

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, August 13, 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 July 9, 2018 Meeting (Pages 4-12)

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 13-14)

PUBLIC COMMENT:

PETITIONS:

1. **18 – 04 – Kendall County Regional Planning Commission (Pages 15-48)**
Request: Proposed Amendments to Future Land Use Map for Properties Located Near Route 47 in Lisbon Township

Purpose: Proposed Changes to the Lisbon Township Future Land Use Map Include:

1. Changing the Agricultural Area West of Route 47 from Slightly South of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business
7. Incorporating the Village of Lisbon's Mixed Use Business and Residential Areas in Sections 16, 17, 18, 19, 20, 29, 30, 31, and 32 of Lisbon Township into the County Land Resource Management Plan

Proposed Change to Kendall County Future Land Use Map:

1. Incorporate the Proposed Changes to the Lisbon Township Future Land Use Map into the Kendall County Future Land Use Map

Proposed Text Changes:

1. Remove All Language Contained in the Narrative Portion of the Kendall County Land Resource Management Plan that Conflicts with the Changes to the Lisbon

Township Future Land Use Map

2. **18 – 20 – Fox Metro Water Reclamation District (Pages 49-79)**

Request: Map Amendment Rezoning Southern Portion of Property from R-1 with a Special Use Permit to M-1
PINs: 03-05-176-002, 03-05-302-001, 03-05-302-002, 03-05-302-003, 03-05-302-004, 03-05-353-001, 03-05-353-002, 03-05-353-003, 03-05-353-004, 03-05-353-006, 03-05-353-009, and 03-05-353-010
03-05-127-005 and 03-05-176-001 Are Already Zoned M-1
Location: 682 Route 31, Oswego Township
Purpose: Petitioner Would Like the Whole Property to Have the Same Zoning Classification and Existing Use is a Permitted Use in the M-1 District

3. **18 – 23 –Richard and Valvina Kaminski (Pages 80-84)**

Request: Revocation of a Special Use Permit
PIN: 03-01-351-002 and 03-01-351-006
Location: 985 Harvey Road and Property Immediately to the West of 985 Harvey Road, Oswego Township
Purpose: Petitioners would like Special Use Permit Revoked; Property is Zoned A-1

NEW BUSINESS:

1. Discussion of Burning at 8055 Whitfield Road (Pages 85-117)
2. Approval of an Intergovernmental Agreement between the Village of Millbrook and the County of Kendall to Administer the County's Ordinances for Zoning, Building Code, Subdivision Control, Comprehensive Plan, and Stormwater Management within the Jurisdiction of the Village of Millbrook for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Millbrook to the County of Kendall (Pages 118-142)
3. Approval of a Request from the City of Sandwich for a Letter of Support of the City of Sandwich's Application for an Illinois Environmental Protection Agency 319 Watershed Plan Grant for the Little Rock Creek Watershed-Committee Could Also Recommend that Kendall County Contribute Financially to the Required Grant Match (Pages 143-155)

OLD BUSINESS:

1. Approval of an Agreement with Teska Associates, Inc. for Work Related to the Zoning Ordinance Consolidation Project (Project Would Unify the Zoning Ordinance into One Searchable Document, Correct Typographical Errors, and Correct Citation Errors) at a Cost Not to Exceed \$8,000; Related Invoices to be Paid from Planning, Building and Zoning Consultant's Line Item (010-2-002-6363)-Committee Could Forward Proposal to the State's Attorney's Office for Review (Pages 156-162)
2. Update on Removal of Culvert Crossing of Aux Sable Creek near 13360 McKanna Road; Property is Owned by Mark Antos (Pages 163-167)
3. Update on 21 Dawn Avenue (Pages 168-184)

REVIEW VIOLATION REPORT: (Pages 185-188)

1. Approval to Forward Violation of Section 10.01.A.2 of the Kendall County Zoning Ordinance (Lack of Required Fencing Around M-1 Zoned Property) at 790 Eldamain Road to the State's Attorney's Office (Pages 189-208)

REVIEW NON-VIOLATION COMPLAINT REPORT: (Page 209)

UPDATE FOR HISTORIC PRESERVATION COMMISSION: (Page 210)

REVIEW PERMIT REPORT: (Pages 211-227)

REVIEW REVENUE REPORT: (Page 228)

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 July 9, 2018 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Vice-Chairman Matt Kellogg at 6:35 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick, Bob Davidson (Chairman) (Arrived at 6:36 p.m.), Judy Gilmour, Scott Gryder, and Matt Kellogg (Vice Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Tom Bromeland, Mary Bromeland, Andrew Bromeland, Stevie DuPont, Judy DuPont, Patrick Kinnally, Maurice Ormiston, Brian Barnwell, Zach Barnwell, Alex Farkes, Melissa Samaroo, Jim Coyle, Margaret Blum, Mike Massie, Mark Perle, Nancy Harazin, Mike Saar, Jim Williams, Greg Stromberg, and David Lombardo

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.

Chairman Davidson arrived at this time (6:36 p.m.).

APPROVAL OF MINUTES

Motion by Member Cullick, seconded by Member Gryder, to approve the minutes of the June 11, 2018, meeting. With a voice vote of five (5) ayes, the motion carried.

EXPENDITURE REPORT

The Committee reviewed the claims report. Motion by Member Kellogg, seconded by Member Gryder, to forward the claims to the Finance Committee. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

Stevie DuPont, Sleezer Road, provided a history of his work in the energy industry. He explained how the national grid worked. He stated that Illinois has an energy reserve. Energy usage is decreasing nationwide. He does not believe demand exists. He does not believe that many homes would benefit from the solar panels. He stated that the developer has installed solar panels for specific cases and, in some instances, are not near homes. Mr. DuPont stated that greenhouse gas is generated to make the solar panels and the solar panels could contaminate the soil if the solar panels break. He submitted an abstract on a book regarding solar panel safety and other websites. He advocated that training for the Newark Fire Protection District should occur annually and that the Newark Fire Protection District should have a HAZMAT team. He also advocated for a leak proof container below the solar farm. He also discussed people being sensitive to electromagnetic waves.

Patrick Kinnally, attorney for Tom and Mary Bromeland, presented a packet of information. Big Grove Township is largely agricultural and solar farms are not mentioned in the Land Resource Management Plan or Kendall County Zoning Ordinance. He would like to see the County develop a solar panel zoning ordinance with standards for a solar farm. He expressed concerns that subsequent requests for solar farms will follow the regulations approved in the proposed solar panel special use. He argued that the farmland should not be taken out of agricultural protection. No information was provided regarding comparable sale of land in Kendall County. He expressed concerns regarding water draining onto his clients' property. He also expressed concerns regarding hazardous substances on the property. Mr. Kinnally favored a bond in the amount at least one point five (1.5) times the projected decommissioning costs.

Tom and Mary Bromeland, Newark Road, discussed the wetlands on the property. He brought a flash drive with pictures; Mr. Asselmeier will send pictures to Committee members. They also submitted a petition from neighbors opposed the special use permit.

Nancy Harazin, owner of 16400 Newark Road, provided a history of living in Kendall County. She would like to use the land to generate solar energy. She said that solar energy is a safe, renewable energy source.

Maurice Ormiston, Newark Road, said the he farmed the property several years ago. He believes that solar panels are continuation of other changes in the County like wind turbines; he is in favor of the proposal.

Judy DuPont, Sleezer Road, said that the area receives less than one hundred (100) sunny days per year. Ms. Harazin does not live on her farm.

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

Alex Farkas, Borrego Solar, said that they shrunk the system. The system has been moved further west. Trees will also be planted north of the solar array. None of the hazardous materials stated previous are inside the solar panels. The panels contain mono-crystal silicon. He stated this project has received one (1) of the best reports for interconnection costs. The environmental study was previously included in the application packet. They will upgrade the drain tile. Low mow turf will be planted under the panels. They are open to a decommissioning bond.

Margaret Blum, GreenbergFarrow, explained what would happen to the project if they needed to go through wetland permitting. They also provided a picture of the Bromeland residence taken from the corner of the site. She also discussed the project in relations to the wetlands. Member Gilmour asked about the materials inside the solar panels. The key material is mono-crystal silicon which is not hazardous. The panels are manufactured in China.

Mike Massie, attorney for Borrego, discussed the comparisons used for appraisals. There was no negative impact caused by solar panels from the sites examined. He argued that above ground drainage should be improved. The environmental impacts are part of the record.

Jim Coyle, GreenbergFarrow, noted that the proposed turf would provide less runoff than the current crops. Fifteen feet (15') will be dedicated to the County for erosion control. The wetland buffers is the distance that Borrego is maintaining from the wetlands. Discussion occurred regarding the definition of farmed wetland.

Patrick Kinnally said that he did not hear information about water displacement. He also expressed concerns about the composition of the solar panels. He would like the property to stay as farmland.

Jim Coyle stated that Borrego did submit drainage calculations to Greg Chismark.

Margaret Blum noted that environmental reports were submitted.

The consensus of the Committee was to amend 2.C of the proposed ordinance by setting the measurement of the tree height from the top of the root ball.

Discussion occurred regarding bonding. The consensus of the Committee was to create a bond at Two Hundred Thirty Thousand Dollars (\$230,000) for decommissioning of the site. This would be included in 2.F of the proposed ordinance.

The consensus of the Committee was to amend 2.G of the proposed ordinance by stating that the decommissioning plan shall be voted on by the County Board and requires a simple majority to pass. The second sentence regarding maintenance shall be deleted.

The consensus of the Committee was to amend 2.H of the proposed ordinance by stating that the six (6) months for completing decommissioning starts with the approval of the County Board.

The consensus of the Committee was to amend 2.O of the proposed ordinance so that the decommissioning plan may be initiated within ninety (90) days if no timetable was reached. The timetable must be approved the by Planning, Building and Zoning Committee.

Member Kellogg asked what would be planted between the trees and road where sheet erosion is occurring. The response was that the right-of-way would be dedicated to address the concerns and grass would be planted. The consensus of the Committee was to amend 2.P of the proposed ordinance to amend the site plan to have a waterway or place a solid tile under the trees to address sheet erosion to the property north of the subject property.

The consensus of the Committee was to amend 2.R of the proposed ordinance to initiating the decommissioning plan to the revocation or amendment to the special use permit.

The Committee expressed a need to verify that the panel materials are not hazardous.

Motion by Member Kellogg, seconded by Member Gryder, to recommend approval of the special use permit ordinance as amended and that the proposal be forwarded to the July Committee of the Whole meeting with additional discussion at the August Committee of the Whole meeting.

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 July 12th.

Petition 18-14-Michael and Dayle Saar-Request for a Map Amendment Rezoning Their Property Located on the East Side of Route 71 Approximately 0.06 Miles Southwest of Timbercreek Drive (PIN: 05-07-328-003) in Kendall Township from A-1 to R-1

Mr. Asselmeier summarized the request.

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.

Staff recommends approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

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

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

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

The Kendall County Zoning Board of Appeals met on this proposal on June 4, 2018. They unanimously recommended approval of the request.

EcoCAT Report submitted and consultation was terminated.

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

Motion by Member Kellogg, seconded by Member Gryder, to recommend approval of the requested map amendment.

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 County Board on July 17th.

Petition 18-22-Robert M. Eby on Behalf of Southwest Community Church and Geraldine A. Mann on Behalf of Geraldine Declaration of Trust-Request for a Revocation of a Special Use Permit for a Place Worship at 4405 Van Dyke Road and the Property Immediately to the East of 4405 Van Dyke Road (PINs: 09-05-400-021 and 09-05-400-020) in Seward Township; Both Properties are Zoned A-1

Mr. Asselmeier summarized the request.

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.

Motion by Member Kellogg, seconded by Member Gryder, to recommend approval of the requested special use permit revocation.

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 County Board on July 17th.

NEW BUSINESS

Discussion of Zoning Ordinance Consolidation Project-Project Would Unify the Zoning Ordinance into One Searchable Document, Correct Typographical Errors, and Correct Citation Errors

Mr. Asselmeier summarized the request.

