost line of a tract described in a Warranty Deed from Janet C. Shick to C.A. Bassak and Frances A. Bassak, husband and wife, recorded as Document Number 74-2411 on May 21, 1974 for the point of beginning; thence South 64°37'06" East, along said southernmost line, 575.55 feet to the Southerly extension of the monumented Westerly Line of Lot 35 of Timber Creek Subdivision; thence North 26°52'33" East along said Westerly Line and its extension, 266.47 feet; thence North 63°06'24"W, 107.12 feet; thence North 26°53'36" East, 180.04 feet to the monumented Southerly Line of Lot 37 and Lot 38 of said Timber Creek Subdivision; thence North 78°39'26" West, along said monumented Southerly Line and said Line extended, 321.83 feet to said center line; thence Southwesterly along said center line, 406.64 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

Exhibit B
FINDINGS OF FACT

Existing uses of property within the general area of the property in question. The area is a mix of agricultural, farmstead, and rural estate residential uses.

The Zoning classification of property within the general area of the property in question. The properties to the east are zoned R-3. R-1, R-3, and Yorkville residential zoning are within ½ mile of the subject property.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is too small for most modern agricultural uses. Homes are located on adjoining properties to the east and north and the subject property lacks an agricultural housing allocation which prevents the construction of a home on the property without a map amendment. The property would be suitable for most single-family residential related uses.

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. The proposed amendment fits the development of the area. This area will likely continue to become more residential if the United City of Yorkville continues to annex properties in the area. The proposed amendment benefits the Petitioner by giving him the opportunity to market and sell the property for a residential purpose instead of a purely agricultural use.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The proposed amendment is consistent with the Land Resource Management Plan.

ZONING PLAT OF PART OF SECTION 7, T36N-R7E, 3rd PM KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS

DEVELOPER:

Michael O. & Dayle E. Saar
14 Timbercreek Drive
Yorkville, Illinois 60560

AREA TO BE REZONED:

184269 Sq.Ft. = 4.2302 Acres

PRESENT ZONING:

A-1 (Agricultural District)

PROPOSED ZONING:

R-1 (Residential District)

P.I.N.

05-07-328-003

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 17093C0125G with an effective date of February 4, 2009.

SOILS (USDA/NRCS - Kendall County, 2015)

- 356A Elpaso Silty Clay Loam, 0%-2% slopes
145B Saybrook Silt Loam, 2%-5% slopes

N

SCALE
1"=30'

- Indicates Iron Stake Found
- Indicates Concrete Monument Found
- Indicates Iron Stake Set
- Indicates Tree and Size
- Indicates Line of Fence
- Indicates Existing Spot Elevation
- Indicates Existing Contour Elevation
- Indicates Soil Type Boundary

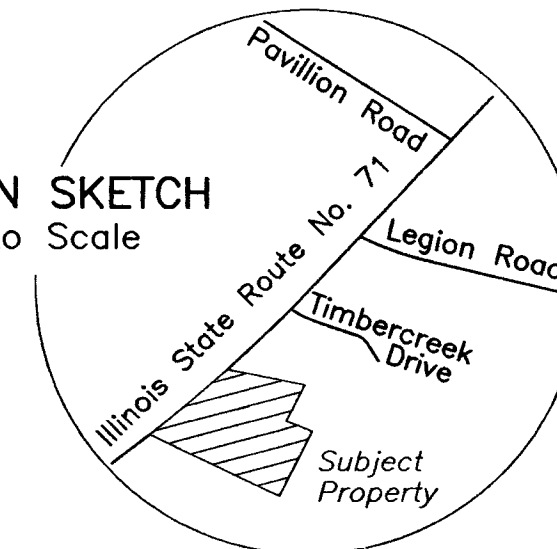
NOTE: This property is vacant.

BENCHMARKS -- (NGVD1929)

BM#1 - Southerly Magnail at Edge of
Pavement at Road Sign
Elevation = 714.43

BM#2 - Northerly Magnail at Edge of
Pavement at Mailbox
Elevation = 717.61

LOCATION SKETCH
Not to Scale

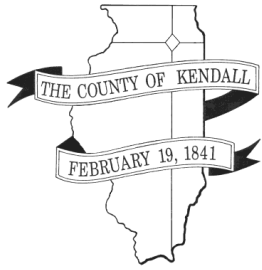


1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

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

JOB NO. 17312
JOB NAME SAAR
DWG FILE 17312B
REVISION DATE

April 2, 2018



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: June 27, 2018

Re: Petition 18-22-Repeal of Special Use at 4405 Van Dyke Road and the Property Immediately to the East of 4405 Van Dyke Road

The Southwest Community Church owns the property at 4405 Van Dyke Road. They received a special use permit in 2008 to have a place of worship on the property. Later in 2008, the County Board approved an amendment to the Southwest Community Church special use permit to allow the house on the property to be used as office space. The Southwest Community Church desires to sell the property for residential use and no longer wishes to have a special use permit on the property.

Based on the legal descriptions provided in the ordinances granting the special use permit at 4405 Van Dyke Road and amending the special use at the same address, the property immediately to the east of 4405 Van Dyke Road was inadvertently added to the special use permit. The owner of that property, Geraldine Declaration of Trust, would like the zoning of their property corrected by also having the special use permit revoked on their property.

If the proposed revocation is approved, both properties would be zoned A-1 Agricultural.

A proposed ordinance, map of the area, and Ordinance 2008-11 and 2008-21 are attached.

If you have any questions, please let me know.

Thanks,

MHA

Enc: Draft Revocation Ordinance
Area Map
Ordinance 2008-11
Ordinance 2008-21

ORDINANCE # 2018-_____

**REVOKING A SPECIAL USE for
A PLACE OF WORSHIP AT 4405 VAN DYKE ROAD AND THE PROPERTY
IMMEDIATELY TO THE EAST OF 4405 VAN DYKE ROAD
(PARCEL ID NUMBERS 09-05-400-021 AND 09-05-400-020) IN SEWARD TOWNSHIP**

WHEREAS, Southwest Community Church petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a special use permit for the operation of a place of worship on their property located at 4405 Van Dyke Road in Seward Township, identified by Parcel Identification Number 09-05-400-021; and

WHEREAS, said property is legally described the attached Exhibit “A”; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request as Ordinance 2008-11 on April 15, 2008; and

WHEREAS, Southwest Community Church petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for amending a special use permit for the operation of a place of worship by converting the use of the existing house from a residence into an office on their property located at 4405 Van Dyke Road in Seward Township, identified by Parcel Identification Number 09-05-400-021; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request as Ordinance 2008-21 on June 3, 2008; and

WHEREAS, the property owned by Geraldine Declaration of Trust and identified by Parcel Identification Number 09-05-400-020 was incorrectly included with the special use permit awarded by Ordinance 2008-21; and

WHEREAS, Robert M. Eby is the President and Lead Pastor of Southwest Community Church and is authorized to make requests on behalf of Southwest Community Church; and

WHEREAS, Geraldine A. Mann is authorized to make requests on behalf of Geraldine Declaration of Trust; and

WHEREAS, Section 13.08.F of the Kendall County Zoning Ordinance allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, no public hearing is required for an owner-initiated revocation; and

WHEREAS, Southwest Community Church, owner, no longer desire the special use permit and

have stated in a letter as provided in attached Exhibit “B” that they voluntarily request that Kendall County revoke the special use permit on the above-referenced property; and

WHEREAS, Geraldine Declaration of Trust, owner, no longer desire the special use permit and have stated in a letter as provided in attached Exhibit “C” that they voluntarily request that Kendall County revoke the special use permit on the above-referenced property; and

NOW, THEREFORE, BE IT ORDAINED, by the County Board of Kendall County, Illinois that the special use permit granted under Ordinance 2008-11 and amended by Ordinance 2008-21 be revoked as of the date of this Ordinance; and

BE IT FURTHER ORDAINED, that the Zoning Administrator and other appropriate County officials are hereby authorized and directed to update the Official Zoning Map of Kendall County to reflect the revocation of the special use permit granted under Ordinance 2008-11 and amended by Ordinance 2008-21 on the subject property.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 17th day of July, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

EXHIBIT A

ckm 10/31/2007

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 829.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, WHICH FORMS AN ANGLE OF 90 DEGREES 15 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1215.38 FEET TO THE CENTER LINE OF VAN DYKE ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 501.65 FEET TO SAID EAST LINE; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER 1231.69 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG SAID NORTH LINE, 501.32 FEET TO THE POINT OF BEGINNING, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Southwest Community Church

901 Shorewood Dr., Shorewood, IL 60404

815-475-4680

staff@southwestonline.org

June 20, 2018

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630.553.4179

I, Robert M. Eby, am the President and Lead Pastor of the Southwest Community Church of the Assemblies of God ("Church"), owner at 4405 Van Dyke Road, Minooka, IL 60447. In this capacity, I am authorized to make the request in this letter on behalf of the Church.

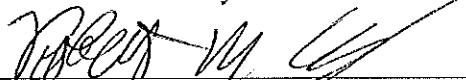
On April 15, 2008, the property was granted a special use (Ordinance 2008-11). The special use granted in 2008 was granted for the operation of a church. The special use permit was amended on June 3, 2008 (Ordinance 2008-21) by allowing the house to be used as an office.

Pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, I hereby voluntarily request on behalf of the Church that Kendall County revoke the Church's special use permits on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use permits. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right and the Church's right to a public hearing and formally request the above-referenced special use be removed from the Church's property.

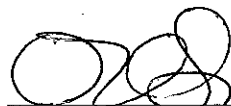
Dated: June 20, 2018

Southwest Community Church of the Assemblies of God

By:


Robert M. Eby, its President and Lead Pastor

Attest:


Notary Public

06/25/2018
Date



Worship
God

Embrace
People

Discover
the Faith

Share
Life

Exhibit C

06-21-2018

Kendall County Planning, Building and Zoning

Attn: Matthew H. Asselmeier

111 West Fox Street, Room 203

Yorkville, IL 60560-1498

Phone: 630/553-4139 Fax: 630/553-4179

Re: Parcel Number 09-05-400-020

To Whom it May Concern:

I, Geraldine A. Mann, represent the Geraldine Declaration of Trust, owner of the property on the north side of Van Dyke Road between 4405 and 4295 Van Dyke Road, Minooka, Illinois, and identified by Parcel Number 09-05-400-020.

On June 18, 2018 I received a letter dated June 15, 2018 from Matthew Asselmeier advising me that I owned a property in Kendall County that possessed a special use permit. I followed up with an email on that same day, asking for more details, and received a response identifying the above captioned property as the one possessing a special use permit.

According to the information provided in Mr. Asselmeier's response, the property was granted a special use (Ordinance 2008-11) on April 15, 2008 for the operation of a church. I also learned that this special use permit was amended on June 3, 2008 (Ordinance 2008-21) by allowing the house to be used as an office.

It would appear that my property was mistakenly included in a request made by Southwest Community Church who purchased 5.72 acres which adjoins my 16+- acres. Furthermore, I have no recollection of giving anyone permission to make such a request on my behalf. Also, it is important to note that I have been paying property taxes on this property since the date the special use(operation of a church) was granted.

In short, I hereby request that a correction be made in the Kendall County Zoning records, showing that the above captioned property should not have been classified under a special use permit.

Geraldine A. Mann, Trustee

Geraldine A. Mann, Trustee, Geraldine A.

Mann Declaration of Trust

Attest: *Vickie D. Wayne*
Notary Public



4405 Van Dyke Road



- June 27, 2018
- Arrow 100
 - Arrow 400
 - FromTo 100
 - FromTo 400
 - Tip 100
 - Tip 400
 - Road Names

ORDINANCE NUMBER 2008 - XX

**GRANTING A SPECIAL USE for the
OPERATION OF A CHURCH to
SOUTHWEST COMMUNITY CHURCH**

WHEREAS, Southwest Community Church, has filed a petition for a Special Use within the A-1 Agricultural Zoning District for the operation of a church pursuant to Section 7.01.D.7 of the Kendall County Zoning Ordinance for a 23 acre property located on the north side of Van Dyke Road between Grove Road and Mc Kanna Road, commonly known as 4405 Van Dyke Road (Pin # 09-05-400-016), in Seward Township, as legally described in "Exhibit A"; and

WHEREAS, said petition is to allow the operation of a church and use the existing barn as an administration building for 3-4 full time employees; 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 held on March 25, 2008; and

WHEREAS, the Kendall County Board 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 as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit per section § 7.01.D.7 (A-1 Special Uses-Churches) to permit the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "B" attached hereto and incorporated herein,, subject to the following conditions:

1. The future church campus be submitted for site plan approval through the standard process called out in Section 13 of the Zoning Ordinance to make sure all requirements are met for the future buildings, including landscape plans and elevations.
2. The sign can be submitted as a building permit before site plan approval as long as it is in the same location shown on the plan.
3. Certificate of Occupancy and change in use is required prior to occupying and using the barn as an administration building.
4. Dedication of 20' trail easement prior to Certificate of Occupancy.

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 15, 2008.

Attest:


John A. Church
Kendall County Board Chairman



Renetta Mickelson
Kendall County Clerk

EXHIBIT A

ckm 10/31/2007

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 829.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, WHICH FORMS AN ANGLE OF 90 DEGREES 15 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 1215.38 FEET TO THE CENTER LINE OF VAN DYKE ROAD; THENCE EASTERLY ALONG SAID CENTER LINE 501.65 FEET TO SAID EAST LINE; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER 1231.69 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG SAID NORTH LINE, 501.32 FEET TO THE POINT OF BEGINNING, IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

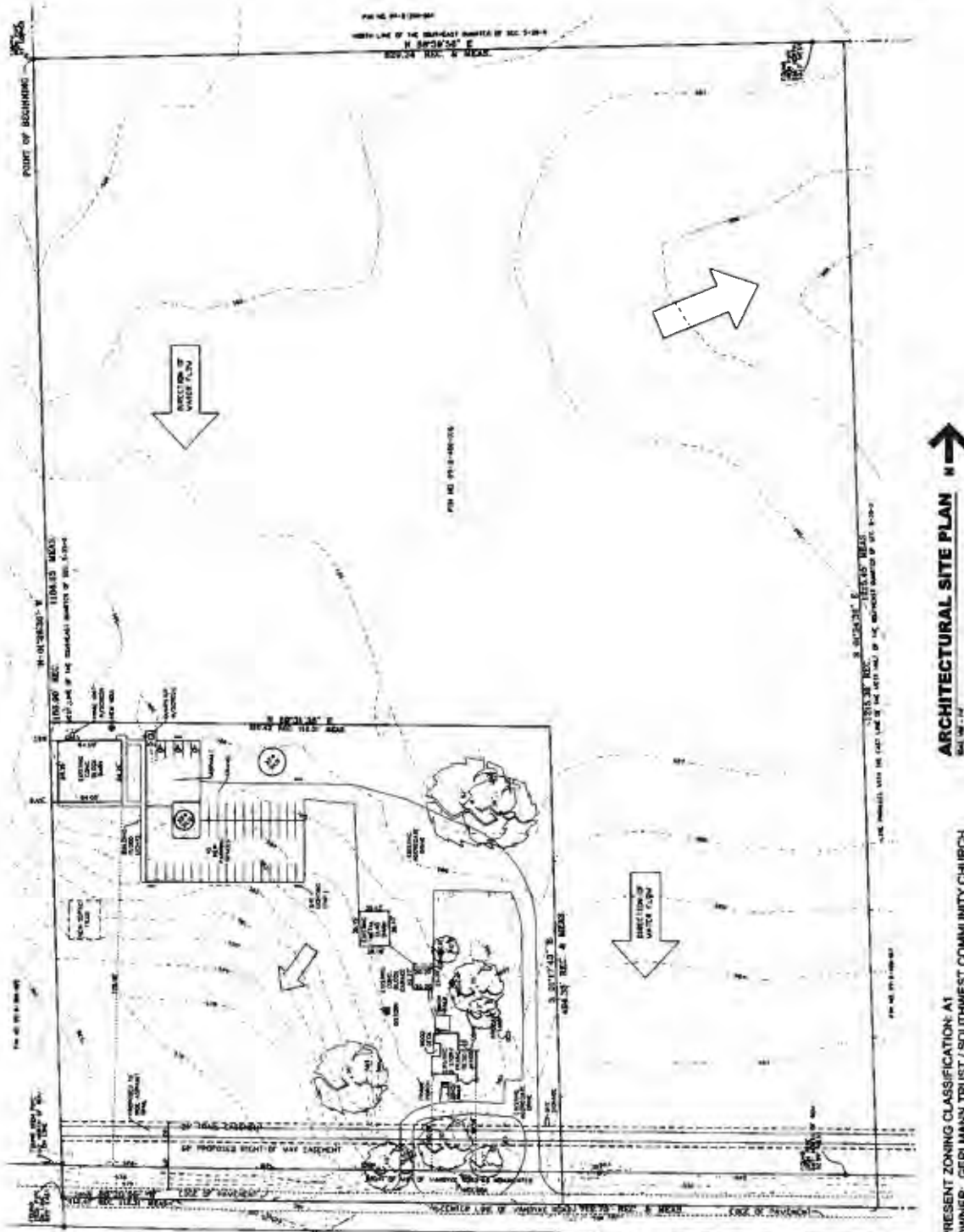
[illegible]

Southwest Community Church
405 Vandave Road
Joliet, Illinois
GOVT. FILE
ARCHITECTURAL SITE PLAN

[illegible]

EXHIBIT B

LOCATION MAP



PRESENT ZONING CLASSIFICATION: A1
OWNER: GERI MANN TRUST / SOUTHWEST COMMUNITY CHURCH
DESIGNER: ASPEN GROUP
SURVEYOR: ENGINEERING RESOURCES ASSOCIATES

ORDINANCE NUMBER 2008 - 08-21

GRANTING A SPECIAL USE for the
OPERATION OF A CHURCH to
SOUTHWEST COMMUNITY CHURCH

09-05-400-020
no legal
09-05-400-021
legal
(see attach map)

WHEREAS, Southwest Community Church, has filed a petition for a Special Use within the A-1 Agricultural Zoning District for the operation of a church pursuant to Section 7.01.D.7 of the Kendall County Zoning Ordinance for a 23 acre property located on the north side of Van Dyke Road between Grove Road and Mc Kanna Road, commonly known as 4405 Van Dyke Road (Pin # 09-05-400-020 & 09-05-400-021), in Seward Township, as legally described in "Exhibit A"; and

no legal

✓ legal included

WHEREAS, said petition was approved on April 15, 2008 by the County Board as ordinance #08-11 for the operation of a church;

WHEREAS, said ordinance stipulated Southwest Community Church would utilize the existing barn for administrative purposes limited to 3-4 full time employees and group meetings;

WHEREAS, the testimony indicated the administration building would be utilized as administrative offices and meeting room space for church groups;

WHEREAS, the church now desires to utilize the existing residence as an administration office for 3-4 full time employees while retaining the ability to utilize the barn as meeting room space for church groups;

WHEREAS, the change is in keeping with the intended use of the property as approved by the Board and does not result in an increase in intensity of said use;

WHEREAS, the Kendall County Board 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 as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby amends ordinance #08-11 to provide for the following: approval of a special use zoning permit per section § 7.01.D.7 (A-1 Special Uses-Churches) to permit the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "B" attached hereto and incorporated herein,, subject to the following conditions:

1. The future church campus be submitted for site plan approval through the standard process called out in Section 13 of the Zoning Ordinance to make sure all requirements are met for the future buildings, including landscape plans and elevations.
2. The sign can be submitted as a building permit before site plan approval as long as it is in the same location shown on the plan.
3. Certificate of Occupancy and change in use is required prior to occupying and using the barn as an administration building.
4. Dedication of 20' trail easement prior to Certificate of Occupancy.

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

State of Illinois
County of Kendall

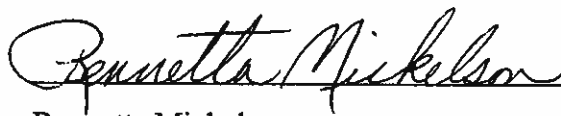
Zoning Petition
08-03

IN WITNESS OF, this ordinance has been enacted on June 3, 2008.

Attest:



John A. Church
Kendall County Board Chairman



Renetta Mickelson
Kendall County Clerk

Exhibit A

STREET ADDRESS: 4405 VAN DYKE ROAD

CITY: MINOOKA

COUNTY: KENDALL COUNTY

TAX NUMBER: 09-05-400-016

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE CENTERLINE OF VANDYKE ROAD; THENCE NORTH 01 DEGREES 28 MINUTES 36 SECONDS WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 483.67 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 36 SECONDS EAST, A DISTANCE OF 510.43 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 43 SECONDS EAST, A DISTANCE OF 494.35 FEET TO A POINT ON THE CENTERLINE OF SAID VANDYKE ROAD; THENCE NORTH 89 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 396.85 FEET TO AN ANGLE POINT IN THE CENTER LINE OF VANDYKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 55 SECONDS WEST, A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

LEGALD

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Southwest Community Church
4405 Vandave Road
Joliet, Illinois 60438
ARCHITECTURAL SITE PLAN

Aspen Group
1000 N. LaSalle Street
Joliet, Illinois 60438
Tel: 815-724-1111
Fax: 815-724-1112
www.aspengroup.com

G-200
10/10/2014
10/10/2014
10/10/2014

EXHIBIT B

LOCATION MAP



ARCHITECTURAL SITE PLAN

PRESENT ZONING CLASSIFICATION: A1
OWNER: GERI MARK TRUST / SOUTHWEST COMMUNITY CHURCH
DESIGNER: ASPEN GROUP
SURVEYOR: ENGINEERING RESOURCES ASSOCIATES

G.L. 1

Middle

Middle Aux

05

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-014
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-017
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-021
5.72

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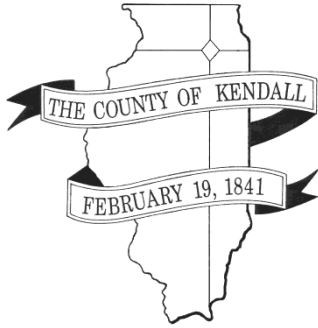
-016
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-003
2.0

-019.1



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: June 27, 2018
Re: Zoning Ordinance Consolidation Memo

The Kendall County Zoning Ordinance is currently nineteen (19) separate documents. None of these documents are directly connected. As such, unlike many municipalities and counties, the Kendall County Zoning Ordinance is not a searchable document. In addition, several typographical and citation errors exist within the Kendall County Zoning Ordinance.

At the direction of County Administrator Koeppel, Staff asked Teska Associates, Inc. for a price quote to unify the Kendall County Zoning Ordinance into one (1) searchable document and correct typographical errors and citation errors. The price quote is attached. County Administrator Koeppel favored this project because the Zoning Ordinance is currently unsearchable and hard to use by the public; the project would also increase transparency.

As of the date of this memo, adequate funds exist in the Planning, Building and Zoning Department's budget in the current fiscal year for this project. The project could also be postponed into the next fiscal year, if the Committee deems appropriate.

If you have any questions, please let me know.

MHA

ENC: Teska Associates, Inc. Price Quote



June 6, 2018

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building and Zoning
111 West Fox Street
Yorkville, IL 60560

RE: Cost Estimate for Zoning Ordinance Update

Dear Matthew:

Teska Associates, Inc is pleased to provide this cost estimate for review and revision to the Kendall County Zoning Ordinance. This effort would be a minor, but important, update to the code to accomplish the following:

- Verify, and adjust as needed, all cross-references in the code.
- Consolidate the code into one document (rather than the existing multiple sperate chapters)
- Check for, and edit as needed, other existing typos
- Eliminate duplicate sections of the code with the enhanced cross-references
- Enhance the use of the PDF version of the code by:
 - Providing a 'clickable-link' to all defined terms
 - Making cross-references 'clickable' to that section of the code
 - Creating a table of contents that is 'clickable' to the relent section of the code

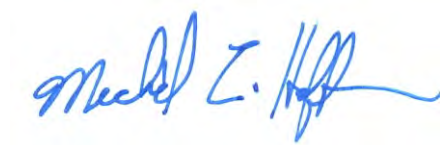
We propose the following process to accomplish this effort:

1. **Kick-off Meeting** - Meeting with County staff to review the scope, timeline, and any additional concerns with the existing code not noted above that could aid in the use of the zoning ordinance
2. **Code Updating** – Teska will edit and enhance the code as noted above and provide an electronic draft for staff to review.
3. **Additional Edits** – Based on comments from staff, Teska will complete additional edits as needed to complete the code update.

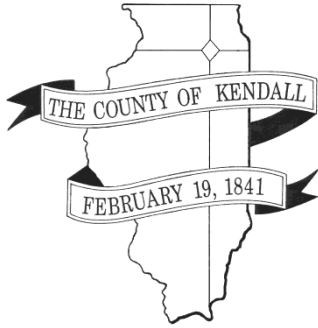
All initial work will be done using Microsoft Word and Adobe Acrobat, and all original files will be provided to the County upon completion of the work.

We propose to complete this work based on our standard hourly rates, with a not-to-exceed cap of \$8,000. We would estimate the work to take approximately two months to complete. Let me know if you have any questions. We would be happy to modify this scope as needed to better match the needs of Kendall County.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael E. Hoffman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael E. Hoffman, AICP, PLA
Vice President



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MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: June 27, 2018
Re: NPDES Report Survey

According to Kendall County's NPDES Permit, the County is supposed to survey residents and townships annually on stormwater related topics. WBK provided the attached list of questions.

Staff was wondering if the Committee had any suggested questions they would like included on the survey.

Staff is considering using SurveyMonkey to gather information from residents. The cost of the survey depends on the length of time the survey is available. The cost is Thirty-Seven Dollars (\$37) per month. Surveys will be mailed to the townships.

MHA

ENC: Suggested Questions

NPDES Annual Evaluation Sample Survey Questions
Kendall County

SurveyMonkey is a good, online tool to utilize for distributing surveys to different participants.

Public Education and Outreach

This survey could be given to members of the community who attend public meetings or volunteer events. It could also be included on the County's website. Staff members of the County could also take this survey.