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.

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.

Motion by Member Kellogg, seconded by Member Gryder, to recommend advance the project in the current fiscal year as proposed.

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

The motion carried. Mr. Asselmeier will inform Teska Associates, Inc. of the Committee's decision.

Discussion of NPDES Related Survey to Townships and Residents

Mr. Asselmeier summarized the request.

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

The consensus of the Committee was to move forward with the surveys with no additional questions.

OLD BUSINESS

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

Greg Stromberg, owner of 45 Cheyenne Court, provided a timeline for completing the project. Based on the timeline, he will have everything complete expect the placement of stone by October 30th. The Committee did not express opposition to his proposal.

Update on Removal of the Culvert Crossing of Aux Sable Creek near 13360 McKanna Road; Property is Owned by Mark Antos

Mr. Asselmeier provided a picture of Mark Antos' bridge. Mr. Antos intends to pour concrete on July 13th.

Request from the Kendall County Regional Planning Commission to Amend Petition 17-28 Pertaining to Outdoor Target Practice and Shooting Zoning 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

Mr. Asselmeier summarized the request.

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:

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.

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.

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.

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.

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.

David Lombardo stated that the Commission had valid concerns. He stated that ranges should be regulated by length of range instead of by weapon. A range should also be evaluated based on the proximity of neighbors.

Member Kellogg was not concerned about the five (5) acre requirement because of the berm calculations, setbacks, and noise provisions.

The Forest Preserve is exempt from zoning if it is engaged in activities allowed by the Downstate Forest Preserve Act.

The concern about dividing the proposal into three (3) parts would be handled on a case-by-case basis.

Mark Perle, Old Ridge Road, would like to see commercial businesses to be subject to commercial gun range regulations. He would like to see a maximum number of shooters on private commercial property. Discussion occurred about shooting coming from one property and hitting nearby houses.

The consensus of the Committee was not to make any changes to the proposal.

This matter will go to the Planning Commission on July 25th.

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

Mr. Asselmeier reported that Jasmine Brown Watkins started as the Part-Time Office Assistant Zoning position on July 9th.

REVIEW VIOLATION REPORT

The Committee reviewed the Violation Report.

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

Mr. Asselmeier summarized the alleged violation.

Motion by Member Cullick, seconded by Member Gryder, to forward the violation to the State's Attorney's Office.

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

The motion carried.

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

Mr. Asselmeier summarized the alleged violation.

Motion by Member Cullick, seconded by Member Kellogg, to forward the violation to the State's Attorney's Office.

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

The motion carried.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the Non-Violation Report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

None.

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

None

PUBLIC COMMENT

Member Gryder requested an update on the process for updating County ordinances. Mr. Asselmeier reported that the Department is working with the State's Attorney's Office to update the Inoperable Vehicle Ordinance, Junk and Debris Ordinance, and Zoning Ordinance in that order. Once these regulations are updated, the intent is to allow the Inspector to have ticket writing ability.

Jim Williams, Boulder Hill, expressed his support for the Inspector to have authority to make citations on sight. Mr. Holdiman will attend a future meeting in Boulder Hill. Discussion occurred regarding the definition of "business" and "home occupation." He also requested clarification of parking trailers in the street.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

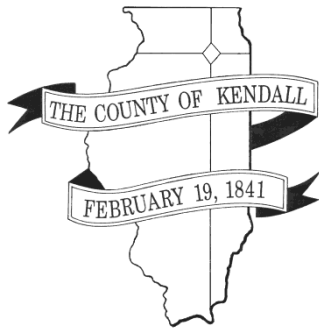
Member Cullick motioned to adjourn, seconded by Member Gryder. With a voice vote of five (5) ayes, Chairman Davidson adjourned the meeting at 9:35 p.m.

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

Encs.

frmPrctClaim	Kendall County	Claims Listing			07/02/18	1:42:02 PM	Page 001
Vendor #	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 110565	KENDALL PRINTING	2533	500 #10 ENVELOPES	07/02/18	01020026200	OFFICE SUPPLIES	46.45
2 191522	SOURCE ONE OFFICE PRODUCTS	533111	OFFICE SUPPLIES	07/02/18	01020026200	OFFICE SUPPLIES	71.27
3 191522	SOURCE ONE OFFICE PRODUCTS	533125	OFFICE SUPPLIES	07/02/18	01020026200	OFFICE SUPPLIES	37.09
							154.81*
4 220620	VERIZON	9809454329	CODE OFFICIAL - CELL	07/02/18	01020026207	CELLULAR PHONE	55.49
							55.49*
5 091341	ILLINOIS EPA	ILR400261	FY 2019 BILLING STOR	07/02/18	01020026367	NPDES PERMIT FEE	1,000.00
							1,000.00*
Total BUILDING AND ZONING							1,210.30*
ENGINEERING/CONSULTING ESCROW ACCT							
6 230933	WBK ENGINEERING, LLC	19055	BORREGO SOLAR - STOR	07/02/18	59020000060	SOLAR PANEL PROJECT SP 18	618.56
							618.56*
Total ENGINEERING/CONSULTING ESCROW							618.56*
GRAND TOTAL							1,828.86**

frmPrctClaim	Kendall County	Supplemental Claims Listing				07/17/18	12:10:13 PM	Page 001
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount	
BUILDING AND ZONING								
1 110565	KENDALL PRINTING	6/22/18	500 PBZ ENVELOPES	07/17/18	01020026200	OFFICE SUPPLIES	46.45	
2 191522	SOURCE ONE OFFICE PRODUCTS	533125	OFFICE SUPPLIES	07/17/18	01020026200	OFFICE SUPPLIES	37.09	
							83.54*	
3 020541	BUILDING & ZONING PETTY CASH	14268	CODE OFFICIAL EQUIPM	07/17/18	01020026216	EQUIPMENT	208.27	
							208.27*	
4 110531	KENDALL CO HIGHWAY DEPT	7/2/18	JUNE FUEL - PBZ TRUC	07/17/18	01020026217	VEHICLE MAINT/REPAIRS	86.21	
5 160189	PARADISE CAR WASH	223707	PBZ TRUCK WASHES	07/17/18	01020026217	VEHICLE MAINT/REPAIRS	14.00	
							100.21*	
6 261005	RANDY ERICKSON	7/5/18	9 PLUMBING INSPECTIO	07/17/18	01020026361	PLUMBING INSPECTIONS	1,260.00	
							1,260.00*	
7 190816	SHAW MEDIA	061810101009	LEGAL PUBLICATIONS	07/17/18	01020026380	REGIONAL PLAN COMMISSION	149.42	
							149.42*	
Total BUILDING AND ZONING							1,801.44*	
ENGINEERING/CONSULTING ESCROW ACCT								
8 230933	WBK ENGINEERING, LLC	19162	FOX METRO EXPANSION	07/17/18	59020000046	FOX METRO WATER REC DIST	949.50	
							949.50*	
9 230933	WBK ENGINEERING, LLC	19163	NICOR - MINOOKA	07/17/18	59020000059	NICOR-AUX SABLE CREEK-CO	338.38	
							338.38*	
Total ENGINEERING/CONSULTING ESCROW							1,287.88*	
GRAND TOTAL							3,089.32**	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

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MEMORANDUM

To: Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: August 7, 2018
Re: Proposed Future Land Use Map Change Along Route 47 in Lisbon Township

In 2017, the Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee started the process of considering amendments to the Future Land Use Map in Lisbon Township along Route 47. The reason for considering changes at this time was because of the widening of Route 47 to four (4) lanes in Lisbon Township.

The proposed changes were based on the following:

1. The mining area was designated because that was the location of the rock.
2. A commercial area should be designated on the east side of Route 47 north of the Grundy County line because everything else in the area was proposed to be industrial/office use.
3. The intersection of Routes 47 and 52 were designed as commercial to provide the Village of Lisbon an opportunity to place sales tax generating business. The southeast corner of this intersection was designated mixed use business because of the grain operation at this location.
4. The intersection of Route 47 and Plattville Road was designed as commercial to provide the Village of Plattville an opportunity to place sale tax generating businesses.
5. The rest of the corridor was classified as mixed use business.
6. Outer roads were proposed on both sides of Route 47 to prevent the highway from becoming congested with multiple turnouts.
7. Because of the need for buffering the mining area, the need for outer roads, and the anticipated businesses that would locate along the corridor, the corridor was set at one half (1/2) mile wide on both sides of Route 47.

On February 28, 2018, the Kendall County Regional Planning Commission and Comprehensive Land Plan and Ordinance Committee held a joint meeting in Plattville. Sixteen (16) members of the public attended the meeting. The overwhelming majority of the public in attendance favored maintaining the entire corridor as agricultural. A small minority favored small businesses like Casey's at Routes 47 and 52. Nobody in the audience favored commercial and industrial uses along the corridor when specifically asked. The Village of Lisbon also explained their sanitary sewer situation.

Following the meeting in Plattville, the Comprehensive Land Plan and Ordinance Committee decided to incorporate the Village of Lisbon's Future Land Use Map in the proposed map. Shortly thereafter, the State announced that it was not renewing the centerline protection of the Prairie Parkway. The consensus of the Comprehensive Land Plan and Ordinance Committee was to retain the Prairie Parkway alignment on the map for the short term as an historical reference point for planning purposes.

The Kendall County Regional Planning Commission held a public hearing on this proposal on June 27, 2018. With minimal discussion and nobody from the public expressing opposition, the Kendall County Regional Planning Commission recommended approval of the proposal.

The Kendall County Zoning Board of Appeals held a meeting on this proposal on July 30, 2018.

Seven (7) members of the public expressed opposition to this proposal and nobody from the public spoke in favor of the proposal. Many of those that spoke desired to preserve farmland and prevent the expansion of mining in the area. Some of the members of the public were concerned that, if the proposal was approved, the door would be opened to non-agricultural uses along the corridor. One (1) member of the public wanted the Prairie Parkway alignment removed because showing the alignment did not serve a planning purpose in their opinion. The Kendall County Zoning Board unanimously recommended denial. Ms. Clementi agreed with Mr. Thompson and Mr. LeCuyer and believed more input from the community should be taken into account. She wished for agriculture to be preserved in the area. Mr. Cherry understood the residents' opinions on the matter, but he was still on the fence and just thought he should vote no. Mr. Thompson stated he had some problems with the proposal since he comes from an agriculture background. Also, he stated the importance of a plan. He recommended that anyone wanting to preserve their land should work with the Conservation Foundation. Mr. LeCuyer stated there should be more discussion with the residents in the area. He argued there was use and value to the land and the only way to preserve the land is placing it in a conservation trust. Chairman Mohr stated the plan was meant to be a fluid document. He reiterated that zoning is not going to be changed but does believe that certain parts of the proposal needed to be reexamined. He believed that the Prairie Parkway should be kept for on the map for historical purposes. He also argued the one half (1/2) mile corridor was excessive.

At the Zoning Board of Appeals meeting, five (5) attendees indicated they did not receive notification of the meeting by letter. Staff mailed the letters July 5th; the letters were not sent certified because Staff believes that State law does not require certified mailings for changes to the Land Resource Management Plan. Unlike a rezoning, a change to the Future Land Use Plan is not binding and has no direct legal action on what a property owner can and cannot do with their land. The Committee may want to obtain the State's Attorney opinion on this issue.

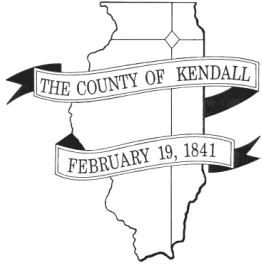
The July 5th letter that was sent to property owners along the corridor and a proposed resolution are attached to this memo.

Staff recommends the proposal be forwarded to the State's Attorney's Office for review.

If you have any questions, please let me know.