1. What topics are you interested in learning more about that the County could provide information on? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
 - A. How to properly store and dispose of common household products such as fuel, oil, paint, etc.
 - B. How to incorporate green infrastructure such as rain gardens, rain barrels, or permeable pavement onto my property to improve rainwater runoff.
 - C. How to compost to reduce the amount of waste my household generates.
2. Do you utilize the stormwater information listed on the County's website at <https://www.co.kendall.il.us/planning-building-zoning/npdes/>?
 - A. Yes
 - B. No
3. Do you find the stormwater information listed on the County's website helpful?
 - A. Yes
 - B. No

Public Participation/Involvement

This survey could be given to members of the community who attend public meetings or volunteer events. It could also be included on the County's website. Staff members of the County could also take this survey.

1. Do you think the County offers enough volunteer opportunities for members of the community?
 - A. Yes
 - B. No
2. Do you utilize the volunteer opportunities information listed on the County's website at <https://www.co.kendall.il.us/administration/volunteer-opportunities/>?
 - A. Yes
 - B. No

3. Do you find the volunteer opportunities information listed on the County's website helpful?
 - A. Yes
 - B. No
4. What volunteer opportunities would you be interested in participating in in the future? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
 - A. River clean-up
 - B. Electronic recycling
 - C. Household waste (fuel, oil, paint, etc.) recycling

Illicit Discharge Detection & Elimination

This survey could be given to the Townships within the County to evaluate their views on how illicit discharges are handled.

1. If an illicit discharge is identified by a Township staff member or reported to the Township office, do you work with the County to get it removed?
 - A. Yes
 - B. No
 - C. Have not identified illicit discharge.
2. Do you feel the County is doing a sufficient job in identifying, tracking, and removing illicit discharges and non-stormwater discharges that are significant polluters within the County?
 - A. Yes
 - B. No
 - C. There have not been illicit discharges identified within my Township.
3. What can the County do to better identify and track illicit discharges?
 - A. Perform more visual inspections at outfalls throughout the County.
 - B. Once an illicit discharge is identified perform more grab samples downstream of the location.
 - C. Both of the above.
 - D. None of the above.
 - E. Other (Include text box for participants to fill in their answer).

Construction and Post-Construction Runoff Control

This survey could also be given to the Townships within the County.

1. Do you feel that the County does an adequate job inspecting soil erosion and sediment control on construction sites within your township?
 - A. Yes
 - B. No

- C. There have not been construction projects within my Township during the past year.
2. What can the County do to better monitor soil erosion and sediment control issues on construction sites? (Include text box for participants to fill in their answer).

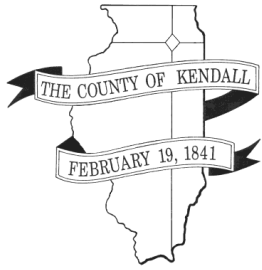
Pollution Prevention/Good Housekeeping

This survey could be given to staff members of the County to evaluate their views on the County's pollution prevention practices.

1. Do you feel the County provides adequate training to staff members to keep them informed on stormwater pollution prevention practices?
- A. Yes
 - B. No
2. Do you feel the County is taking necessary measures to reduce flooding throughout the County?
- A. Yes
 - B. No

Township: _____

Name of Person Completing Survey (Optional): _____



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MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: July 2, 2018

Re: 17-28 Proposed Text Amendments to Sections 7.01.D.32, 7.01.D.33 and 10.03.B.4 of the Kendall County Zoning Ordinance Pertaining to Regulations of Outdoor Target Practice or Shooting Ranges (Not Including Private Shooting in Your Own Yard)

At their meeting on June 27, 2018, the Kendall County Regional Planning Commission requested that the Planning, Building and Zoning Committee consider the following amendments to the proposed outdoor shooting range zoning regulations:

1. The exemption for the Forest Preserve District and lands owned by the State of Illinois and used for parks should be removed. The public health, safety, and welfare issues that the proposal seeks to address are the same for publicly owned lands and privately owned lands.
2. The Commission would like the proposal divided into three (3) parts: shotgun, rifle, and pistol. The Commission believes that this division would resolve issues related to minimum lot size and distance to neighboring structures. In talking with PBZ Chairman Davidson, Staff believes that the resulting division would simply cause petitioners to request three (3) special use permits.
3. Commissioners were concerned regarding the removal of the five (5) acre minimum lot size requirement; ranges would simply have to meet the setbacks of the zoning district. PBZ Chairman Davidson would like the setbacks to be determined on a case-by-case basis.
4. Commissioners were concerned regarding the removal of the one thousand foot (1,000') buffer between ranges and churches, schools, and neighboring houses. PBZ Chairman Davidson would like the distances to be determined on a case-by-case basis.
5. Commissioners were concerned about the noise requirement. Unlike other noise regulations, the sixty-five (65) dBa requirement would be constant instead of lowering to fifty-five (55) dBa at 10:00 p.m. PBZ Chairman Davidson would like the noise regulations to be evaluated on a case-by-case basis.

An unamended proposal is attached to this memo.

If you have any questions prior to the meeting on this topic, please let me know.

Thanks,

MHA

ENC: Proposed Text Amendment

Outdoor Target Practice or Shooting (not including private shooting ~~in your own yard on your own property or shooting ranges located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State Parks~~) with the following conditions:

- a. Requires conformity with NRA standards; provide appropriate berming based on surrounding land use and type(s) of firearms to be used. Such as berming shall generally be consistent with standards established in the NRA Source Book. **(See requirements b, c, and d of the proposal)**
- b. ~~Requires minimum parcel size of 5 acres, depending on the venue. Must meet setbacks of the zoning district. (See requirement k of the proposal)~~
- c. Must have a sign that lists allowed firearm types **based on the special use permit**, rules of operation; hearing and vision protection required. **(See requirement f of the proposal)**
- d. ~~State recognized, nationally recognized or NRA Certified range supervisor~~ At least one (1) **designated qualified person** must be present at all times when firing is taking place at for-profit outdoor target practice or shooting ranges. The qualified person shall be knowledgeable of the type of shooting being supervised, shall be approved by the owner of the range, and shall know and enforce all range rules. **(See requirement g of the proposal)**
- e. **At least one (1) R**range flag flown, a sign, **cone**, or red light lit at all times that firing is taking place. **(See requirement h of the proposal)**
- f. Hours and days of operation as specified in the Special Use Permit to be determined by the County Board. **(Unchanged-see requirement i of the proposal)**
- g. Access must be controlled by a **gated entrance lockable gate**. **The range proper shall be gated and fenced in a manner so to prohibit entrance on the property by members of the public and shall have signs posted at one hundred foot (100') intervals warning members of the public of the danger. Berming may substitute for fencing. (See requirement j of the proposal)**
- h. Hazardous waste plan addressing lead management required. **(See requirement a of the proposal)**
- i. No discharge of lead shot into wetland. **(See requirement o of the proposal).**
- j. ~~Must be at least 1,000' from existing dwellings and property lines of schools, daycares, places of worship and airstrips. Must meet setbacks of the zoning district. (See requirement k of the proposal)~~
- k. No alcohol allowed. **(Unchanged-see requirement l of the proposal)**
- l. No projectiles shall leave the boundaries of the site. **(Unchanged-see requirement m of the proposal)**
- m. All applicable Federal, State and **County local** rules and regulations shall be adhered to. **(See requirement o of the proposal)**
- n. Must meet all requirements of the Kendall County Health Department. **(See requirement o of the proposal)**

o. Water and drainage plans must be approved by the Kendall County Planning, Building and Zoning Office. **(See requirement a of the proposal)**

p. Signage is permitted but must meet the Sign Ordinance regulations of Section 12 of the Zoning Ordinance. **(See requirement o of the proposal)**

q. Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance. **(See requirement o of the proposal)**

r. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance **(Unchanged-see requirement p of the proposal)**

New regulations:

1. Safety area and range must be under the control of the operator of the range. **(Requirement e)**
2. Insurance requirement added. **(Requirement n)**
3. Noise requirement added; no distinction between day and night. **(Requirement q)**
4. New ordinance does not apply to existing ranges. **(Requirements r and s)**
5. New ranges open to the public are governed by this ordinance **(Requirements r and s)**
6. Easement provision contained in previous proposals was removed.

ORDINANCE # 2018-_____

**TEXT AMENDMENT TO SECTIONS 7.01.D.32, 7.01.D.33 AND 10.03.B.4 OF THE
KENDALL COUNTY ZONING ORDINANCE PERTAINING REGULATIONS OF
OUTDOOR COMMERCIAL SPORTING ACTIVITIES AND OUTDOOR TARGET
PRACTICE OR SHOOTING RANGES (NOT INCLUDING PRIVATE SHOOTING
IN YOUR OWN YARD)**

WHEREAS, the Kendall County Planning Building and Zoning Committee requested a text amendment to Sections 7.01.D.32, 7.01.D.33 and 10.03.B.4 of the Kendall County Zoning Ordinance related to regulations of outdoor commercial sporting activities and outdoor target practice or shooting ranges (not including private shooting in your own yard) in the A-1 Agricultural District and M-3 Earth Materials Extraction, Processing and Site Reclamation District; and

WHEREAS, 55 ILCS 5/5-12001 grants Kendall County the authority to regulate and restrict the location and use of structures and uses for the purpose of promoting the public health, safety, morals, comfort and general welfare throughout the unincorporated areas of the County; and

WHEREAS, gun clubs were a permitted use in the A-1 Agricultural District under the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, gun clubs were reclassified as a special use in the A-1 Agricultural District under the Kendall County Zoning Ordinances adopted in 1959 and July 9, 1974; and

WHEREAS, outdoor shooting ranges were classified as a similar use to gun clubs per the hearing of the Kendall County Zoning Board of Appeals on September 30, 1982 and were included as a special use in the A-1 Agricultural District by Ordinance 82-11 adopted November 9, 1982; and

WHEREAS, the restrictions governing target practice or shooting (not including private shooting in your own yard) in the A-1 Agricultural District and M-3 Earth Materials Extraction, Processing and Site Reclamation District were established through Ordinance 2013-14 adopted July 16, 2013; and

WHEREAS, the Kendall County Board amends this ordinance from time to time in the public interest; and

WHEREAS, all administrative procedures required prior to passing text amendments to the Kendall County Zoning Ordinance have been followed, including holding a public hearing, before the Kendall County Zoning Board of Appeals, which occurred on **Month Day, 2018**; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Sections 7.01.D.32, 7.01.D.33 and 10.03.B.4 of the Kendall County Zoning Ordinance as provided:

- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Amended Text: The existing language of Section 7.01.D.32 is hereby deleted and replaced with the following:

“7.01.D.32 Outdoor Commercial Sporting Activities including but not limited to swimming facilities and motocross sports. Appropriate regulations for lighting noise and hours of operation shall be included in the conditions. Outdoor commercial sporting activities shall exclude outdoor target practice (such exclusion extends to shooting ranges located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State parks), athletic fields with lights, paintball facilities and riding stables, including but not limited to polo clubs, and similar uses.”

- III. Amended Text: The existing language of Section 7.01.D.33 is hereby deleted and replaced with the following:

“7.01.D.33 Outdoor Target Practice or Shooting (but not including private shooting on your own property or shooting ranges located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State parks) with the following conditions:

- a. At the time of application for a special use permit, petitioners desiring to operate an outdoor target practice or shooting ranges shall submit copies of all of the studies and plans suggested in the National Rifle Association’s Source Book including, but not limited to, a safety plan, a business plan, a public relations plan, a maintenance plan, a noise plan, an environmental stewardship plan, and a closure plan.
 1. The above referenced plans shall contain information as suggested by the National Rifle Association.
 2. Included in the above documents, the petitioner shall submit a detailed written narrative describing the proposed use. This narrative shall, at minimum, describe the type of range (i.e. public, private, or government), the type(s) of firearms and targets expected to be used and the proposed days and hours of operation.
 3. The safety plan shall describe the duties and qualifications of range supervisor(s).

4. In at least one (1) of the required studies or plans, a hazardous waste plan addressing lead management shall be included. The lead management plan shall conform to either the requirement of the National Rifle Association's standards, the National Shooting Sports Foundation's standards, or the United States Environmental Protection Agency's best management practices standards.
 5. In addition to the above requirements, the petitioner shall submit a water and drainage plan; this plan must be approved by the Kendall County Planning, Building and Zoning Office.
 6. Any changes to the above required studies and plans shall be promptly forwarded to the Kendall County Planning, Building and Zoning Department.
- b. Range layout requires conformity with National Rifle Association standards with regard to layout and dimensions. The petitioner shall submit a site capacity with a calculation and a detailed site plan showing the layout and design of the proposed shooting range, including all required setbacks and landscaping and the existing and proposed structures, their floor areas and impervious surfaces. The scale of the site plan shall be no greater than one inch equals one hundred feet (1"=100'). A licensed engineer or land surveyor shall prepare the documents.
 - c. The site plan for the proposed outdoor target practice or shooting range must show either sufficient berm height with sufficient downrange safety area or baffling that prevents projectiles from leaving the site.
 1. The safety area shall conform to National Rifle Association's standards for the shape and width. The safety area shall have signs posted at intervals stated in the special use permit warning of the potential danger from stray bullets.
 2. For the purposes of this regulation, the term "downrange safety area" shall mean the area away from the launching site towards the target. In cases of shooting ranges where targets are not stationary, appropriate baffling shall be provided.
 - d. Public ranges designed for the use of handguns and rifles shall provide berms at least twenty feet (20') high and six feet (6') thick at the top for ranges three hundred feet (300') in length, made of soft earth or other material that is unlikely to cause ricochets, and containing no large rocks. For every thirty feet (30') of firing line distance over twenty feet (20'), the berm height shall increase by ten feet (10') in height as an example. Berms shall be located as follows:
 1. Shotgun ranges – No berming required.
 2. Ranges for handguns and rifles
 - a. Target placement not to exceed twenty feet (20') from the backstop.

- b. Lateral not closer than thirty feet (30') from the firing line.
- 3. All required berms shall be constructed prior to the commencement of operations and shall be maintained for the duration of the special use permit.
- 4. In addition to berms, appropriate baffling may be installed over the firing line creating a "no blue sky" to prevent projectiles from overshooting the berm.
- e. The range, including the safety area, must be under the control of the operator of the range, by ownership or lease.
- f. The outdoor target practice or shooting range must have a sign that lists allowed firearm types based on the special use permit, rules of operation; hearing and vision protection required.
- g. At least one (1) designated qualified person must be present at all times when firing is taking place at for-profit outdoor target practice or shooting ranges. The qualified person shall be knowledgeable of the type of shooting being supervised, shall be approved by the owner of the range, and shall know and enforce all range rules.
- h. At least one (1) range flag flown, a sign, cone, or red light lit at all times that firing is taking place.
- i. Hours and days of operation shall be specified in the special use permit and determined by the County Board.
- j. Access must be controlled by a gated entrance. The range proper shall be gated and fenced in a manner so to prohibit entrance on the property by members of the public and shall have signs posted at one hundred foot (100') intervals warning members of the public of the danger. Berming may substitute for fencing.
- k. Must meet existing setbacks of the zoning district.
- l. No alcohol allowed.
- m. No projectiles shall leave the boundaries of the site.
- n. The outdoor target practice or shooting range allowed by this special use permit shall provide the Kendall County Planning, Building and Zoning Department proof of accident and liability insurance prior to the commencement of operations; the insurance amount shall be at a level

standard and customary for an outdoor target practice or shooting range. The insurance policy must be purchased from an A+ rated insurance company. An insurance policy meeting the above requirements must be maintained during the duration of the special use permit.

- o. All applicable Federal, State and local rules and regulations shall be adhered to.
- p. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance (Not more than sixty percent (60%) of the area of the lot may be covered by buildings or structures, including accessory buildings).
- q. No person shall cause or allow the emission of sound from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
- r. Outdoor target practice and public or private shooting ranges in existence prior to the date of the adoption of this ordinance **(insert date)** shall be exempt from this sub-section of the Zoning Ordinance, but they shall follow the restrictions on their respective special use permits.
- s. Outdoor target practice and shooting ranges open to the public established after the date of the adoption of this ordinance **(insert date)** must comply with the above regulations or secure applicable variance(s)."

IV. Amended Text: The existing language of Section 10.03.B.4 is hereby deleted and replaced with the following:

"10.03.B.4 Outdoor Target Practice or Shooting (not including private shooting on your own property and shooting ranges located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State parks) with the following conditions:

- a. At the time of application for a special use permit, petitioners desiring to operate an outdoor target practice or shooting ranges shall submit copies of all of the studies and plans suggested in the National Rifle Association's Source Book including, but not limited to, a safety plan, a business plan, a public relations plan, a maintenance plan, a noise plan, an environmental stewardship plan, and a closure plan.
 - 1. The above referenced plans shall contain information as suggested by the National Rifle Association.

2. Included in the above documents, the petitioner shall submit a detailed written narrative describing the proposed use. This narrative shall, at minimum, describe the type of range (i.e. public, private, or government), the type(s) of firearms and targets expected to be used and the proposed days and hours of operation.
 3. The safety plan shall describe the duties and qualifications of range supervisor(s).
 4. In at least one (1) of the required studies or plans, a hazardous waste plan addressing lead management shall be included. The lead management plan shall conform to either the requirement of the National Rifle Association's standards, the National Shooting Sports Foundation's standards, or the United States Environmental Protection Agency's best management practices standards.
 5. In addition to the above requirements, the petitioner shall submit a water and drainage plan; this plan must be approved by the Kendall County Planning, Building and Zoning Office.
 6. Any changes to the above required studies and plans shall be promptly forwarded to the Kendall County Planning, Building and Zoning Department.
- b. Range layout requires conformity with National Rifle Association standards with regard to layout and dimensions. The petitioner shall submit a site capacity with a calculation and a detailed site plan showing the layout and design of the proposed shooting range, including all required setbacks and landscaping and the existing and proposed structures, their floor areas and impervious surfaces. The scale of the site plan shall be no greater than one inch equals one hundred feet (1"=100'). A licensed engineer or land surveyor shall prepare the documents.
 - c. The site plan for the proposed outdoor target practice or shooting range must show either sufficient berm height with sufficient downrange safety area or baffling that prevents projectiles from leaving the site.
 1. The safety area shall conform to National Rifle Association's standards for the shape and width. The safety area shall have signs posted at intervals stated in the special use permit warning of the potential danger from stray bullets.
 2. For the purposes of this regulation, the term "downrange safety area" shall mean the area away from the launching site towards the target. In cases of shooting ranges where targets are not stationary, appropriate baffling shall be provided.
 - d. Public ranges designed for the use of handguns and rifles shall provide berms at least twenty feet (20') high and six feet (6') thick at the top for ranges three hundred feet (300') in length, made of soft earth or other material that is

unlikely to cause ricochets, and containing no large rocks. For every thirty feet (30') of firing line distance over twenty feet (20'), the berm height shall increase by ten feet (10') in height as an example. Berms shall be located as follows:

1. Shotgun ranges – No berming required.
 2. Ranges for handguns and rifles
 - a. Target placement not to exceed twenty feet (20') from the backstop.
 - b. Lateral not closer than thirty feet (30') from the firing line.
 3. All required berms shall be constructed prior to the commencement of operations and shall be maintained for the duration of the special use permit.
 4. In addition to berms, appropriate baffling may be installed over the firing line creating a “no blue sky” to prevent projectiles from overshooting the berm.
- e. The range, including the safety area, must be under the control of the operator of the range, by ownership or lease.
 - f. The outdoor target practice or shooting range must have a sign that lists allowed firearm types based on the special use permit, rules of operation; hearing and vision protection required.
 - g. At least one (1) designated qualified person must be present at all times when firing is taking place at for-profit outdoor target practice or shooting ranges. The qualified person shall be knowledgeable of the type of shooting being supervised, shall be approved by the owner of the range, and shall know and enforce all range rules.
 - h. At least one (1) range flag flown, a sign, cone, or red light lit at all times that firing is taking place.
 - i. Hours and days of operation shall be specified in the special use permit and determined by the County Board.
 - j. Access must be controlled by a gated entrance. The range proper shall be gated and fenced in a manner so to prohibit entrance on the property by members of the public and shall have signs posted at one hundred foot (100') intervals warning members of the public of the danger. Berming may substitute for fencing.
 - k. Must meet existing setbacks of the zoning district.
 - l. No alcohol allowed.

- m. No projectiles shall leave the boundaries of the site.
 - n. The outdoor target practice or shooting range allowed by this special use permit shall provide the Kendall County Planning, Building and Zoning Department proof of accident and liability insurance prior to the commencement of operations; the insurance amount shall be at a level standard and customary for an outdoor target practice or shooting range. The insurance policy must be purchased from an A+ rated insurance company. An insurance policy meeting the above requirements must be maintained during the duration of the special use permit.
 - o. All applicable Federal, State and local rules and regulations shall be adhered to.
 - p. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance (Not more than sixty percent (60%) of the area of the lot may be covered by buildings or structures, including accessory buildings).
 - q. No person shall cause or allow the emission of sound from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
 - r. Outdoor target practice and public or private shooting ranges in existence prior to the date of the adoption of this ordinance **(insert date)** shall be exempt from this sub-section of the Zoning Ordinance, but they shall follow the restrictions on their respective special use permits.
 - s. Outdoor target practice and shooting ranges open to the public established after the date of the adoption of this ordinance **(insert date)** must comply with the above regulations or secure applicable variance(s)."
- V. Any completed application submitted prior to the date of the adoption of this ordinance shall follow the application procedures, requirements and restrictions in effect on the date that the completed application was submitted.

IN WITNESS OF, this amendment to the Kendall County Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this **XXth day of Month, 2018.**

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

2018 VIOLATIONS

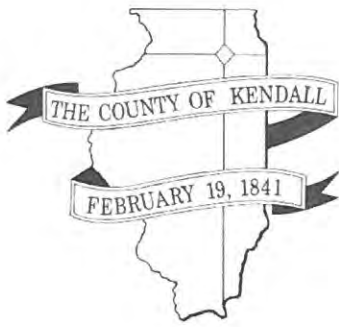
Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V18-001	Bilek/Derevianko	01-34-300-008	14824 Millhurst Rd		Storage Containers	12/12/2017	7/1/2018			
V18-002	Romero/Rios	03-05-229-002	20 Fernwood	Boulder Hill	Pool w/o fencing & Junk and Debris	12/12/2017	4/1/2018			5/2/2018
V18-003	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Junk & Debris on Trailer	12/19/2017				3/1/2018
V18-004	Hutchings	03-04-380-002	20 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	12/19/2017	5/1/2018			4/26/2018
V18-005	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Parking	12/19/2017				1/15/2018
V18-006	Gonzalez	03-09-152-019	14 Ridgelfield	Boulder Hill	Inoperable Vehicle	1/25/2018	5/7/2018			5/21/2018
V18-007	Rod	08-02-300-008	7775 Plattville Rd	Boulder Hill	Sunroom built w/o Permit	2/1/2018				2/8/2018
V18-008	Jordan	03-04-480-011	130 Saugatuck Rd	Boulder Hill	Prohibited Parking - Boat in yard	2/8/2018				3/7/2018
V18-009	Petersen	03-04-454-015	63 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	2/8/2018	4/16/2018			4/13/2018
V18-010	Hafenrichter	03-03-352-003	138 Saugatuck Rd	Boulder Hill	Prohibited Parking - Rec. Vehicle	2/8/2018				2/13/2018
V18-011	Ring	06-02-177-007	1551 Cherry Rd	Oswego Plains	Landscaping Bus in R3 Zoning	2/15/2018	5/11/2018	Matt		
V18-012	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	3/1/2018	3/16/2018			
V18-013	Straudacher Fam Tr	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	3/8/2018				3/16/2018
V18-014	Lakewest Builders	04-16-378-003	15749 Sumner Ct	Est. of Millbrook	Stormwater Violation	2/20/2018		Matt		3/28/2018
V18-015	Schleining	02-06-300-010,009	790 Eldamain Rd		Fence Violation	3/19/2018	4/18/2018			5/30/2018
V18-016	Cusimano, Kesselring	02-34-151-003	90 Quinsey Rd	Nelson Quinsey	Junk & Debris	3/26/2018	4/27/2018			5/4/2018
V18-017	Hart	03-09-155-012	7 Circle Ct	Boulder Hill	Inoperable Vehicle & Junk & Debris	3/27/2018	5/31/2018			6/19/2018
V18-018	Old 2nd Natl Bank	02-34-151-005	82 Quinsey	Nelson Quinsey	Shed falling down/Junk & Debris	3/27/2018	4/34/18			4/26/2018
V18-019	Schanz	03-04-454-017	67 Saugatuck	Boulder Hill	Prohibited Parking of Truck	3/27/2018	5/31/2018			6/19/2018
V18-020	Biever	03-09-102-003	204 Boulder Hill Pass	Boulder Hill	Prohibited Parking of Trailer	3/27/2018				5/2/2018
V18-021	Beyer	03-09-108-007	140 Circle Dr E	Boulder Hill	Prohibited parking of Trailer	3/27/2018	5/1/2018			4/26/2018
V18-022	VOID									
V18-023	Ybarra	03-05-276-021	29 Aldon Rd	Boulder Hill	Junk & Debris/ Inoperable Vehicle	3/29/2018	5/31/2018			
V18-024	Douglas	03-05-430-025	54 S. Bereman	Boulder Hill	Junk & Debris	4/11/2018	5/25/2018			5/24/2018
V18-025	Alkhazraji	03-09-104-002	212 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	4/13/2018	4/27/2018			5/2/2018
V18-026	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Prohibited parking - Trailer	4/13/2018	5/13/2018			5/10/2018
V18-027	Min	03-04-479-015	69 Eastfield Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/27/2018
V18-028	Bautista	03-04-476-032	75 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/31/2018			6/19/2018
V18-029	Fehrle	03-04-477-037	78 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			5/21/2018
V18-030	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface/ Junk & Debris	4/23/2018	5/30/2018			6/19/2018
V18-031	VOID									
V18-032	Shachlay	03-04-477-019	81 Paddock St	Boulder Hill	Illegal Pkg on non approved surface	4/24/2018	9/1/2018			
V18-033	Muniz	09-18-300-016	Brisbin Rd		Landscaping Bus IN A1/ Junk & Debris	4/30/2018	5/14/2018			5/15/2018
V18-034	Bravo	03-08-227-032	15 Old Post Rd	Boulder Hill	Prohibited parking on grass	5/3/2018	5/17/2018			5/21/2018
V18-035	Marmolejo	03-08-253-007	10 Ashlawn	Boulder Hill	Prohibited parking of trailer	5/3/2018	5/17/2018			5/21/2018
V18-036	Gudderdorf	03-04-303-010	2 Marnel Rd	Boulder Hill	Inoperable Vehicle	5/3/2018	5/17/2018			5/21/2018
V18-037	Baustian	05-03-200-005	8510 Hilltop		Junk & Debris	5/4/2018	5/18/2018			5/24/2018
V18-038	Higgins		7686 Audrey Dr	FOFC	Prohibited Parking of Trailer(s)	5/4/2018	5/18/2018			
V18-039	Cargle	09-13-300-002	920 Route 52		Accessory Bldg Built w/o Permit	5/4/2018	5/18/2018			6/5/2018
V18-040	AP4F, LLC	03-04-427-017	159 Heathgate Rd	Boulder Hill	Junk & Debris/ Illegal Boat Parking	5/23/2018	6/16/2018			6/19/2018
V18-041	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited parking of RV	5/31/2018	6/15/2018			6/19/2018
V18-042	Surphin	03-09-105-004	118 Circle Dr. East	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-043	Amwoz	03-09-155-021	303 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-044	Amstadt	02-35-380-001	7796 Madeline Dr	FOFC	Prohibited Parking of RV	5/31/2018	6/18/2018			6/19/2018
V18-045	Chicago Title Land	02-35-381-008	5896 Fields Dr	FOFC	Illegal Boat parking	6/5/2018	6/19/2018			6/19/2018
V18-046	Wolcast	02-13-479-003	19 Center Dr	Riverview Hts	Multiple Violations	6/14/2018	6/28/2018			
V18-047	US Bank Trust Ntl Assn	03-08-303-006	107 Dolores St	Boulder Hill	Junk & Debris	6/14/2018	6/28/2018			
V18-048	Greenslade	03-09-152-021	18 Ridgelfield Rd	Boulder Hill	Prohibited RV Parking,	6/26/2018	7/10/2018			
V18-049	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	6/26/2018	7/10/2018			
V18-050	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	6/26/2018	7/10/2018			