MHA

ENC: July 5, 2018 Letter to Property Owners
Draft Resolution



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

July 5, 2018

RE: Proposed Changes to the Kendall County Future Land Use Map for Properties Adjacent to Route 47 in Lisbon Township

Dear Property Owner:

At their meeting on June 27th, the Kendall County Regional Planning Commission recommended approval of the proposed changes to the Kendall County Land Resource Management Plan's Future Land Use Map for properties located adjacent to Route 47 in Lisbon Township. The proposed changes were outlined in a letter sent to you date May 30, 2018, and can be found at https://www.co.kendall.il.us/wp-content/uploads/Petition_18-04.pdf.

The Kendall County Zoning Board of Appeals will be meeting on this proposal on Monday, **July 30th at 7:00 p.m. at 111 W. Fox Street, in Rooms 209 and 210, in Yorkville.** Pending the outcome of the Kendall County Zoning Board of Appeals meeting, this proposal will be discussed at the Monday, **August 13th** meeting of the Kendall County Planning, Building and Zoning Committee, which starts at **6:30 p.m.** in the same location as the Kendall County Zoning Board of Appeals meeting. At the August 13th meeting, the Kendall County Planning, Building and Zoning Committee could issue a recommendation to the County Board.

If the Proposed Future Land Use Map is approved, the zoning of your property will **NOT** change unless the property owner requests a change. The current uses of your property will **NOT** change unless the property owner initiates the change.

If you have any questions regarding this letter or meeting, please contact Matt Asselmeier, Kendall County Senior Planner at 630-553-4139 or masselmeier@co.kendall.il.us.

Sincerely,

THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP
Senior Planner

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved Hearing Minutes of June 27, 2018

Chairman Ashton called the public hearing to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 7:01 p.m.), Budd Wormley, and Angela Zubko

Members Absent: Roger Bledsoe

Staff Present: Matthew H. Asselmeier, Senior Planner

In the Audience: Todd Milliron

PUBLIC HEARING

Petition 18-04 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request. The proposed changes include:

1. Changing the Agricultural Area West of Route 47 from Slightly South of Townhall Road to the Kendall/Grundy County Line to Mining (Mr. Asselmeier acknowledged the typographical error in the letter, but noted that the “south” was included in the notice in the newspaper).
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business
7. Incorporating the Village of Lisbon’s Mixed Use Business and Residential Areas in Sections 16, 17, 18, 19, 20, 29, 30, 31, and 32 of Lisbon Township into the County Land Resource Management Plan
8. Incorporating the Proposed Changes to the Lisbon Township Future Land Use Map into the Kendall County Future Land Use Map
9. Remove All Language Contained in the Narrative Portion of the Kendall County Land Resource Management Plan that Conflicts with the Changes to the Lisbon Township Future Land Use Map

Ms. Wilson arrived at this time (7:01 p.m.).

Mr. Nelson requested that the final map be officially added to the record. No objections were expressed regarding this request.

Ms. Wilson asked if the properties north of Helmar Road would remain agricultural other than the commercial shown on the map. Mr. Asselmeier stated that properties north of Helmar Road were in Kendall Township and not part of the scope of this proposal.

Todd Milliron, Yorkville, asked how large in acreage was in the mining area. Mr. Nelson responded a strip of mixed use business existed between Route 47 and the mining. The specific distance was small because the Commission considered Route 47 to be a logical stop because of the berming requirements for mining currently contained in the Zoning Ordinance.

Mr. Nelson made a motion to approve the proposed amendments to the Land Resource Management Plan as presented with the amendment that only Lisbon Township information be shown on the map, seconded by Mr. Wormley. Ms. Zubko noted that the zoning of properties would not change if this proposal were adopted. Mr. Nelson noted that a property owner wishing to change their zoning would need to go through the rezoning process.

Yes – Ashton, Casey, Nelson, Rodriguez, Shaw, Wilson, Wormley, and Zubko (8)

No – None (0)

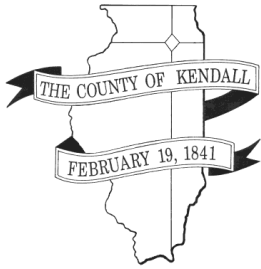
Absent – Bledsoe (1)

The motion passed. This proposal will go to the Zoning Board of Appeals on July 30th.

Mr. Nelson made a motion, seconded by Ms. Wilson, to adjourn the public hearing. With a voice vote of all ayes, the motion passed unanimously. The Kendall County Regional Plan Commission meeting adjourned at the public hearing at 7:10 p.m.

Enclosures from Public Hearing:

1. May 30, 2018 Letter to Property Owners Including the Three (3) Maps Presented at the Public Hearing.
2. Certificate of Publication for Petition 18-04 (Not Included with Report but on file in Planning, Building and Zoning Office).
3. June 27th Letter from Ruth Bell to the Kendall County Regional Planning Commission.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

May 30, 2018

RE: Proposed Changes to the Kendall County Future Land Use Map for Properties Adjacent to Route 47 in Lisbon Township

Dear Property Owner:

The Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee are considering changing the Future Land Use Map for properties located adjacent to Route 47 in Lisbon Township. In general, the proposed changes are as follows:

1. Changing the Agricultural Area West of Route 47 from Slightly North of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business
7. Incorporating the Village of Lisbon's Mixed Use Business and Residential Areas in Sections 16, 17, 18, 19, 20, 29, 30, 31, and 32 of Lisbon Township into the County Land Resource Management Plan
8. Incorporating the Proposed Changes to the Lisbon Township Future Land Use Map into the Kendall County Future Land Use Map
9. Remove All Language Contained in the Narrative Portion of the Kendall County Land Resource Management Plan that Conflicts with the Changes to the Lisbon Township Future Land Use Map

The existing Future Land Use Map and the Proposed Future Land Use Map are enclosed for your reference. The proposed Future Land Use Map is slightly different from the proposal presented at the February meeting in Plattville. The map key is:

Mining=M-3 (Mining and Mining Related Uses)

Mixed Use Business=B-6, M-1, M-2 and M-3 (Large Office and Manufacturing Uses)

Commercial= B-1, B-2 and B-3 (Small Office and Retail Uses)

The Kendall County Regional Planning Commission will hold a public hearing on the proposed changes on Wednesday, **June 27th at 7:00 p.m. at 111 W. Fox Street, in Rooms 209 and 210, in Yorkville.**

If the Proposed Future Land Use Map is approved, the zoning of your property will **NOT** change unless the property owner requests a change. The current uses of your property will **NOT** change unless the property owner initiates the change.

If you have any questions regarding this letter or meeting, please contact Matt Asselmeier, Kendall County Senior Planner at 630-553-4139 or masselmeier@co.kendall.il.us.

Sincerely,

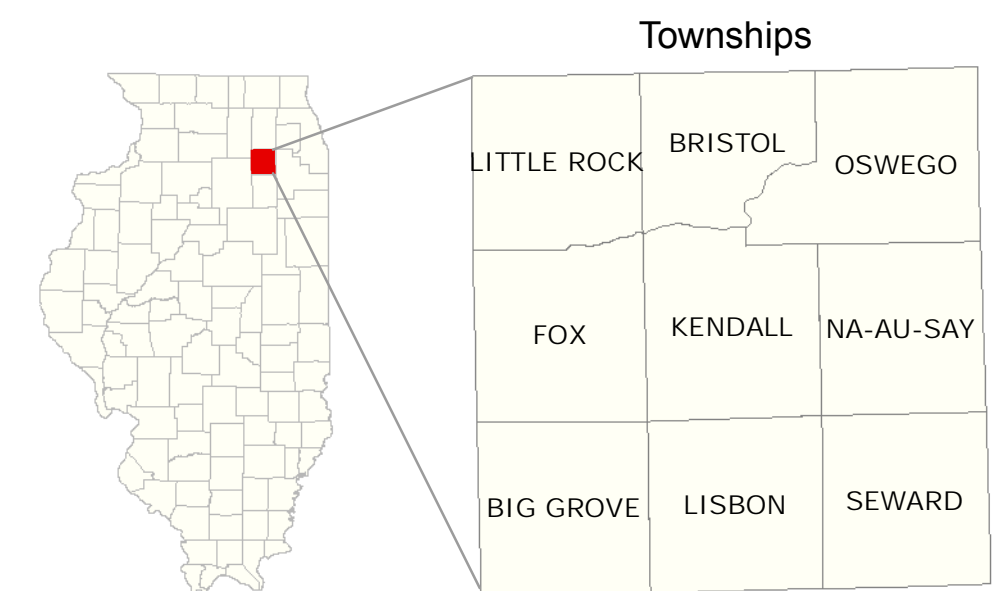
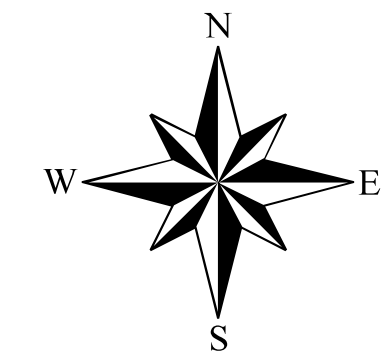
THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP
Senior Planner

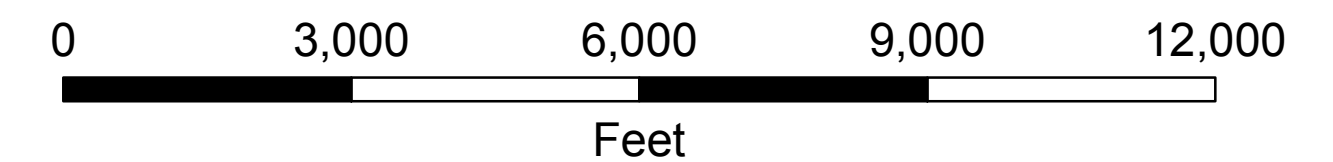
Encs: Current Future Land Use Map
 Proposed Future Land Use Map