2017 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	Closed	SAO
V17-002	Randy Fowler	01-28-252-001	1203 W. South Street	Caguelin's Sub	Abandoned Structures	1/27/2016			1/18/2018	
V17-003	March & Lisa Schulz	03-04-278-041	146 Heathgate Rd	Boulder Hill	Inoperable Vehicle	1/25/2017			2/7/2017	
V17-004	Meyers/Presnell	03-04-255-010	119 Heathgate Rd	Boulder Hill	Inoperable Vehicle	1/27/2016			1/11/8/2017	
V17-005	Stevenson	02-13-429-004	15 Clark Avenue	Owner's	Occupied Rec. Vehicle	1/21/9/2016			1/4/2017	
V17-006	Ramiro Guzman	09-04-300-002	McKanna Rd		Fill in Floodplain Violation	1/10/2017			8/17/2017	
V17-007	Maria Ramirez	03-07-276-002	15 Shell Court	Marina Terrace	Inop Vehicles & Parking on Grass	1/17/2017			8/17/2017	
V17-008	Steven Odermatt	03-04-255-012	123 Heathgate Rd	Boulder Hill	Inoperable Vehicle	1/25/2017			2/6/2017	
V17-009	George Olmstead	06-02-201-002	27 Oswego Plains Dr	Oswego Plains Sub	Remodeling w/o Permit	1/31/2017			4/18/2017	
V17-010	Fed Home Ln Morg	01-03-353-010	35 Earl Street	Scainfield	Junk & Debris/ Inop Vehicle	2/7/2017			3/21/2017	
V17-012	Gomez Salvador	09-27-200-004	2511 Wildy Rd		Bus w/o Prop Zoning/Stormwater Permit/Sign Ord Violation/ Poss.	3/1/2017			8/17/2017	
V17-013	Leroy Richmond	02-10-227-004	61 W. Larkspur	Willowbrook	Zoning Ordinance Violation	3/1/2017			3/21/2017	
V17-014	Two Star Enterp. LLC	02-06-400-006			Unsecured structure	3/13/2017			8/17/2017	
V17-016	Agurra, Marciana	03-12-203-001	12 Council Ave		Remodeling w/o Permit	3/10/2017			8/17/2017	
V17-017	Daugherty, Richard	03-27-401-001	4520 Douglas Rd	Ring Neck	Inoperable Vehicle/Illegal sign	3/13/2017			5/7/2017	
V17-018	Wargo, Craig & Susan	03-04-477-038	80 Springdale Ln	Boulder Hill	Junk & Debris	3/14/2017			3/30/2017	
V17-019	Fitzgerald, Richard	03-08-326-008	75 Century Dr	Wormley Estates	Inoperable Vehicle - Motor Home	3/20/2017			4/12/2017	
V17-020	Ballines, Noe	03-08-227-008	54 Codorus Rd	Boulder Hill	Junk & Debris	3/24/2017			4/12/2017	
V17-021	Coyne	09-24-100-001	15200 Ridge Road	Clark's	Operating Bus. w/o Proper Zoning	3/20/2017			4/10/2017	
V17-022	Monraro	03-15-251-002	2450 Wolf Road		Operating Bus. w/o Proper Zoning	3/31/2017			8/29/2017	
V17-023	LaSalle Natl Bank	02-19-400-006	11443 Route 34		Junk & Debris/Unsecured Structures	3/20/2017			4/2/2018	
V17-024	Jimenez	03-08-280-006	12 Cebold Drive	Boulder Hill	Non-Permitted Animals	4/10/2017			5/12/2017	
V17-025	Murray	03-31-427-001	38 Eagle View Lane	Reservation Heights	Remodeling w/o Permit	4/27/2017			5/2/2017	
V17-027	Kelley, Craig & Renee	09-22-400-003	2100 Bell Road		Junk & Debris/Inoperable Vehicles	4/11/2017			8/17/2017	
V17-028	Pugley, Mary	03-04-380-001	106 Circle Drive East	Boulder Hill	Trailer parked in front area	5/11/2017			5/23/2017	
V17-029	Matile, Dennis	03-09-152-006	230 Boulder Hill Pass	Boulder Hill	Trailer parked in front area	5/11/2017			6/6/2017	
V17-030	Daum, Andrew	05-02-201-005	6111 Audrey Ave	Rose Hill	Inoperable Vehicle/Junk & Debris	5/15/2017			6/6/2017	
V17-031	Garcia, Luis	03-04-478-005	51 Springdale Rd	Boulder Hill	Repair Bus./ Vehicles not permitted	5/31/2017			6/20/2017	
V17-032	SL Enterprises	03-04-430-008	164 Tealwood Rd	Boulder Hill	RV Parked in Front yard	6/1/2017			6/21/2017	
V17-034	Berger, Richard	04-08-200-015	7428 Oakbrook Rd		2 homes on R-1 zoned lot	6/1/2017			8/29/2017	
V17-035	Pepple	03-04-431-004	57 Sonora Dr	Boulder Hill	Bus Operating in R6 Residential District	6/9/2017			8/17/2017	
V17-037	Temes	02-35-382-008	5812 Danielle Lane	Fields Of Farm Colony	RV Parked in Front yard	6/8/2017			8/17/2017	
V17-038	Meenning	03-32-328-005	8 Crestview Drive	Crestview Woods	RV Parked in Front yard	6/9/2017			8/17/2017	
V17-039	Ramon Ramirez	03-08-277-031	33 Fieldpoint Rd	Boulder Hill	Garage/Shed built w/o Permit	6/20/2017			8/4/2017	
V17-040	McDonald	08-14-200-003	14207 Church Rd		Poss. Op. Indoor Shooting Range	6/23/2017			7/17/2017	
V17-041	Hernandez	03-05-476-012	10 Clay Street	Boulder Hill	Prohibited Parking on non-apprvd surface	7/12/2017			8/4/2017	
V17-042	Hrvatn, Arthur	01-19-476-006		Hrvatn	Violation of Stormwater Management	7/12/2017			8/10/2017	
V17-043	First American Bank	05-18-226-002	8115 E. Hightpoint Rd	Tueck-Oak Grove	Op. Trucking Bus in a Res Zoned parcel	7/27/2017			4/2/2018	
V17-044	Davis, Carlos & Tracy	09-23-400-006	15875 Ridge Road		Dumping Dirt/Stormwater Violation	8/7/2017			1/11/3/2017	
V17-045	Greenside	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited Parking of Trailer in Front area	8/9/2017			1/18/2018	
V17-046	Scull, Enoch	01-16-427-001		Meierbrook	Ill. Parking - Limit 2 Rec Vehlor Trailers	8/14/2017			8/29/2017	
V17-047	Friel, Steven	03-08-253-012	20 Ashawn	Boulder Hill	Accessory Building w/o Permit	8/14/2017			9/29/2017	
V17-048	Evans, Eun	03-05-428-015	10 Hampton Rd	Boulder Hill	Junk&Debris & Illegal Parking of Commercial Vehicles	8/9/2017			8/29/2017	
V17-049	Shockerland Co.	02-28-252-027	9316 Rouse 34		Illegal Banners, Inoperable Vehicles, Junk & Debris	8/14/2017			12/7/2017	
V17-050	Beery	01-35-284-001	13040 River Road	Minnetonka Springs	Accessory Building w/o Permit	8/17/2017			9/26/2017	

2017 VIOLATIONS

VI7-051	Villesenor, Emmanuel	03-08-230-003	34 Old Post Road	Boulder Hill	Improper Vehicle	9/8/2017			10/18/2017	
VI7-052	Schanz	03-04-454-017	67 Saugatuck Rd	Boulder Hill	Prohibited Parking of Commercial Vehicle	9/11/2017			11/14/2017	
VI7-053	Paxton	03-04-455-001	56 Saugatuck Rd	Boulder Hill	Trailer parked in front area	9/18/2017			10/10/2017	
VI7-054	Schliński	03-04-355-004	8 Saugatuck Rd	Boulder Hill	VOID					
VI7-055	Nataly Perez	03-35-376-005	1481 Plainfield Rd		Running Landscaping Business in R2-zoning & Farm Animals no	9/27/2017			6/19/2018	
VI7-056	Moran	03-04-476-019	93 Longbeach Rd	Boulder Hill	Improper Vehicle	10/11/2017	9/10/2018			
VI7-057	Larsen	03-08-276-002	6 Old Post Rd	Boulder Hill	Prohibited Parking	10/18/2017			11/14/2017	
VI7-058	Hernandez	05-16-300-005	9850 Ament Rd		Structure Built without Permit	10/24/2017			4/2/2018	
VI7-059	Christensen	04-16-204-007	8255 Fox River Rd	Millbrook	Remodeling without a Permit	10/30/2017			11/14/2017	
VI7-060	Walper	04-16-126-001	8025 Whitfield Rd	Millbrook	Possible occupied Mobile Home	10/30/2017			11/13/2017	
VI7-061	Hernandez	03-12-203-011	29 Gastville Rd	Gastville Acreage	Running a Landscaping business in R-3 Zoning District	10/30/2017			11/13/2017	
VI7-062	Bernister	05-09-152-001	33 Bonnie Lane	Williams	Fence placed in township right of way	11/13/2017			11/27/2017	
VI7-063	Amstadt	02-35-380-001	7796 Madeline Dr	Fields Of Farm Colony	Prohibited Parking Rec Vehicle	11/17/2017			12/15/2017	
VI7-064	Alvarez	02-35-431-010	5748 Audrey Ave	Fields Of Farm Colony	Improper Vehicle	11/17/2017			12/7/2017	
VI7-065	Blesterfeld	05-06-127-001	42 W. Fox Glen Drive	Fox Glen	Shed being built without Permit	11/21/2017			11/30/2017	
VI7-066	Merchants Nat Bank	03-18-403-015	5375 Route 34		Occupying B-2 commercial building as living space	11/27/2017			12/11/2017	
VI7-067	Karen Cooney	03-04-428-001	162 Heatgate Rd	Boulder Hill	Shed being built without Permit- "Stop Work order"	11/29/2017			12/14/2017	
VI7-068	Johnson	05-02-101-002	324 Austin	Fields of Farm Colony	Illegal Trailer Parking in Front Yard	11/28/2017			12/7/2017	
VI7-069	Commonwealth Edison	03-07-251-001	Commerce Drive		Illegal Dumping / Junk & Debris	11/30/2017			11/6/2018	
VI7-070	Melrose Holdings I LLC	03-07-177-004	Commerce Drive		Illegal Dumping / Junk & Debris	11/30/2017			11/8/2018	
VI7-071	Stephens	04-16-251-009	7 Sherman St.	Village of Millbrook	Shipping container used as storage R-3 Zoned Prop. Violation	11/30/2017			11/23/2018	
VI7-072	Alcala	03-04-355-001	190 Boulder Hill Pass	Boulder Hill	Improper Vehicles	11/20/2017		X	3/14/2018	



CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Date 5/4/18 Violation # V18-038

Address of Violation: 7686 Audrey Ave

City & Zip: Yorkville

Subdivision: FOFC Unit 2 Lot 28

Parcel Number: 05-02-125-001 Zoning: R3 PD

Owner or Tenant: Higgins, Tim
Ryan, Joyce

Description of Complaint: Trailer parked in front

Complainant's Name: PBZ Contact Info:

Inspector BLH Date 5/4/18

Field Notes utility Trailer in required front yard

Photos Taken? ☒ Yes ☐ No

Section of Applicable Code

NOTES: 1st Note 5/4/18
2nd Note 5/23
3rd Note 6/5/18
PBZ 6/19/18

DATE CLOSED:

5/4/18



Kendall County Planning, Building and Zoning

(630) 553-4141

05/04/2018

HIGGINS TIMOTHY P & RYAN JOYCE L
2290 S CRESCENT LN
AURORA, IL 60504

Violation # 18038

Parcel # 05-02-125-001

7686 AUDREY AVE
YORKVILLE, IL 60560 -

It is often easy in our busy schedule to overlook the condition of our property. We sometimes do not even realize that an ordinance requiring safety procedures may be in effect.

In an effort to prevent problems, your County Board Members have passed ordinances which require certain procedures to be followed in an effort to protect the well being and health of the citizens of Kendall County. An inspection of your property conducted as of this date revealed the following violation:

**PROHIBITED PARKING OF TRAILER(S)
VIOLATION OF ZONING ORDINANCE 11.05 A.1.B**

Since most residents are not aware of such code violations, the County allows the property owner a fourteen (14) day period in which to correct this situation. Please contact our office by Friday, May 18, 2018.

Kendall County can only continue to prosper through its citizen's positive attitude towards home, neighborhood, and community. Your prompt attention and cooperation in this matter would be appreciated. Should you have any questions, please contact this office at the above number.

If said violation is not corrected, this matter will be forwarded to the Kendall County States Attorney's Office for prosecution and the possible imposition of fines.

Sincerely,



Code Compliance Officer

5/14/18



HHSNOS + Rygar)
7686 Audrey Ave
05-02-125-001

Kendall County Planning, Building and Zoning

(630) 553-4141

05/23/2018

HIGGINS TIMOTHY P & RYAN JOYCE L
2290 S CRESCENT LN
AURORA, IL 60504

Violation # 18038

Parcel # 05-02-125-001

7686 AUDREY AVE
YORKVILLE, IL 60560 -

The attached letter was sent to you recently. As of today's date, the following violation still exists:

**PROHIBITED PARKING OF TRAILER(S)
VIOLATION OF ZONING ORDINANCE 11.05 A.1.B**

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Saturday, June 02, 2018.

Sincerely,



Code Compliance Officer

Kendall County Planning, Building and Zoning

(630) 553-4141

06/05/2018

HIGGINS TIMOTHY P & RYAN JOYCE L
2290 S CRESCENT LN
AURORA, IL 60504

Violation # 18038

Parcel # 05-02-125-001

7686 AUDREY AVE
YORKVILLE, IL 60560 -

The attached letter was sent to you recently. As of today's date, the following violation still exists:

**PROHIBITED PARKING OF TRAILER(S)
VIOLATION OF ZONING ORDINANCE 11.05 A.1.B**

FINAL NOTICE BEFORE REFERRAL TO STATE'S ATTORNEY'S OFFICE.

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Friday, June 15, 2018.

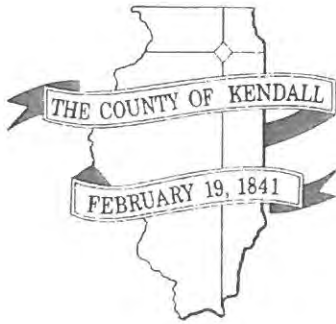
Sincerely,



Code Compliance Officer



6/9/18 - BLT
7686 Audley



CODE ENFORCEMENT INVESTIGATION REPORT
DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Violation #

18-023

Date

3/29/2018

Address of Violation:

29 ALDON ROAD

City & Zip:

MONTGOMERY IL 60538

Subdivision:

BOULDER HILL

Unit

15

Lot

58

Parcel Number:

03-05-276-021

Zoning:

R6

Owner or Tenant:

Samuel Ybarra

Description of Complaint:

JUNK & DEBRIS

INOPERABLE VEHICLE

Complainant's Name:

Contact Info:

Inspector

MG

Date

3/29/2018

Field Notes

Inoperable vehicle

Photos Taken?

Yes

No

Section of Applicable Code

Violation and Enforcement

Letter

2nd letter 4/13/18-BLH

Re-Inspection Date

2nd Notice - Cert Rec 5/2/18-BLH

Ref to PBZ 6/19/18

03/29/2018 10:31



Kendall County Planning, Building and Zoning

(630) 553-4141

03/29/2018

YBARRA SAMUEL
29 ALDON RD
MONTGOMERY, IL 60538

Violation # 18023

Parcel # 03-05-276-021
29 ALDON RD
MONTGOMERY, IL 60538 -

It is often easy in our busy schedule to overlook the condition of our property. We sometimes do not even realize that an ordinance requiring safety procedures may be in effect.

In an effort to prevent problems, your County Board Members have passed ordinances which require certain procedures to be followed in an effort to protect the well being and health of the citizens of Kendall County. An inspection of your property conducted as of this date revealed the following violation:

JUNK & DEBRIS VIOLATION INOPERABLE VEHICLE VIOLATION

Since most residents are not aware of such code violations, the County allows the property owner a fourteen (14) day period in which to correct this situation. Please contact our office by Thursday, April 12, 2018.

Kendall County can only continue to prosper through its citizen's positive attitude towards home, neighborhood, and community. Your prompt attention and cooperation in this matter would be appreciated. Should you have any questions, please contact this office at the above number.

If said violation is not corrected, this matter will be forwarded to the Kendall County States Attorney's Office for prosecution and the possible imposition of fines.

Sincerely,



Code Compliance Officer

04/12/2018 09:26



Kendall County Planning, Building and Zoning

(630) 553-4141

04/13/2018

YBARRA SAMUEL
29 ALDON RD
MONTGOMERY, IL 60538

Violation # 18023

Parcel # 03-05-276-021

29 ALDON RD
MONTGOMERY, IL 60538 -

The attached letter was sent to you recently. As of today's date, the following violation still exists:

**JUNK & DEBRIS VIOLATION
INOPERABLE VEHICLE VIOLATION**

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Monday, April 23, 2018.

Sincerely,



Code Compliance Officer

05/02/2018 10:30

Kendall County Planning, Building and Zoning

(630) 553-4141

05/03/2018

YBARRA SAMUEL
29 ALDON RD
MONTGOMERY, IL 60538

Violation # 18023

Parcel # 03-05-276-021

29 ALDON RD
MONTGOMERY, IL 60538 -

The attached letter was sent to you recently. As of today's date, the following violation still exists:

JUNK & DEBRIS VIOLATION INOPERABLE VEHICLE VIOLATION

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Sunday, May 13, 2018.

Sincerely,



Code Compliance Officer

Kendall County Planning, Building and Zoning

(630) 553-4141

05/21/2018

YBARRA SAMUEL
29 ALDON RD
MONTGOMERY, IL 60538

Violation # 18023

Parcel # 03-05-276-021

29 ALDON RD
MONTGOMERY, IL 60538 -

The attached letter was sent to you recently. As of today's date, the following violation still exists:

**JUNK & DEBRIS VIOLATION
INOPERABLE VEHICLE VIOLATION**

FINAL NOTICE BEFORE REFERRAL TO PBZ COMMITTEE JULY 2018 MEETING

Failure to correct this violation will require us to refer this violation to the Kendall County States Attorney's Office for the appropriate legal action. Please contact our office on or before Thursday, May 31, 2018.

Sincerely,



Code Compliance Officer

6/19/18



NON VIOLATION COMPLAINTS

Date	Name	Address	Subdivision	PIN #	Description	Date Inspected	Violation Y/N
12/7/2017	Machado	31 Whitney Way	Boulder Hill	03-04-329-012	Inoperable Vehicles and parked illegally	12/12/2017	N
12/28/2017	Beyer	140 Circle Drive East	Boulder Hill	03-09-108-007	Junk & Debris/Boat in front yard	1/31/2018	N
1/22/2018	Five HLLC	6361 Minkler Rd		05-02-100-002	On Hilltop - Stormwater drainage	2/3 2/21/18	N
1/26/2018	Firstar Bank	1250 Route 34		03-02-400-003	Remodeling without a Permit	1/31/2018	N
1/30/2018	Meyer	64 Fallcreek Circle	Boulder Hill	03-04-284-012	Comed/Electrical box exposed wires	1/31/2018	N
2/7/2018	Ruiz	132 Saugatuk Rd	Boulder Hill	03-03-352-001	Junk & Debris/Landscaping material	2/7/2018	N
2/9/2018	Boulder Hill	21 Boulder Hill Pass	Boulder Hill	03-05-401-003	New Tenants-No Permit application	3/14/2018	N
2/20/2018	Sekulski	19 Anna Maria Ln	Lynwood	02-14-226-005	Conv garage to living space/Addition	2/20/2018	N
3/14/2018	Douglas	54 S. Bereman	Boulder Hill	03-05-430-025	Junk & Debris/Tail Grass & Weeds	3/15/2018	N
3/22/2018	Santiago	9 Circle Ct	Boulder Hill	03-09-155-013	Illegal Parking on Grass/Street	3/26/2018	N
4/9/2018	Teoflio	Van Dyke Rd		09-05-400-018	Buildings/Home - No Permit	4/11/2018	N
4/12/2018	Aulis	8539 E Highpoint Rd		05-18-300-019	Possible Dam constructed	4/11/2018	N
4/18/2018	Bristol Property Holdings, LLC	43 Oak St		02-15-153-002	Poss. Illegal dumping on site	4/19/2018	N
5/11/2018	Bristol Property Holdings, LLC	43 Oak St		02-15-153-002	Site Development - No Permit	6/4/2018	N
5/15/2018	Belius	1549 Jones Rd		09-11-100-003	Poss Occupied Trailers	6/12/2018	N
5/18/2018	Hornbaker, Ed & Nicole	31 Saugatuck Rd	Boulder Hill	03-04-377-018	Illegal Boat parking	5/21/2018	N
5/18/2018	Chicago T&T# 133412	5896 Fields Drive	FOFC	02-35-381-008	Illegal Boat parking	5/31/2018	Y
5/18/2018	Quinn	5805 Audrey Ave	FOFC	02-35-413-019	Illegal Boat parking	5/31/2018	N
5/18/2018	Gerry	5651 Audrey Ave	FOFC	02-35-413-006	Illegal RV parking	5/31/2018	N
5/23/2018	Walker/Coronado	9513 Route 47		05-21-300-006	Lambs on property	5/24/2018	N
6/1/2018	Davidson	31 Anchor West	Marina Terrace	03-07-231-007	Easement overgrowth	6/1/2018	N
6/11/2018	Ruth H Trust Marz	2080 Simons Rd		03-34-226-002	Possible Trucking Business	6/19/2018	N
6/11/2018	Leiser	2232 Simons Rd		03-34-226-004	Possible Trucking Business	6/19/2018	N
6/18/2018	Wilcoxson	35 Red Hawk Dr	Red Hawk Landing	03-27-427-011	Weeds	6/19/2018	N
6/19/2018	Hide A Way Lakes/Tanner	8045 Van Emmon Rd			Mobile Home Fire	6/27/2018	N
6/20/2018	Tostovarsnik	1394 Route 31	Ricketts	03-08-154-014	Possible drain tile installation	6/26/2018	N

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	10	1	2	1	1	3	2	0	0	0	0	0	0
Garage	10	0	1	3	2	1	3	0	0	0	0	0	0
Accessory Buildings	20	0	0	2	8	5	3	2	0	0	0	0	0
Additions	5	1	1	1	1	0	1	0	0	0	0	0	0
Remodeling	6	1	2	1	2	0	0	0	0	0	0	0	0
Commercial - M Zone	2	2	0	0	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	15	3	0	4	2	3	3	0	0	0	0	0	0
Swimming Pools	15	0	0	5	1	2	7	0	0	0	0	0	0
Decks	8	0	1	0	2	3	2	0	0	0	0	0	0
Demolitions	6	1	0	2	0	1	2	0	0	0	0	0	0
Electrical Upgrades	3	0	0	0	1	1	1	0	0	0	0	0	0
Towers (Comm.)	3	2	0	1	0	0	0	0	0	0	0	0	0
Driveway	3	0	1	0	0	2	0	0	0	0	0	0	0
Fire Restoration	6	1	1	1	1	1	1	0	0	0	0	0	0
Patio	3	0	0	0	1	1	1	0	0	0	0	0	0
Generator	3	0	1	1	0	1	0	0	0	0	0	0	0
	118	12	10	22	22	24	26	2	0	0	0	0	0