Future Land Use Lisbon Township KENDALL COUNTY - 2017 -

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



Scale: 1 in = 2,000 feet

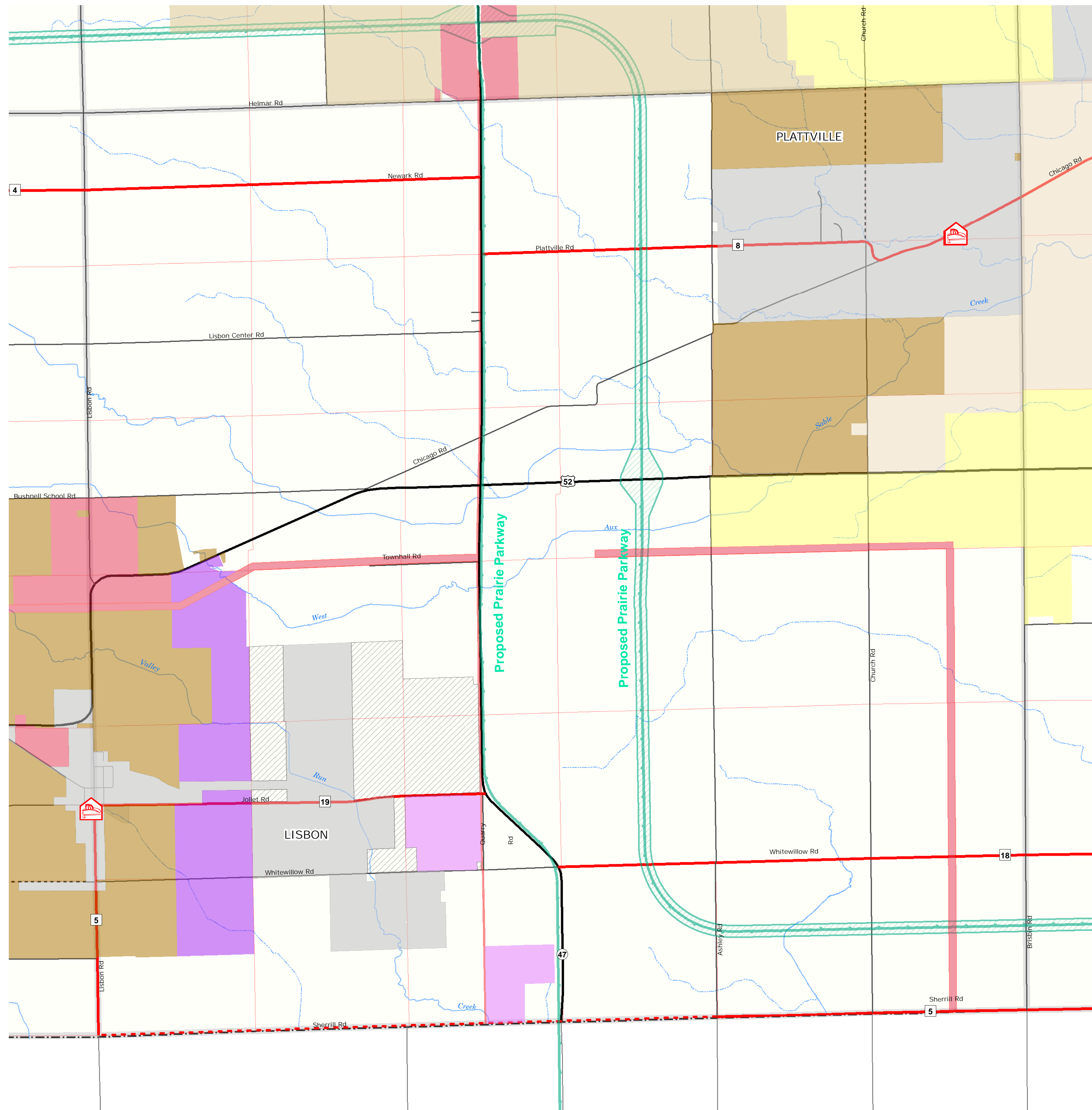


Legend

Future Land Use

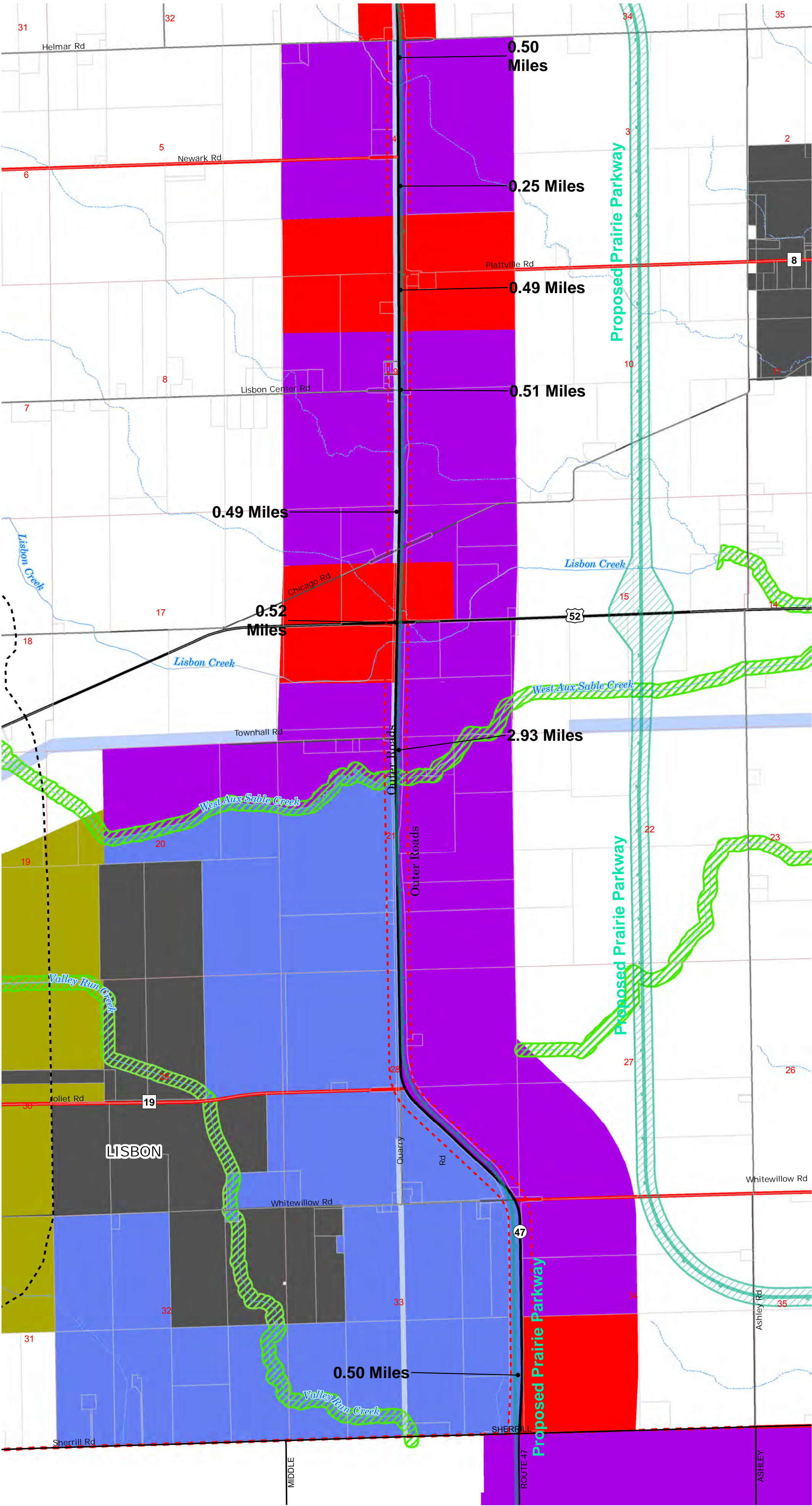
Land Use Type

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Commonwealth Edison
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Open Space
- Forest Preserve/State Parks
- Unknown
- FEIS_centerline
- Protected Corridor - 2007



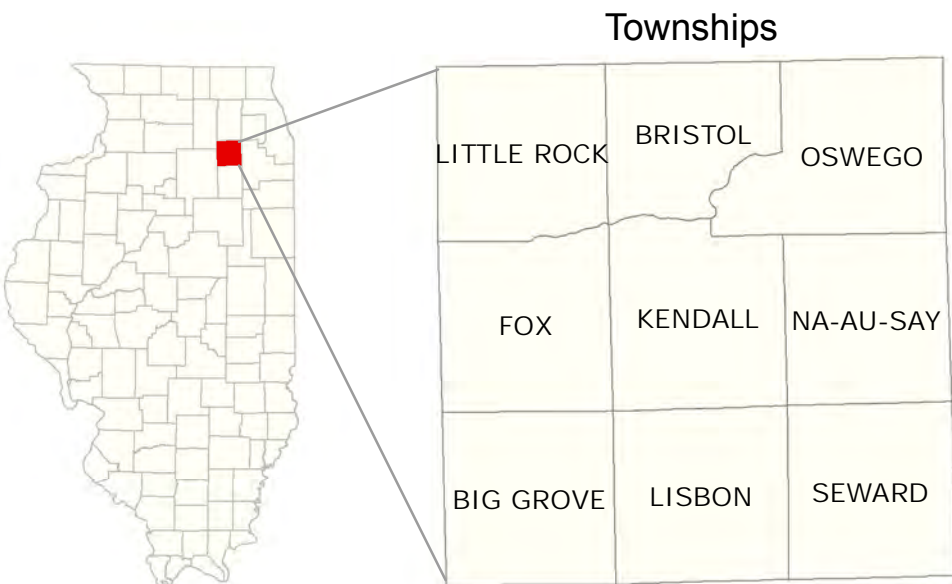
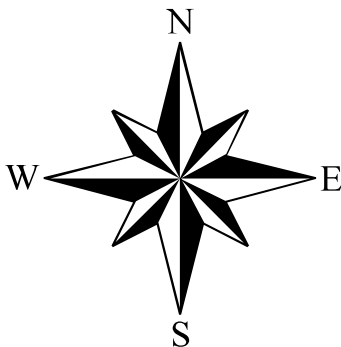
Kendall County GIS

111 West Fox Street - Room 308
Yorkville, Illinois 60560-1498
630.553.4030

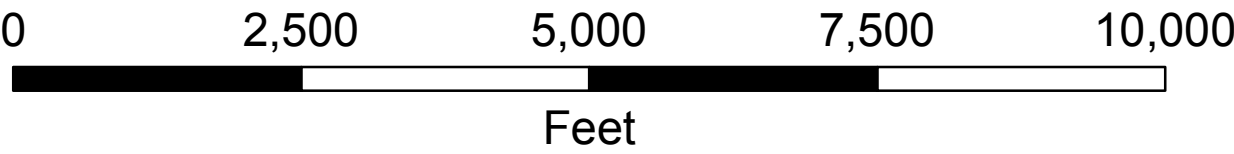


DRAFT Lisbon Future LRMP
Helmar Rd to Sherrill Rd
KENDALL COUNTY
- 2018 -

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



Scale: 1 in = 1,667 feet

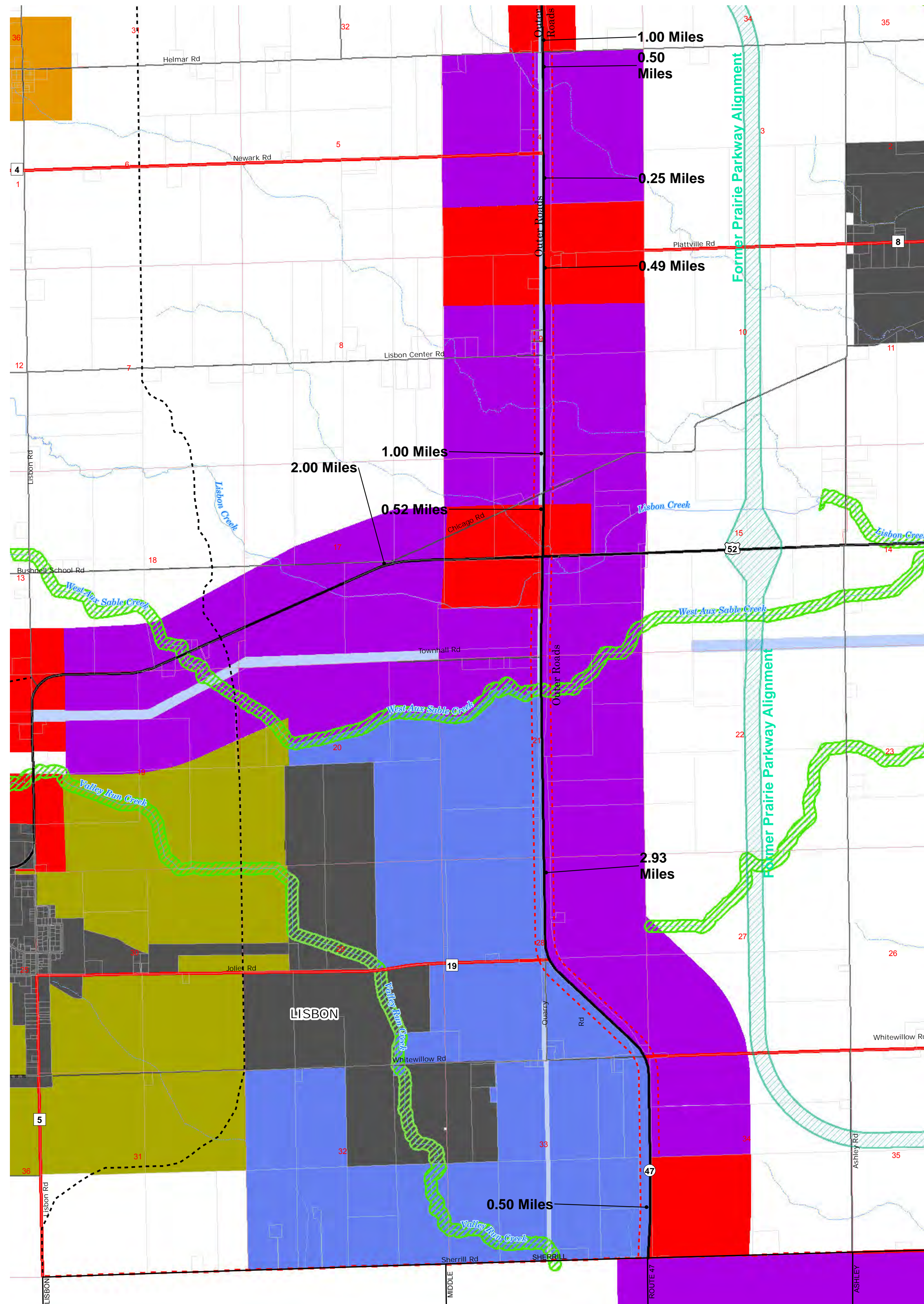


Legend

- Outer Roads
- Proposed Roadways
- Future LRMP**
- Abbreviation**
- Natural Resourse Areas
- Grundy Mixed Use Business
- Court Ordered Mining
- Open Space
- Urbanized Areas
- Mixed Use Business
- Transportation Corridors
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential

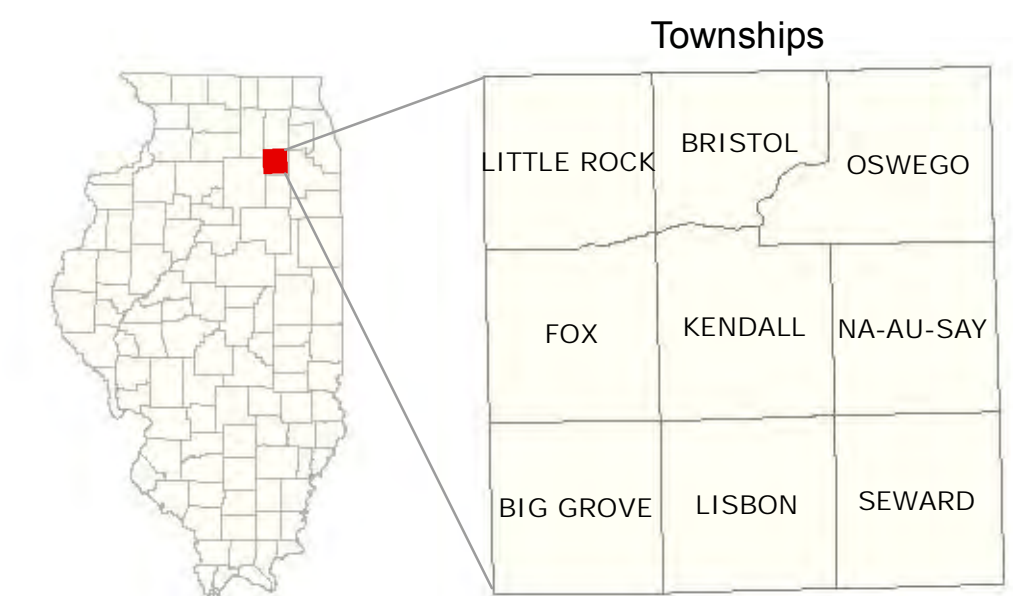
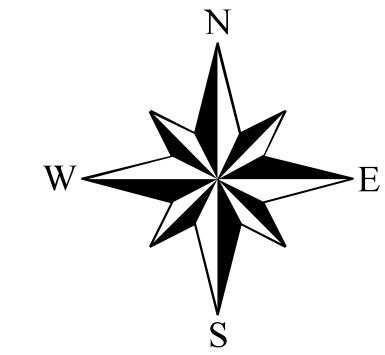


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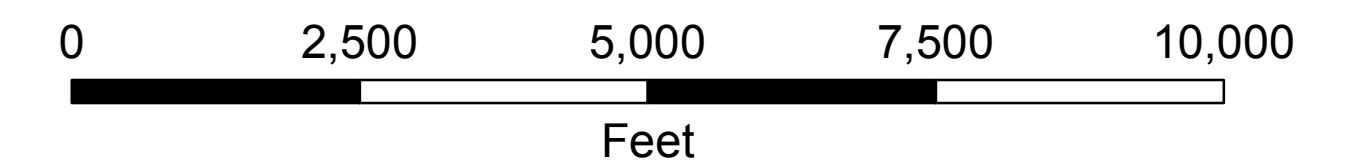


DRAFT Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY - 2018 -

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



Scale: 1 in = 1,667 feet



Legend

--- Outer Roads

--- Proposed Roadways

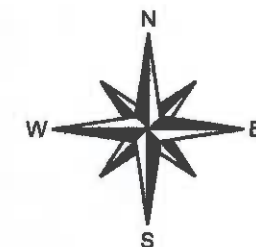
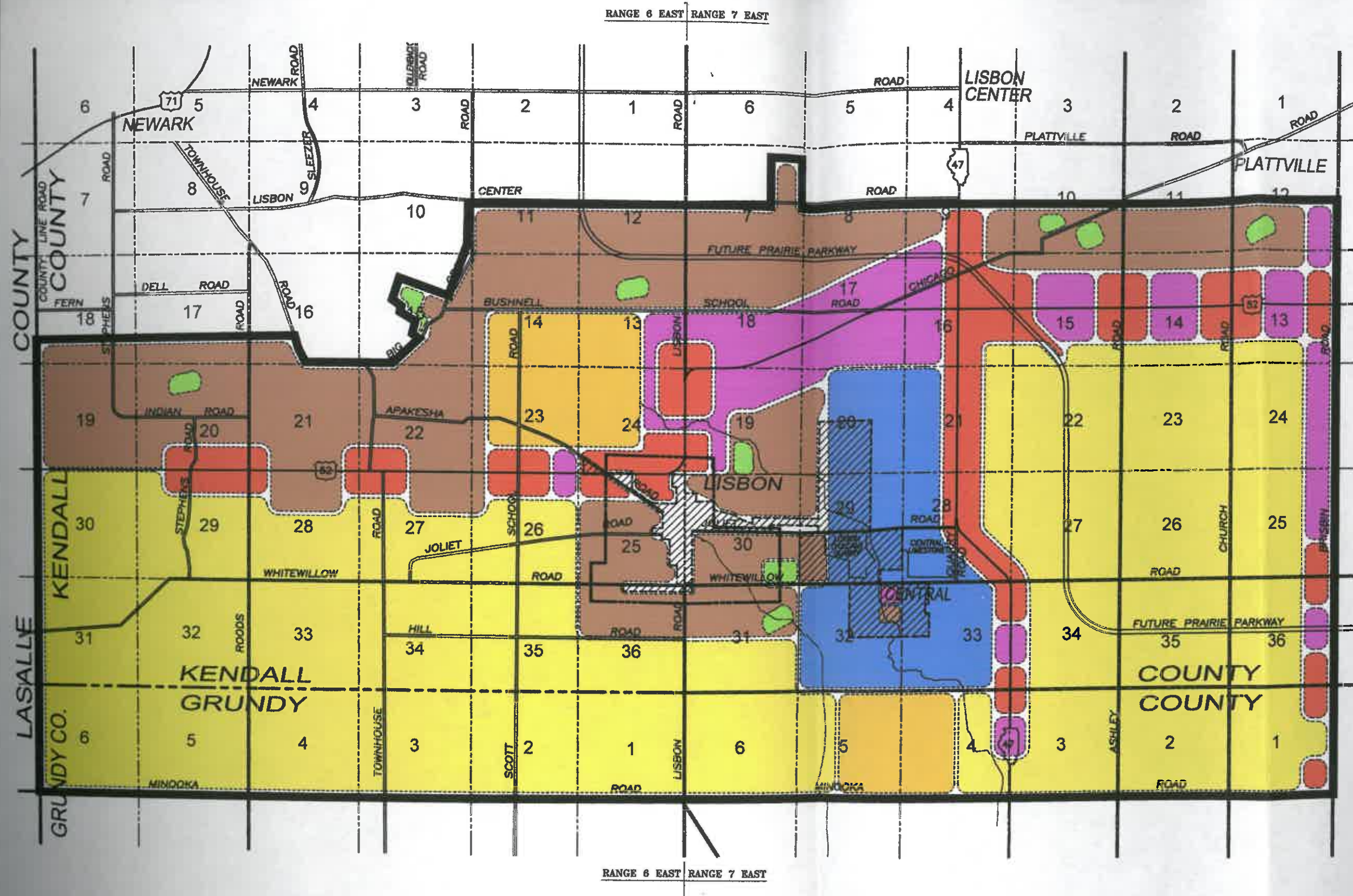
Future LRMP

Abbreviation











- Natural Resource Areas
- Grunty Mixed Use Business
- Court Ordered Mining
- Open Space
- Urbanized Areas
- Mixed Use Business
- Transportation Corridors
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560-1498
630.553.4030



LEGEND

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH
TOWNSHIP 33 NORTH

DRAWN BY: MAR	SCALE: 1" = 1700'
CHECKED BY: GRC	DATE: 8/14/07

CHAMLIN
ASSOCIATES

PERU MORRIS
ILLINOIS

COMPREHENSIVE PLANNING MAP VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

SCALE: 1" = 1700'

SHEET

FILE NO.:

OF

Findings of Fact for Proposed LRMP Map Changes Along Route 47 (Approximately 5.5 Miles)
in Lisbon Township

1. The Illinois Department of Transportation approved Alternative B5 in 2007 which called for the widening of Route 47 from Caton Farm Road to the Grundy County Line through Lisbon Township as part of the Prairie Parkway Project.
2. The purpose of the Prairie Parkway was to:
 - a. “Improve regional mobility by providing more north-south, higher speed multi-lane roads or additional lanes to serve traffic growth and reduce regional travel times for long distance travel.
 - b. Address local system deficiencies by developing a transportation system that serves forecast growth in local traffic and reduces travel times.
 - c. Improve access from the study area to regional jobs by serving the forecast growth in work trips and by reducing travel times from the study area current and future jobs.
 - d. Improve safety by reducing existing and projected growth in motor vehicle crashes”
Source: Prairie Parkway Design Report (2011) Page 1.
3. The Illinois Department of Transportation did not conduct any economic analysis of the impact of the proposed Prairie Parkway on lands located near Route 47 south of Caton Farm Road. Source: Illinois Department of Transportation
4. The Illinois Department of Transportation withdrew centerline protection of the Prairie Parkway in February 2018.
5. There are commercial and industrial lands in Grundy County and Minooka closer to Interstate 80 interchange
 - a. Kraft facility has 1 million square feet available.
 - b. 150 acres is available across from the Morris Airport
 - c. Morris plans warehouses out to Brisbin Road.
 - d. Morris plans retail on Route 47 north of town.
 - e. Morris plans industrial uses by the airport.Source: Grundy County EDC
6. The City of Morris has extended water lines to Minooka Road and sanitary sewer lines to Nelson Road; no plans to extend infrastructure into Lisbon Township. The City of Morris obtains water for the area north of Interstate 80 from wells south of Interstate 80 Source: Guy Christensen, City of Morris

7. The Chicago Metropolitan Agency for Planning, in the Kendall County Industrial Market Analysis of April 2016, concluded that industrial uses would favor locations near Minooka and inside Grundy County because of their proximity to Interstate 80 (Page 34)
8. Any buildings constructed presently along the corridor will utilize wells and septic systems. Larger buildings (over 5,000 square feet) will need adequate water for fire suppression and/or will need to be constructed with appropriate firewalls.
9. No fiber optics lines currently exist in the area.
10. Traffic counts along Route 47 in Lisbon Township have generally declined since 2003 with the exception for the north end of the Township:
 - a. 5400 (2003) to 4950 (2017) south end of County
 - b. 6300 (2003) to 4950 (2017) south end Route 47 and 52 interchange
 - c. 6600 (2003) to 6250 (2017) north of Chicago Road
 - d. 6400 (2003) to 6700 (2017) at Newark RoadSource: Illinois Department of Transportation
11. Traffic Counts on Route 52 have remained steady since 2003:
 - a. 1800 (2003) to 1600 (2017) south of Bushnell School Road
 - b. 2900 (2003) to 3350 (2017) east of 47Source: Illinois Department of Transportation
12. Current traffic accidents are most likely to occur near road intersections; many of these accidents are “failure to yield” type accidents. The types of accidents could change and could include more overcorrection type accidents after the widening project is completed. Source: Kendall County Sherriff’s Department
13. The existing Kendall County Land Resource Management Plan calls for agricultural uses along most of the corridor. Source: Kendall County Land Resource Management Plan (2011)
14. The Village of Lisbon’s existing Comprehensive Plan calls for commercial, mixed uses and mining along and near the corridor. Source: Village of Lisbon Comprehensive Plan (2009)
15. The intersection of Routes 47 and 52 is the most likely area on the northeast side of an enlarged Village of Lisbon where sales tax producing businesses could locate. The northeast corner of the intersection is already zoned B-3 Highway Business.

16. Existing mining operations are located in Sections 21, 28 and 33. The mining operations could expand into Sections 32, 29 and 20.
17. West Aux Sable Creek is located in the area.
18. The intersection of Plattville Road and Route 47 is the most likely area on the west side of an enlarged Village of Plattville where sales tax producing businesses could locate.
19. Grainco FS and CHS Elburn currently operate grain storage facilities between Helmar and Newark Roads on the west side of Route 47. These uses are special uses in the A-1 Zoning District and are Permitted Uses in the M-2 Zoning District.
20. Commonwealth Edison has a ROW along Route 47 running north to south and near Townhall Road running east to west.
21. The Kendall County Land Resource Management Plan includes classifications for Commercial Uses (office and retail establishments at nodes), Transportation Corridor Uses (uses in B-3, B-5 and B-6 Zoning Districts), Mixed Use Business (uses in B-6 and the 3 Manufacturing Districts) and Mining.
22. Most of the land along the corridor is currently used for agricultural purposes.
23. The Kendall County Economic Development Committee would like outer roads to ensure to prevent interruption of traffic flows in the area. The Committee was also concerned about adequate water and the aesthetics of the corridor. The Committee also wanted a portion of the corridor reserved for industrial uses.
24. Few houses are located along the corridor. Locations with less traffic tend to be better suited for residential uses and these locations exist elsewhere in the County. No loss of affordable housing units is anticipated. The County will remain in compliance with the Illinois Affordable Housing Planning and Appeal Act (310 ILCS 67).

9.04 B-3 HIGHWAY BUSINESS DISTRICT

- A. Purpose: The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.
- B. Permitted Uses. The following uses are permitted:
1. All Permitted Uses identified in the B-2 General Business District
 2. Agricultural implement sales and service on an open lot or within a building.
 3. Animal hospital
 4. Banquet Halls are permitted subject to the following conditions:
 - a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
 - b. The subject parcel must be a minimum of 5 acres.
 - c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
 - d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
 - e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
 - f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
 - g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

5. Beverages, non-alcoholic, bottling and distributing.
6. Boat, Trailer and Recreational Vehicle sales or rental and service
7. Carpet and Rug Stores
8. Clean up and restoration services with the following conditions:
 - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
 - b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.
 - c. All operations are to take place inside an enclosed structure.
 - d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance
 - e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.
 - f. No materials that are brought in can be burned on this site.
 - g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).
 - h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
9. Construction equipment sales and service.
10. Crematories/ Funeral Homes
11. Currency exchange.

12. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
13. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
14. Health clubs (public or private) and related accessory uses.
15. Hotel and/or Motels
16. Indoor entertainment and recreation
17. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
18. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
19. Miniature Golf Courses
20. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles
21. Motor Vehicle Sales/Motorcycle Sales
22. Motor Vehicle/Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles
23. Motor Vehicle washing—Facilities including the use of mechanical conveyers, blowers and steam cleaning.
24. Nurseries and greenhouses
25. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity.
26. Restaurants, including the drive-in type where food is served to customers remaining in motor vehicles.
27. Taverns

C. Special Uses. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice with the following conditions:
 - a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
 - b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.
 - c. Hours of operation from 7am to 10pm
 - d. No alcohol allowed.
 - e. Must meet all requirements of the Kendall County Health Department.
 - f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.
10. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
11. Kennels with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.
12. Landscaping business, provided that:
 - a. All vehicles equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

- b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
 - c. No landscape waste generated off the property can be burned on this site.
- 13. Meetings Halls
- 14. Micro-Brewery and/or Winery
- 15. Micro Distillery subject to the following conditions:
 - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
 - b. Locally grown inputs shall be used to the greatest extent possible
 - c. The number of hours permitted to operate shall be on the approving ordinance.
 - d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
 - e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
 - f. Shall contact & meet all requirements of the Kendall County Health Department.
 - g. A waste management plan should be submitted to the Kendall County Health Department
- 16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
- 17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
- 18. Pawn Shop
- 19. Performing arts center subject to the following conditions:

- a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
 - b. The site shall be shown as a commercial area on the Land Resource Management Plan.
 - c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
 - d. The amount of students and type of events are listed in the approving ordinance.
 - e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
 - f. Must meet applicable Fire Protection District codes.
- 20. Places of Worship subject to the following conditions:
 - a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
 - b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
 - c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00
- 21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.
- 22. Public or Private Utilities and Service uses:
 - a. Telecommunications hub
 - b. Filtration plant, pumping station, and water reservoir.
 - c. Sewage treatment plant.
 - d. Electric substations and booster stations.
 - e. Other Similar uses

23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop

D. Conditional Uses. All conditional uses outlined in the B-2 General Business District (Section 9.03D) may be permitted only if specifically authorized by the Zoning Administrator.

9.06 B-5 BUSINESS PLANNED DEVELOPMENT

- A. Purpose. The B-5 Business Planned Development (BPD) District is intended to provide for greater freedom, imagination, and flexibility in the development of land while assuring appropriate development standards. To this extent it allows diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept. It is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of amenities, and the efficient use of public services through the use of planned unit development procedures. The intensity and profile of the development within this District are intended to be compatible with all adjacent uses.
- B. Permitted Uses. Permitted uses shall be consistent with the purpose of this District, including a wide variety of retail, office, general commercial and light industry. A permitted use list shall be developed and approved with each zoning request in the BPD District.

B-6
Permitted Uses

1. Accessory uses.
2. Banks and financial institutions
3. Business or trade school.
4. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds, but not including business colleges or trade schools when operated for profit.
5. Consumer credit, payday loan offices, financing or financial offices.
6. Fire Stations
7. Governmental buildings and facilities
8. Hospital.
9. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
10. Offices, business and professional, including medical clinics.
11. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity
12. Planned Developments- Business
13. Police Stations.
14. Research laboratories, including the testing of products, but not including the manufacturing of products, except as incidental to the research and testing of products
15. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
16. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
17. Wholesale sales, displays and offices, but not including storage or warehousing

B-6
Special Uses

1. Book and stationary stores when Services are intended to serve the immediate convenience needs of persons employed in the area
2. Child Day Care Facility
3. Convenience store
4. Dwelling Unit for Watchmen and Families including a Caretaker
5. Health clubs (public or private) and related accessory uses.
6. Hotel and/or motel
7. Indoor Target Practice
8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
9. Light manufacturing and assembly
10. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
11. Places of Worship
12. Private clubs such as soccer, etc.
13. Public or Private Utilities and Service uses:
 - a. Telecommunications hub

- b. Filtration plant, pumping station, and water reservoir.
 - c. Sewage treatment plant.
 - d. Electric substations and booster stations.
 - e. Other Similar uses
14. Restaurants and/or taverns
 15. Services or commercial uses intended primarily to serve the immediate convenience needs of persons employed in the area, including office supply stores, restaurants (but not drive-in facilities), dry cleaning (but not on-site plant) and similar uses
 16. Self Service Storage Facilities (enclosed)
 17. Telecommunications stations
 18. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-6 District

M-1 Permitted Uses

1. Ambulance Service (Private)
2. Animal feed; preparation, grinding, mixing and storage.
3. Auction Facility
4. Banquet Halls
5. Beverages, non-alcoholic, bottling and distributing.
6. Business or trade school
7. Clean up and restoration services
8. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds.
9. Construction equipment sales and service.
10. Contractors' offices and shops.
11. Glass cutting and glazing establishments
12. Light manufacturing and assembly.
13. Micro Distillery
14. Miscellaneous uses - as follows:
 - Accessory uses.
 - Signs.
 - Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
15. Motor vehicle Sales/ Motorcycle Sales including truck sales.
16. Nano Breweries.
17. Offices, business and professional, including medical clinics.
18. Parking Garages for storage of private passenger automobiles and commercial vehicles.
19. Public and community service uses - as follows:
 - Bus terminals, bus garages, bus lots, street railway terminals, or street car houses.
 - Electric sub-stations.
 - Fire stations.
 - Governmental buildings and facilities
 - Municipal or privately owned recreation buildings
 - Police stations.
 - Sewage treatment plants.

Telephone exchanges.
Water filtration plants.
Water pumping stations.
Water reservoirs.

20. Production, publishing, processing, cleaning, testing, or repair, limited to the following uses and products:

Apparel and other products manufactured from textiles.
Art needle work and hand weaving.
Motor vehicle painting, upholstering, repairing, reconditioning, and body and fender repairing when done within the confines of a structure.
Awnings, venetian blinds.
Bakeries.
Beverages - non-alcoholic.
Blacksmith shop.
Books - hand binding and tooling.
Bottling works.
Brushes and brooms.
Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature.
Cameras and other photographic equipment and supplies.
Canning and preserving.
Canvas and canvas products.
Carpet and rug cleaning.
Carting, express hauling or storage yards.
Cement block manufacture.
Ceramic products - such as pottery and small glazed tile.
Cleaning and dyeing establishments when employing facilities for handling more than fifteen hundred pounds of dry goods per day.
Clothing.
Cosmetics and toiletries.
Creameries and dairies.
Dentures.
Drugs.
Electrical appliances, such as lighting fixtures, irons, fans, toasters and electric toys.
Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.
Electrical supplies, manufacturing and assembly of - such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.
Food products, processing and combining of (except meat and fish) - baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.
Fur goods, not including tanning and dyeing.
Glass products, from previously manufactured glass.
Hair, felt and feather products (except washing, curing and dyeing).
Hat bodies of fur and wool felt.
Hosiery.

House trailer, manufacture.

Ice, dry and natural.

Ink mixing and packaging and inked ribbons.

Jewelry.

Laboratories - medical, dental, research, experimental, and testing - provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences.

Laundries.

Leather products, including shoes and machine belting, but not including tanning and dyeing.

Luggage.

Machine shops for tool, die and pattern making.

Meat products.

Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment.

Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.

Musical instruments.

Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.

Paper products, small, such as envelopes and stationery, bags, boxes, tubes and wallpaper printing.

Perfumes and cosmetics.

Pharmaceutical products.

Plastic products, but not including the processing of the raw materials.

Poultry and rabbits - slaughtering.

Precision instruments - such as optical, medical and drafting.

Products from finished materials - plastic, bone, cork, feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semi-precious stones, rubber, shell or yard.

Printing and newspaper publishing, including engraving and photoengraving.

Public utility electric substations and distribution centers, gas regulations centers and underground gas holder stations.

Copying/Reproduction Stores & banner or sign supplies

Rubber products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps and atomizers.

Silverware, plate and sterling.

Soap and detergents, packaging only.

Soldering and welding.

Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquets, and rods.

Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.

Storage of household goods.

Storage and sale of trailers, farm implements and other similar equipment on an open lot.

Storage of flammable liquids, fats or oil in tanks each of fifty thousand gallons or less capacity, but only after the locations and protective measures have been approved by local fire chief in the district in which the subject property is located.

Textiles - spinning, weaving, manufacturing, dyeing, printing, knit goods, yard goods, thread, and cordage, but not including textile bleaching.

Tool and die shops.

Tools and hardware - such as bolts, nuts, and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks nonferrous metal castings, and plumbing appliances.

Toys.

Truck, truck tractor, truck trailer, car trailer, or bus storage yard, when all equipment is in operable condition, but not including a truck or motor freight terminal, which shall be treated under sub-section 10.01-C.

Umbrellas.