2017 - 14 Houses
 June 2017 - 2 Houses

Permit Summary by Category
Kendall County

07/02/2018 09:38:04 AM

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$800,000	\$3,800	\$0
Garage	3	\$23,500	\$465	\$0
Accessory Buildings	3	\$82,500	\$848	\$0
Additions	1	\$42,000	\$340	\$0
Barns/Farm Buildings	3	\$430,000	\$0	\$0
Swimming Pools	7	\$98,800	\$1,200	\$0
Decks	2	\$5,000	\$400	\$0
Demolitions	2	\$0	\$150	\$0
Electrical Upgrades	1	\$30,000	\$160	\$0
Fire Restoration	1	\$75,000	\$510	\$0
Patio	1	\$2,000	\$50	\$0
	26	\$1,588,800	\$7,923	\$0

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category						
6/26/2018	012018132	01 House	0607228010	SCHWARTZ MICHAEL & MICHELE	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CLARE CASTLE CUTOM HOMES
6/26/2018	012018131	01 House	0128254002	BALTIERREZ, LUIS & URBINA, EMMA	1201 W. JONES ST PLANO, IL. 60545	CAQUELINS SUB	RMT PROPERTIES LLC
6/25/2018	022018124	02 Garage	0517200002	BJORK ANNE & MARTY	10021 AMENT RD YORKVILLE, IL 60560-		
6/21/2018	022018114	02 Garage	0804100006	HIPSMAN JOHN & JENNIFER	9858 HELMAR RD NEWARK, IL 60541-		Homeowner
6/5/2018	022018112	02 Garage	0913300002	CARGLE KENNETH A	920 ROUTE 52 MINOOKA, IL 60447-		
6/12/2018	032018117	03 Accessory Buildings	0606226006	OLIN RICHARD & BEVERLY	27 NORTHWEST PASS OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	ROBERT E. LEE
6/15/2018	032018126	03 Accessory Buildings	0105128001	MACDONALD ANDREW J & JOAN M	16670 GALENA RD PLANO, IL 60545-		N.L. MORTON BUILDINGS, LTD
6/13/2018	032018121	03 Accessory Buildings	0136200009	MALACINA RICHARD DEC TR & MALACINA INVOICE REC TO	12300 RIVER RD PLANO, IL 60545-	RIVER GLEN SUB	ROBERT E LEE
6/8/2018	042018113	04 Additions	0415200019	SEEGO VINCENT & KARA	14103 BUDD RD YORKVILLE, IL 60560-		Thomas Builders
6/19/2018	082018130	08 Barns/Farm Buildings	0416253001	WINDING CREEK NURSERY & GARDEN CENTER INC	8241 MILLBROOK RD MILLBROOK, IL 60536-		
6/13/2018	082018125	08 Barns/Farm Buildings	0803400006	ANZELC THOMAS J & CATHLEEN M	8025 PLATTVILLE RD NEWARK, IL 60541-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number		Property Address	Subdivision	Contractor Name
			Owner Name				
6/13/2018	122018119	12 Swimming Pools	0105201004	VELAZQUEZ MARIO & MARIA	16421 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	M. C. Construction
6/5/2018	122018116	12 Swimming Pools	0125461013	FLORES ROBERT & ADAM	12342 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 2	AMERICAN SALE
6/13/2018	122018122	12 Swimming Pools	0335376005	PEREZ NATALY	1481 PLAINFIELD RD OSWEGO, IL 60543-	SHANNON SUB	A&J Recreational Services
6/6/2018	122018115	12 Swimming Pools	0224201002	WHITE GARY A & SUSAN D	162 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	
6/29/2018	122018136	12 Swimming Pools	0235280004	ADAMOVICH, RACHEL	201 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3 FOX POOL CHICAGO	
6/26/2018	122018134	12 Swimming Pools	0215157004	LACOURSIS LARRY L & DEBRA A	16 GROVE ST BRISTOL, IL 60512-		
6/18/2018	122018128	12 Swimming Pools	0402226003	MURRAY JOSHUA J & ABIGAIL M	6217 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	
6/26/2018	132018133	13 Decks	0416101011	ZARCONI CHRISTOPHER S & MADCAPET	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	West Suburban Decks
6/13/2018	132018120	13 Decks	0304176012	HENDRICKSEN KJELL & LISA	102 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33	
6/13/2018	142018118	14 Demolitions	0327401004	SIMPKINS CHARLES JR & PATRICIA	4704 DOUGLAS RD OSWEGO, IL 60543-		
6/13/2018	152018123	15 Electrical Upgrades	0119452002	SCHULTZ ADAM & JAMIE	17360 FRAZIER RD PLANO, IL 60545-	HOLLIS PARK UNIT 1	INDEPENDENCE RENEWABLE ENERGY

Permit Approval Date Report Kendall County

07/02/2018 09:35:14 AM

Issue Date	Permit		Parcel Number	Property Address	Subdivision	Contractor Name
	ID	Category	Owner Name			
6/19/2018	192018129	19 Fire Restoration	0304253005 OLSEN KYLE	141 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
6/27/2018	202018135	20 Patio	0309155026 WEBER, RAMONA & MARK	313 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	DOXA BRICK PAVING

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Property Address	Subdivision	Contractor Name
		Permit Category	Owner Name				
2/26/2018	012018013	01 House	0605401008	T J BAUMGARTNER CUSTOM HOMES CORPORATION	4215 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	SAME
5/1/2018	012018074	01 House	0605395006		4722 CHERRY ROAD OSWEGO, IL. 60543		
5/14/2018	012018099	01 House	0907200030	FINK SCOTT & MILANI BETH	13315 D GROVE ROAD MINOOKA, IL. 60447	GROVE ESTATES	LIV COMPANIES, LLC
5/14/2018	012018100	01 House	0907200027	SHARKEY ERIN	13315 A GROVE ROAD MINOOKA, IL. 60447		LIV COMPANIES, LLC.
3/14/2018	012018044	01 House	0512220004	PARKS THEODORE	6349 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	CL Design-Build, Inc.
3/8/2018	012018036	01 House	0133101002	FERRI JOHN & LUZ	15919 BURR OAK ROAD PLANO, IL. 60545	DEER RIDGE PUD	SAME
6/26/2018	012018132	01 House	0607228010	CIAGLIA RONALD S & DEBRA	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CLARE CASTLE CUTOM HOMES
5/31/2018	012018105	01 House	0108400005	SCHWARTZ MICHAEL & MICHELE	1790 CREEK RD PLANO, IL 60545-	OTTOS SECOND SUB	
3/13/2018	012018037	01 House	DAGHFAL STEVEN ANDREW	0512220008	7341 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
6/26/2018	012018131	01 House	C L DESIGN-BUILD INC	0128254002	1201 W. JONES ST PLANO, IL. 60545	CAQUELINS SUB	RMT PROPERTIES LLC
1/16/2018	012018017	01 House	BALTIERREZ, LUIS & URBINA, EMMA	0236106006	233 FOXTAIL LANE YORKVILLE, IL. 60560	FARM COLONY UNIT 2 PHAE 3	BMF Remodeling LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
		Category	ID					
3/21/2018	022018048	02 Garage		0226101006	LAMANNA, ANDREW & SIWAK, PAULINA	58 KINGMOOR LN YORKVILLE, IL 60560-		Artisan Enterprises Inc
5/3/2018	022018090	02 Garage		0430200003	DIPPOLD JEREMY & SAMANTHA	10135 FOX RIVER DR NEWARK, IL 60541-		
3/21/2018	022018049	02 Garage		0529400001	GENGLER STEVE & LINDA	10510 IMMANUEL RD YORKVILLE, IL 60560-		
6/25/2018	022018124	02 Garage		0517200002	BJORK ANNE & MARTY	10021 AMENT RD YORKVILLE, IL 60560-		
6/5/2018	022018112	02 Garage		0913300002	CARGLE KENNETH A	920 ROUTE 52 MINOOKA, IL 60447-		Homeowner
2/1/2018	022018031	02 Garage		0430200003	DIPPOLD JEREMY & SAMANTHA	10135 FOX RIVER DR NEWARK, IL 60541-		
4/18/2018	022018077	02 Garage		0119378001	LITTLEFAIR KEVIN & DENISE	14 FRAZIER CT SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	Owner
4/11/2018	022018050	02 Garage		0103353010	KLINKER BRYAN	35 EARL ST PLANO, IL 60545-	STAINFIELD SUB	
6/21/2018	022018114	02 Garage		0804100006	HIPSMAN JOHN & JENNIFER	9858 HELMAR RD NEWARK, IL 60541-		
4/18/2018	022018076	02 Garage		0531300002	HELMAR LUTHERAN CONGREGATION	11951 LISBON RD NEWARK, IL 60541-		
6/15/2018	032018126	03 Accessory Buildings		0105128001	MACDONALD ANDREW J & JOAN M	16670 GALENA RD PLANO, IL 60545-		N.L. MORTON BUILDINGS, LTD

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
		Permit Category	Permit Number					
4/13/2018	032018070	03 Accessory Buildings	0213476003	ULRICH GERALD T & SONYA K	6192 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7		
4/13/2018	032018071	03 Accessory Buildings	0304453028	HANSON GARY & KAREN R	74 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22		
4/5/2018	032018064	03 Accessory Buildings	0518126002	LARSEN JASON C	12 TIMBERCREEK PL YORKVILLE, IL 60560-	TIMBER CREEK SUB		Morton Buildings
4/30/2018	032018081	03 Accessory Buildings	0304155009	HILLIARD PHILLIP & LAURA	14 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29		TUFF SHED
3/29/2018	032018059	03 Accessory Buildings	0507403002	FRENCH LARRY & SHARON S	11480 B LEGION RD YORKVILLE, IL 60560-			STEVE LEE
4/18/2018	032018075	03 Accessory Buildings	0917100002	HEAP GARY & LINDA	4819 ROUTE 52 MINOOKA, IL 60447-			MORTON BUILDINGS, INC.
4/10/2018	032018068	03 Accessory Buildings	0802476006	CHRISTIAN CHRISTOPHER L & CHRISTIAN L	12859 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB		
3/7/2018	032018042	03 Accessory Buildings	0312203002	GODDARD J. WAGNER	18 COUNCIL AVE AURORA, IL 60503-	GASTVILLE RESUB LOT 1		SAME
5/24/2018	0320180110	03 Accessory Buildings	0305452071	ELKIN WILLIAM L	19 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7		
5/8/2018	032018097	03 Accessory Buildings	0222126005	HATCH BRENT R & LEIGH A	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB		
6/12/2018	032018117	03 Accessory Buildings	0606226006	OLIN RICHARD & BEVERLY	27 NORTHWEST PASS OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2		ROBERT E. LEE

Permit Approval Date Report

Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit ID					
5/7/2018	032018092	03 Accessory Buildings	0309107018	MANTZKE RODNEY W & JAMIE L	147 CIRCLE DR MONTGOMERY, IL 60538-		
5/3/2018	032018089	03 Accessory Buildings	0421104002	HALEY CURTIS	9272 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	RONALD LARABEE
6/13/2018	032018121	03 Accessory Buildings	0136200009	MALACINA RICHARD DEC TR & MALACINA JOYCE DEC TR	12300 RIVER RD PLANO, IL 60545-	RIVER GLEN SUB	ROBERT E LEE
5/4/2018	032018087	03 Accessory Buildings	0221251004	VELEZ HAROLD A & VIVIAN H	12 E LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	REINERT STRUCTURES
4/30/2018	032018083	03 Accessory Buildings	0304354008	POSS LARRY J TRUST & POSS MARY F TRUST	9 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
6/8/2018	042018113	04 Additions	0415200019	SEEGO VINCENT & KARA	14103 BUDD RD YORKVILLE, IL 60560-		Thomas Builders
5/11/2018	042018065	04 Additions	0933100002	WILSON JOSEPH C & HITE BREANNE	3851 HOLT RD MINOOKA, IL 60447-		
3/29/2018	042018055	04 Additions	0508151002	GAWRYCH KRISTOPHER P & LARA	7531 E HIGHPOINT RD YORKVILLE, IL 60560-		APEX BUILDERS, INC./RICH VAN HAM
2/22/2018	042018032	04 Additions	0802300008	ROD ROSS R & CARMEN R	7775 PLATTVILLE RD NEWARK, IL 60541-		Weather Seal Nu Sash Inc
1/30/2018	042018029	04 Additions	0908300002	GRAHAM PAUL W & JANET K	13870 GROVE RD MINOOKA, IL 60447-		
4/13/2018	052018069	05 Remodeling	0307430010	NONNIE, CHRISTOPHER L & LISA ANN	147 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	CLEAN EDGE CONSTRUCTION, INC.