Upholstering (bulk), including mattress manufacturing, rebuildings, and renovating.

Vehicles, children's - such as bicycles, scooter, wagons and baby carriages.

Watches.

Wood products, such as furniture, boxes, crates, baskets and pencils and cooperage works.

Any other manufacturing establishment that can be operated in compliance with the performance standards set forth in Section 4.12 without creating objectionable noise, odor, dust, smoke, gas, fumes, or vapor; and that is a use compatible with the use and occupancy of adjoining properties.

21. Retail and services as follows:

Motor vehicle service station for the retail sale of gasoline and oil for motor vehicles, for minor services which may be conducted out of doors.

Motor vehicle/Motorcycle Service Stations (includes repair, rebuild, and painting)

Banks and financial institutions

Carpet and Rug Stores

Catering Establishments as long as it conforms to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.

Contractor or construction such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating, fuel oil, with a storage of fuel oils, gas and other flammable products limited to 120,000 gallons per tank, with total storage on zoning lot not to exceed 500,000 gallons.

Plumbing, heating, and roofing supply shops

22. Residential uses - as follows:

Dwelling units for watchmen and their families including caretakers when located on the premises where they are employed in such capacity.

23. Telecommunication Stations

24. Wholesaling and warehousing

M-1

Special Uses

1. Any use which may be allowed as a special use in the B-3 or B-4 Business Districts, but not including house trailers (mobile homes) camps.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice
10. Kendall County Sheriff's Office shooting range
11. Kennels
12. Landscaping business,
13. Meetings Halls
14. Micro-Brewery and/or Winery
15. Micro Distillery
16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
18. Pawn Shop
19. Performing arts center
20. Places of Worship subject to the following conditions:
21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
22. Public or Private Utilities and Service uses:
 - a. Telecommunications hub
 - b. Filtration plant, pumping station, and water reservoir.
 - c. Sewage treatment plant.
 - d. Electric substations and booster stations.
 - e. Other Similar uses
23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop
 1. Amphitheater, drive-in theater, auditorium, stadium and sports arena,
 2. Athletic Fields with Lights,
 3. Amusement park, including go-cart tracks, water parks and other rides, .
 4. Bait Shop

5. Convenience Store
6. Hotel and/or Motel
7. Indoor entertainment and recreation
8. Indoor Target Practice
9. Kendall County Sheriff's Office shooting range
10. Kennels
11. Places of Worship
12. Planned Developments- Business
13. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
14. Racetrack
16. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses
17. Seminaries, convents, monasteries, and similar religious institutions including dormitories and other accessory uses required for operation.
18. Telecommunications Stations
19. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-4 District
2. Adult Regulated uses
3. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair subject to the following restrictions:
4. Airport, private airstrip, heliports and aircraft landing fields
5. Art Galleries and studios
6. Grain Storage.
7. Indoor Target Practice
8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
9. Kennels
10. Medical Cannabis Cultivation Centers- Temporary
11. Medical Cannabis Cultivation Centers- Temporary
12. Motor freight terminals.
13. Motor vehicle/ Truckwash Facilities including the use of mechanical conveyers, blowers and steam cleaning.
14. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
15. Paintball Facilities
16. Parks and recreational areas
17. Planned developments, industrial
18. Private Clubs or lodges
19. Private clubs such as soccer, etc.
20. Racetrack provided that the following minimum standards are met:
21. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)

22. Stadiums, auditoriums and arenas.
23. Theaters, outdoor drive-in.
24. Transfer Stations as long as it conforms to the Solid Waste Plan and all EPA requirements.
25. Truck Wash Facility or Motor Vehicle Wash Facility
26. Any use permitted in the M-2 Heavy Manufacturing District, provided the performance standard set forth in Section 4.12. can be met in their entirety.
27. Wind Farms, Commercial,

M-2 Permitted Uses

1. Any use permitted in the M-1 Districts except banks and financial institutions.
2. Production, processing, cleaning, servicing, testing, and repair, including the following products:
 - Charcoal, lampblack and fuel briquettes.
 - Chemicals - including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparation, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates, (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yard, hydrochloric, picric and sulfuric acids and derivatives.
 - Coal, coke and tar products, including gas manufacturing.
 - Electric central station, power and steam-generating plants.
 - Fertilizers.
 - Film, photographic.
 - Flour, feed and grain - milling and processing.
 - Incineration or reduction of garbage, offal and dead animals.
 - Linoleum and oil cloth.
 - Magnesium foundries.
 - Matches.
 - Metal and metal ores (except precious and rare metals) - reduction, refining, smelting and alloying.
 - Paint, lacquer, shellac, varnishes, linseed oil and turpentine.
 - Petroleum products, refining - such as gasoline, kerosene, naphtha, lubricating oil and liquefied petroleum gases.
 - Rubber (natural or synthetic).
 - Soaps, including fat and oil rendering.
 - Starch.
 - Wood, coal, and bones, distillations.
 - Wood pulp and fiber, reduction and processing, including paper mill operations.
 - Any other production, processing, cleaning, servicing, testing, and repair which conforms with the performance standards established hereinafter for the M-2 District.
3. Storage, including the following uses and materials or products: Goods used in or produced by manufacturing activities permitted in this district.
 - Grain.
 - Manure, peat and topsoil.
 - Petroleum and petroleum products.

M-2
Special Uses

1. Any use which may be allowed as a special use in the M-1 Districts, unless already permitted under Section 10.02.B above.
2. Commercial off-premise advertising structures
3. Correctional Facilities
4. Explosive, including storage, when not prohibited by other ordinance.
5. Junk yards and Motor vehicle wrecking yards provided they are contained within completely enclosed buildings or screened by a solid wall or uniformly painted solid fence at least twelve feet high.
6. Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.
7. Miscellaneous uses as follows:
 - a. Railroad freight terminals, motor freight terminals, railroad switching and classification yards, repair shops and roundhouses.
8. Slaughter House

M-3
Permitted Uses

1. Surface and/or open pit mining, extraction and or processing of aggregate materials, e.g. sand, gravel, limestone, subject to the issuance of a permit as provided including an office in relation to business.
2. Explosive, including storage, when not prohibited by other ordinance.

M-3
Special Uses

1. Asphalt and/or concrete batch mixing plants with or without associated recycling facilities.
2. Commercial off-premise advertising structures
3. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
4. Outdoor Target Practice or Shooting (not including private shooting in your own yard)

TO: Kendall County Planning Commission

RE: Proposed changes to Lisbon Township LRMP

Once again, I unable to attend your meeting tonight, June 27, and am forwarding this written comment for your consideration.

Thank you for removing the Prairie Parkway from the Planning map. I was most concerned about its continued inclusion on the map.

I remain concerned about the following:

Changing the Agricultural area west of Route 47 slightly north of Townhouse Rd south to the Kendall/Grundy County line to Mining: I feel allowing all the various Mining and B-6 classifications - six pages of uses, single spaced - for such a long stretch along Rt 47 allows far too many uses that are counterproductive to agriculture and residents. I recommend classifying the area west of Rt 47 north and south of Joliet Road to M-3, and moving north along Rt 47 to just north of Townhouse Rd., classify in order of declining intensity properties as M-2, M-1, and B-6

Extending the undefined M classification west on Rt 52 to Lisbon from the Rtes. 47/52 intersection: I realize this is done to accommodate Village of Lisbon growth and tax collection capabilities and is what is done statewide to accommodate incorporated villages and town. However, it is not good planning. The interests of the Village and its present and future residents are better served by the Village extending its own planning and zoning plan into its Extra Territorial Zoning district and, as parts of the ETZ are annexed to the Village, continuing to plan and zone its ETZ as the Village boundaries extend.

If the Commission prefers to keep M classification along Rt 52 from 47/52 intersection to Village of Lisbon, I ask that the M designation be made more specific -- showing B-6, M-1 and M-2 categories for various parts of that stretch of Rt 52. Doing so would lessen negative impact the very wide range of uses allowed in M designation would have on existing agriculture and residents.

Ruth Bell, [REDACTED]

Bell Ltd. Partners. 10381 Lisbon Center Rd, Newark, IL 60541

RESOLUTION NUMBER 2018-_____

**A RESOLUTION ADOPTING AN AMENDMENT TO THE KENDALL COUNTY LAND
RESOURCE MANAGEMENT PLAN TO UPDATE THE FUTURE LAND USE PLAN IN
LISBON TOWNSHIP IN THE VICINITY OF ROUTE 47**

WHEREAS, 50 ILCS 805 allows Counties to create and adopt Land Resource Management Plans; and

WHEREAS, 55 ILCS 5/5-14001 through 5-14008 specifies how a County may adopt and amend Official Plans; and

WHEREAS, Kendall County adopted a Land Resource Management Plan in March 1994; and

WHEREAS, the Kendall County Board has amended the Land Resource Management Plan on several occasions since its adoption in March 1994; and

WHEREAS, the Kendall County Land Resource Management Plan has adopted a Policy, Framework, Planning Goals & Objectives, Management Goals & Objectives, and Land Resource and Management Area Policies for the County; and

WHEREAS, the Kendall County Land Resource Management Plan has adopted official Future Land Use Maps for each township and for the County as a whole; and

WHEREAS, Illinois State Route 47 was widened to four lanes in Lisbon Township; and

WHEREAS, the Village of Lisbon adopted a Comprehensive Plan in January 2009 which included proposed land uses along a portion of Illinois State Route 47 in Lisbon Township; and

WHEREAS, the Kendall County Regional Planning Commission, hereinafter be referred to as "Petitioner," believes that future land uses along Illinois State Route 47 will change due to the widening of the highway in Lisbon Township and that the Kendall County Land Resource Management Plan should be amended to incorporate portions of the Village of Lisbon's Comprehensive Plan; and

WHEREAS, on February 28, 2018, Petitioner held a public meeting in the Village of Plattville at 6410 Chicago Road, Yorkville, Illinois to obtain input from the residents of Lisbon Township and two members of the public expressed opposition to the proposal; and

WHEREAS, following due and proper notice by publication in the Kendall County Record not less than fifteen days prior thereto, the Kendall County Regional Planning Commission conducted a public hearing on June 27, 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 amendment and one member of the public asked questions and zero members of the public testified in favor or testified in opposition to the request; 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 met on July 30, 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 seven members of the public expressed opposition to the proposal; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended denial of the proposed amendment; 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 meetings, and has forwarded to the Kendall County Board a recommendation of **approval** of the proposed amendment; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee, the recommendation of the Kendall County Zoning Board of Appeals, the record of the public hearing conducted by the Kendall County Regional Planning Commission, the recommendation of the Kendall County Regional Planning, and has determined that said proposed amendment to the Kendall County Land Resource Management Plan is necessary and in the best interests of Kendall County; and

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

1. The revisions to the Future Land Use Plan of the Land Resource Management Plan, attached hereto as Exhibit A, are hereby adopted as an amendment to the Kendall County Land Resource Management Plan.
2. Any text or maps contained in the Kendall County Land Resource Management Plan in conflict with the attached Exhibit A are hereby repealed.

IN WITNESS OF, this resolution has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of August, 2018.