Permit Approval Date Report

Kendall County

Issue Date	Permit ID		Parcel Number		Property Address	Subdivision	Contractor Name
	Permit Category	Owner Name	Owner Name	Owner Name			
4/5/2018	052018066	05 Remodeling	0508276004	JEMS ACQUISITIONS LLC	37 BONNIE LN YORKVILLE, IL 60560-	WILLMANS RESUB	WILLMAN & GROESCH
2/28/2018	052018040	05 Remodeling	0508102001	MESSERSMITH JEREMY & CHRISTINA	7250 E HIGHPOINT RD YORKVILLE, IL 60560-		SAME
3/6/2018	052018041	05 Remodeling	0305404025	MCSORLEY RYAN	150 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SAME
2/21/2018	052018033	05 Remodeling	0518300006	PETERS DANIEL	8751 B E HIGHPOINT RD YORKVILLE, IL 60560-	HIGHPOINT HILLS	SAME
1/24/2018	052018024	05 Remodeling	0305454031	RY PROPERTY MANAGEMENT CORPORATION	9 CREVE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SAME
2/1/2018	062018027	06 Commercial - M Zone	0405300001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		
2/1/2018	062018025	06 Commercial - M Zone	0405300001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		
5/10/2018	082018098	08 Barns/Farm Buildings	0610200005	CHICAGO TITLE	2500 JOHNSON RD OSWEGO, IL 60543-		
4/16/2018	082018073	08 Barns/Farm Buildings	0427200009	WIESBROOK JEFFREY A & KIMBERLY A	14044 WALKER RD YORKVILLE, IL 60560-		
4/3/2018	082018063	08 Barns/Farm Buildings	0811100017	SPICHER DARON & KIMBERLY	7650 PLATTVILLE RD YORKVILLE, IL 60560-		
3/28/2018	082018061	08 Barns/Farm Buildings	0614200010	CHRIS LAVOIE	1050 ROUTE 126 PLAINFIELD, IL 60586-		

Permit Approval Date Report

Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit ID					
5/3/2018	08 Barns/Farm Buildings	082018058	0215301001	GREGORY CLEMENTZ	47 SOUTH STREET BRISTOL, IL. 60512	HUNTSVILLE (ORIGINAL TOWN)	
4/3/2018	08 Barns/Farm Buildings	082018057	0632400001	CHICAGO ROAD FARM LLC	4275 CHICAGO RD MINOOKA, IL 60447-		
3/13/2018	08 Barns/Farm Buildings	082018046	0505300004	SLEEZER SETH VI	10735 ROUTE 71 YORKVILLE, IL. 60560		
1/24/2018	08 Barns/Farm Buildings	082018023	0921100008	JIMENEZ, LINDA	3579 BELL RD MINOOKA, IL 60447-		
1/16/2018	08 Barns/Farm Buildings	082018019	0517300010	STUCK GEORGE M & JILL S	8945 IMMANUEL RD. YORKVILLE, IL. 60560		
1/16/2018	08 Barns/Farm Buildings	082018018	0734100009	CARLSON JASON D & ERICA	14908 WHITEWILLOW RD NEWARK, IL 60541-		
5/14/2018	08 Barns/Farm Buildings	082018101	0709200012	ERICKSON ROGER & SHANNON	15147 LISBON CENTER RD NEWARK, IL 60541-		
3/29/2018	08 Barns/Farm Buildings	082016052	0313400014	CAMPBELL VICKY	65 RANCE RD OSWEGO, IL 60543-		
6/19/2018	08 Barns/Farm Buildings	082018130	0416253001	WINDING CREEK NURSERY & GARDEN CENTER INC	8241 MILLBROOK RD MILLBROOK, IL 60536-		
6/13/2018	08 Barns/Farm Buildings	082018125	0803400006	ANZELC THOMAS J & CATHLEEN M	8025 PLATTVILLE RD NEWARK, IL 60541-		
6/29/2018	12 Swimming Pools	122018136	0235280004	ADAMOVICH, RACHEL	201 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3 FOX POOL CHICAGO	

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	Permit Category	Permit ID					
6/18/2018	12 Swimming Pools	122018128	0402226003	MURRAY JOSHUA J & ABIGAIL M	6217 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	
6/13/2018	12 Swimming Pools	122018122	0335376005	PEREZ NATALY	1481 PLAINFIELD RD OSWEGO, IL 60543-	SHANNON SUB	A&J Recreational Services
6/13/2018	12 Swimming Pools	122018119	0105201004	VELAZQUEZ MARIO & MARIA	16421 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	M. C. Construction
6/5/2018	12 Swimming Pools	122018116	0125461013	FLORES ROBERT & ADA M	12342 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 2	AMERICAN SALE
6/6/2018	12 Swimming Pools	122018115	0224201002	WHITE GARY A & SUSAN D	162 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	
5/23/2018	12 Swimming Pools	122018104	0508376019	HILT LARRY J JR & MELISSA S	55 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	SWIM SHACK
5/16/2018	12 Swimming Pools	122018102	0402200012	BARBIER MARCIA	13019 FOX RD YORKVILLE, IL 60560-	PINE GROVE SUB	DRIES POOL PROFESSIONALS
4/30/2018	12 Swimming Pools	122018084	0135284001	BEERY CAROL A	13040 RIVER RD PLANO, IL 60545-	MINNETONKA SPRINGS SUB	
4/2/2018	12 Swimming Pools	122018062	0116427011	DOBRICH PAUL W & MARY ANN	26 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	Andrea Beckwell
3/29/2018	12 Swimming Pools	122018060	0120301006	GOODBRED BRADLEY A & DAWN	16863 FRAZIER RD PLANO, IL 60545-	HUNTSMEN TRAILS SUB	SWIM SHACK, INC.
3/26/2018	12 Swimming Pools	122018053	0401326002	WILLMAN ROBERT S	12560 FOX RD YORKVILLE, IL 60560-	FOX STATION (ORIG TOWN)	Owner

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6/26/2018	122018134	12 Swimming Pools	0215157004 LACOURSIS LARRY L & DEBRA A	16 GROVE ST BRISTOL, IL 60512-			
3/26/2018	122018051	12 Swimming Pools	0607130007 DUDA EDWARD S JR & SUSAN K	7123 GOLFVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE		SUNCO POOLS & SPA
3/14/2018	122018047	12 Swimming Pools	0324100021 PETSCHER NICHOLAS A & KERI M	3401 STEWART RD OSWEGO, IL 60543-			
6/26/2018	132018133	13 Decks	0416101011 ZARCONI CHRISTOPHER S & MADCAPET	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6		West Suburban Decks
6/13/2018	132018120	13 Decks	0304176012 HENDRICKSEN KJELL & LISA	102 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33		
5/11/2018	132018094	13 Decks	0105128008 ROTHLISBERGER SCOTT & SARAH	16524 GALENA RD PLANO, IL 60545-			WEST SUBURBAN DECKS LLC
5/7/2018	132018093	13 Decks	0136200026 ADAMCZYK DEREK M & BEATA K	12025 RIVER RD PLANO, IL 60545-	RIVER GLEN SUB		WEST SBURBAN DECKS LLC
5/2/2018	132018086	13 Decks	0502102003 SIOK CLIFFORD & KIMBERLY	322 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1		
4/30/2018	132018080	13 Decks	0116427011 DOBRICH MARY ANN	26 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3		Mike Burgermeister In & Out Contractors
5/1/2018	132018078	13 Decks	0220452003 BAZAN STEPHAN P & BAZAN JEAN E	3862 CANNONBALL TRL YORKVILLE, IL 60560-	OAK KNOLL SUB		Doug Leifheit
2/1/2018	132018030	13 Decks	0223303008 MCGREGOR SCOTT & JILL	10 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1		Warner's Decking

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6/13/2018	142018118 14 Demolitions	0327401004 SIMPKINS CHARLES JR & PATRICIA	4704 DOUGLAS RD OSWEGO, IL 60543-			
5/23/2018	142018109 14 Demolitions	0616200017 SMITS JERRALD				
4/10/2018	142018056 14 Demolitions	0632400001 CHICAGO ROAD FARM LLC	4275 CHICAGO RD MINOOKA, IL 60447-			
4/13/2018	142018054 14 Demolitions	0529200007 BRETTTHAUER STAN & JANET	10206 WALKER RD YORKVILLE, IL 60560-			
1/22/2018	142018021 14 Demolitions	0515100002 COOPER LARRY R LTD PARTNERSHIP	8641 AMENT RD YORKVILLE, IL 60560-			
3/26/2018	142017204 14 Demolitions	0219400009 LASALLE NATIONAL BANL % DREW DANIEL C	11443 ROUTE 34 YORKVILLE, IL 60560-			
6/13/2018	152018123 15 Electrical Upgrades	0119452002 SCHULTZ ADAM & JAMIE	17360 FRAZIER RD PLANO, IL 60545-	HOLLIS PARK UNIT 1		INDEPENDENCE RENEWABLE ENERGY
5/8/2018	152018096 15 Electrical Upgrades	0625200009 BLACKLOCK DENNIS & KATHLEEN	562 WALKER RD PLAINFIELD, IL 60586-			ZOBEL ELECTRIC
4/30/2018	152018085 15 Electrical Upgrades	0221101024 MARSH ANTHONY J & PATRICIA C	3193 CANNONBALL TRL YORKVILLE, IL 60560-			VIP ELECTRICAL SERVICES
3/13/2018	162018045 16 Towers (Comm.)	0124200028 BRUMMEL, RICHARD A DEC LIV TR & DANIEL MADONIA	12260 FAXON RD PLANO, IL. 60545			Advanced Probuild Solutions (#82-1571485)
1/30/2018	162018028 16 Towers (Comm.)	0311100001 COMMONWEALTH EDISON	1726 ROUTE 34 OSWEGO, IL 60543-			

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1/22/2018	16 Towers (Comm.)	162018020	0201200005 BOLAND, EILEEN (AGENT FOR VERIZON)	6136 GALENA RD BRISTOL, IL 60512-		WINDY CITY TOWER TECHS, LLC.
5/23/2018	18 Driveway	182018111	0223352005 MICK JASON & ERIN	42 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	MAUL PAVING
5/16/2018	18 Driveway	182018103	0304155002 CHAVEZ JOSE & GLORIA	17 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
2/28/2018	18 Driveway	182018038	0416251009 STEPHENS BRYAN	7 SHERMAN ST MILLBROOK, IL 60536-		SAME
6/19/2018	19 Fire Restoration	192018129	0304253005 OLSEN KYLE	141 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
5/7/2018	19 Fire Restoration	192018095	0227380004 BURGERMEISTER CHRISTOPHER J	67 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER GARDENS REPLAT LOTS 6-14 & 15-58	WILLMAN & GROESCH
4/16/2018	19 Fire Restoration	192018072	0122281010 CAMPBELL TIM	335 OLD MILL RD PLANO, IL 60545-	OWNERS 1ST SUB PT E 1/2 SEC 22-37-6	LITE CONSTRUCTION, INC.
5/7/2018	19 Fire Restoration	192018052	0235381001 LOPEZ MIGUELA & ARLETTE CUSSIN	5753 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	PAUL DAVIS
2/16/2018	19 Fire Restoration	192018035	0127400001 CEDARDELL GOLF CLUB	14264 HALE RD PLANO, IL 60545-		S&P Builders, Inc.
1/22/2018	19 Fire Restoration	192018022	0307279001 LIGHT ROAD LLC	1800 LIGHT RD OSWEGO, IL 60543-		Synergy Construction Group
6/27/2018	20 Patio	202018135	0309155026 WEBER, RAMONA & MARK	313 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	DOXA BRICK PAVING

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5/21/2018	202018106	20	0304251016	PAGAN EDWIN A	24 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	
4/30/2018	202018082	20	0304155009	HILLIARD PHILLIP & LAURA	14 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TUFF SHED
5/3/2018	232018088	23	0416378004	MCCORMICK JANE	15753 SUMNER CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	LEE LEGLER
3/6/2018	232018043	23	0506226004	MCLAUGHLIN ROGER T & MCLAUGHLIN KATHLEEN M	13 W BIRCH CT YORKVILLE, IL 60560-	FOXLAWN UNIT 1	Lee Legler Construction & Electric Inc
2/16/2018	232018034	23	0504177013	KATZ DAVID W & CATHERINE M	99 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	LEE LEGLER CONSTRUCTION & ELECTRIC INC

PLANNING BUILDING & ZONING RECEIPTS 2018

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 18	TOTAL FY18	MONTHLY FY 17	TOTAL FY17
December	\$2,288.40				\$2,288.40	\$2,288.40	\$3,044.28	\$3,044.28
January	\$5,753.00	\$50.00	\$6,717.13	\$0.00	\$12,520.13	\$14,808.53	\$3,791.34	\$6,835.62
February	\$5,304.40	\$545.00	\$2,188.27	\$0.00	\$8,037.67	\$22,846.20	\$10,989.52	\$17,825.14
March	\$10,993.18	\$897.50	\$7,424.10	\$2,000.00	\$21,314.78	\$44,160.98	\$8,130.89	\$25,956.03
April	\$6,636.96	\$2,770.00	\$1,364.53	\$1,000.00	\$11,771.49	\$55,932.47	\$7,598.93	\$33,554.96
May	\$6,337.60	\$540.00	\$110.00	\$1,000.00	\$7,987.60	\$63,920.07	\$16,086.31	\$49,641.27
June	\$7,279.28	\$95.00	\$11,851.77	\$0.00	\$19,226.05	\$83,146.12	\$14,174.98	\$63,816.25
July							\$21,087.73	\$84,903.98
August							\$25,401.68	\$110,305.66
September							\$36,883.57	\$147,189.23
October							\$18,678.40	\$165,867.63
November							\$14,088.97	\$179,956.60
TOTAL	\$44,592.82	\$4,897.50	\$29,655.80	\$4,000.00	\$83,146.12		\$179,956.60	