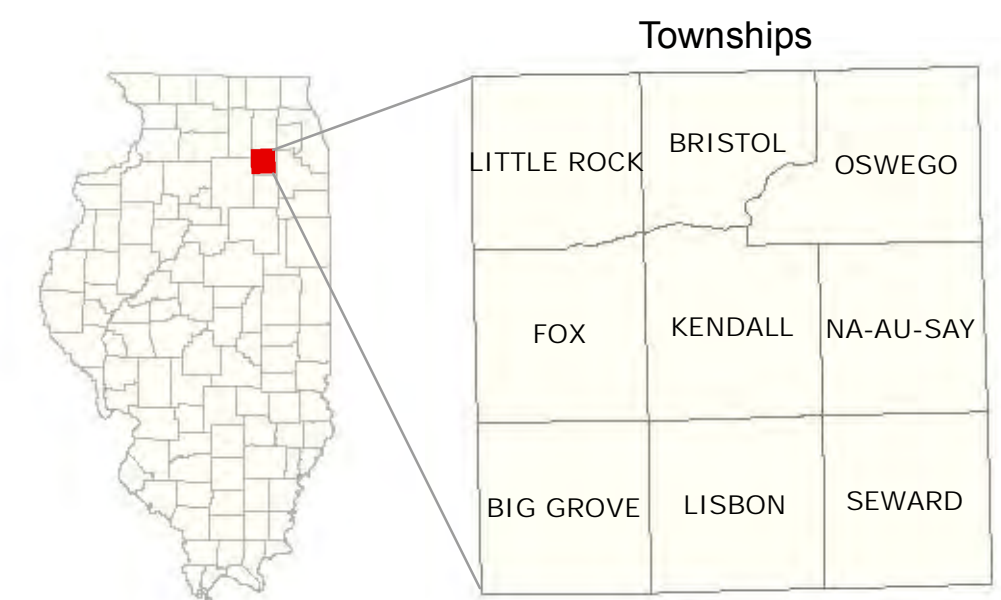
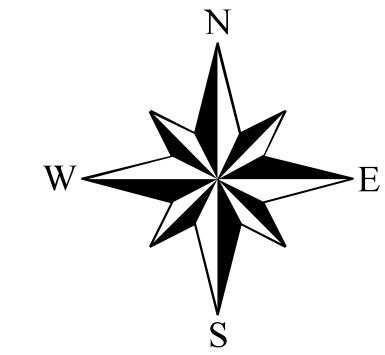
Attest:

Kendall County Clerk
Debbie Gillette

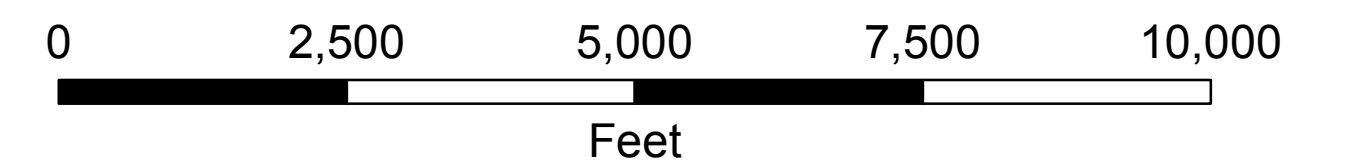
Kendall County Board Chairman
Scott R. Gryder

Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY - 2018 -

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



Scale: 1 in = 1,667 feet



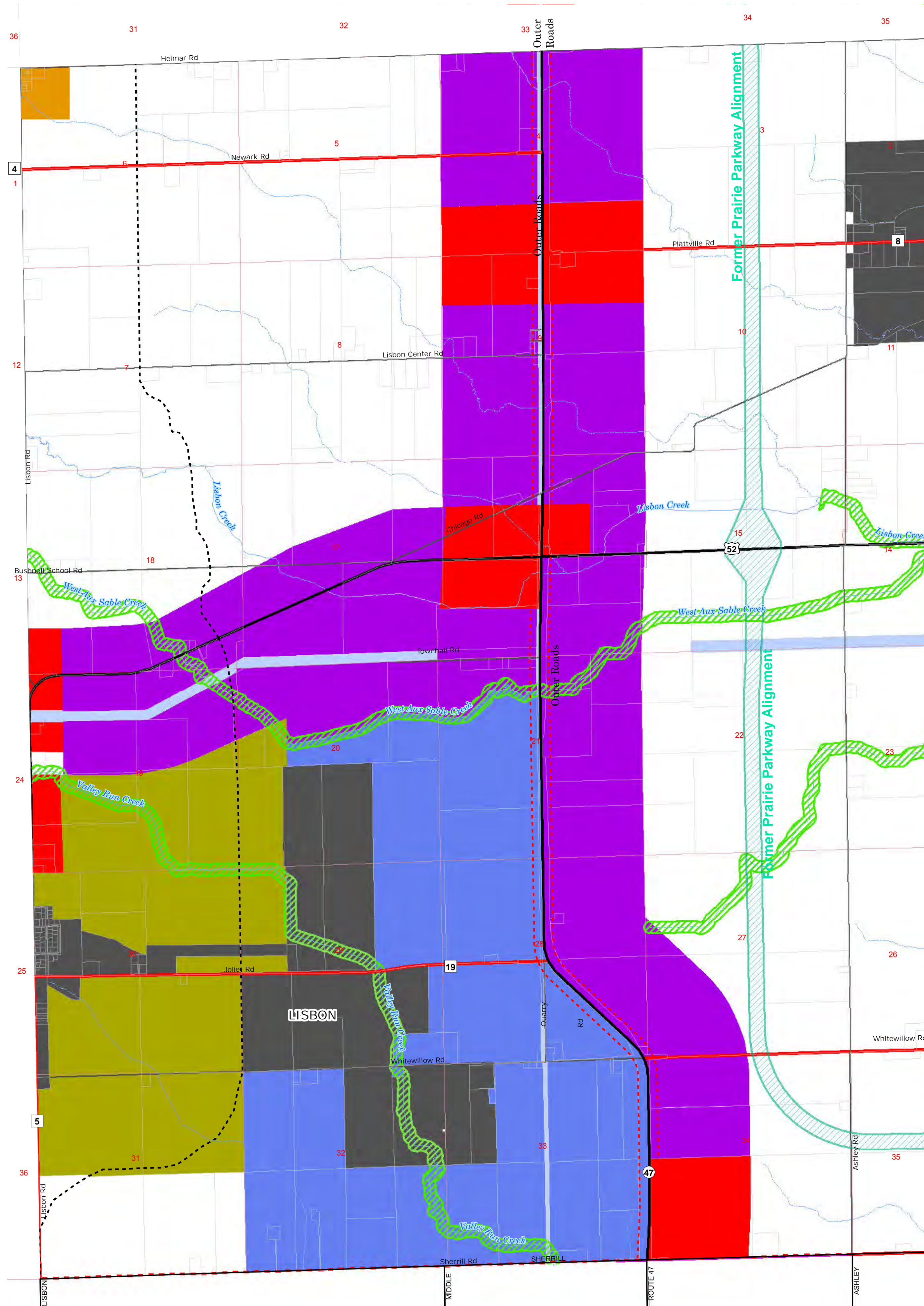
Legend

- Outer Roads
- Proposed Roadways

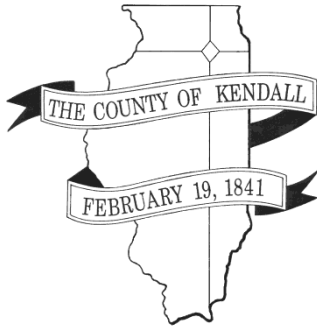
Future LRMP

Abbreviation

- Natural Resource Areas
- Grundy Mixed Use Business
- Court Ordered Mining
- Open Space
- Urbanized Areas
- Mixed Use Business
- Transportation Corridors
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560-1498
630.553.4030



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 18-20**Fox Metro Water Reclamation District
Map Amendment Rezoning Property from
R-1 with a Special Use Permit to M-1****INTRODUCTION**

The Fox Metro Water Reclamation District is considering improvements at their plant on Route 31. Rather than amending their special use permit, Fox Metro is requesting that the southern portion of the property, presently zoned R-1 with a special use permit for a sewage treatment facility, be rezoned to M-1. A wastewater treatment facility is a permitted use in the M-1 District and the rezoning would place the entire Fox Metro property in the same zoning classification. The proposed rezoning is also occurring to get the entire Fox Metro property to match the future land use shown on the County's Future Land Use Map.

If the map amendment is approved, any improvement to the Fox Metro facility would still require site plan approval per Section 13 of the Kendall County Zoning Ordinance.

The Petitioner previously received special use permits to operate a sewage treatment facility onsite through the 1974 comprehensive County rezoning and Ordinances 2011-13 and 2011-35.

The existing use of the property as a wastewater treatment facility has occurred since the 1920s. The Petitioner has no desire to change the land use of the property. Even if the Petitioner did desire to change the land use of the property, a large amount of remediation and site work would be required to transform the property into a residential or other light manufacturing use.

In addition to Kendall County's ordinances, the operations at the subject property are heavily regulated by both federal and state laws.

RECOMMENDATION

Because the Future Land Use Map in the Land Resource Management Plan calls for the subject property to be Mixed Use Business and the M-1 zoning classification corresponds to the Mixed Use Business designation, Staff recommends approval of the proposed map amendment. If the map amendment is approved, the special use permits and R-1 related variances granted by Ordinances 2011-13 and 2011-35 would be repealed. Any additional R-1 related variances would also be repealed upon rezoning.

ACTION SUMMARY**OSWEGO TOWNSHIP**

Petition information was sent to Oswego Township on May 29, 2018. Oswego Township expressed no opposition to the proposal.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was to the Oswego Fire Protection District on May 29, 2018. They expressed no opposition to the proposal.

VILLAGE OF MONTGOMERY

Petition information was sent to the Village of Montgomery on May 29, 2018. The Village of Montgomery expressed no opposition to the request.

ZPAC

ZPAC reviewed this proposal at their meeting on June 5, 2018. ZPAC unanimously recommended approval of the request.

KCRPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on June 27, 2018. The Kendall County Regional Planning Commission recommended denial with a vote of three (3) in favor and five (5) in opposition. Mr. Nelson voted no because he wanted the Zoning Office to have greater authority to approve minor amendments to special use permits when small changes to site plans are proposed on a larger site. Mr. Nelson also noted that a portion of the property was used as a wastewater treatment plant before zoning was created. Several Commissioners voted no because they believed that the public should comment on expansions in the future. Ms. Zubko would have no problem approving a change to the site plan for the building expansion if it were part of a special use permit amendment. The rezoning gives great latitude over the use of the land with less oversight.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this matter on July 30, 2018. No one from the public testified in favor or in opposition to the proposal. The Zoning Board of Appeals unanimously recommended approval of the request map amendment. The record of the hearing can be found at https://www.co.kendall.il.us/wp-content/uploads/Petition_18-20.pdf. The minutes of previously held advisory committee meetings are included with the record of the hearing.

FINDINGS OF FACT

The Kendall County Zoning Board of Appeals unanimously approved the following findings of fact.

Existing uses of property within the general area of the property in question. **Portions of the subject property have been used as a wastewater treatment plant since the 1920s. The area is a mix of industrial, single-family residential, and institutional uses.**

The Zoning classification of property within the general area of the property in question. **The zoning of properties in the general area include agricultural, single-family residential, commercial, and manufacturing. The Petitioner owns property in the area that is zoned M-1 and R-1 with a special use permit.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned R-1 with a special use permit. Because the site has been used as a wastewater treatment facility for almost a century, a large amount of remediation and site work would be required for other residential uses to be placed on the subject property.**

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 clarifies the existing use of the property with the zoning of the property because a wastewater treatment facility is more of a manufacturing/industrial use than a residential 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 Future Land Use Map contained in the Land Resource Management Plan which calls for the subject property to be Mixed Use Business. Per the definition of Mixed Use Business, uses permitted within the M-1 Zoning District are types of Mixed Use Businesses.**

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report not required because the property is not agricultural.

NATURAL RESOURCES INVENTORY

The completed application for NRI was submitted on June 22, 2018. The average LESA Score was

PBZ Memo – Prepared by Matt Asselmeier – August 7, 2018

44 indicating a low level of protection.

SITE INFORMATION

PETITIONER: Fox Metro Water Reclamation District

ADDRESS: 682 Route 31, Oswego

LOCATION: East Side of Route 31 Approximately 0.5 Miles South of Route 30

TOWNSHIP: Oswego

PARCEL #s: 03-05-176-002, 03-05-302-001, 03-05-302-002, 03-05-302-003, 03-05-302-004, 03-05-353-001, 03-05-353-002, 03-05-353-003, 03-05-353-004, 03-05-353-006, 03-05-353-009, and 03-05-353-010

03-05-127-005 and 03-05-176-001 are already zoned M-1.

LOT SIZE: 94.4 acres

EXISTING LAND USE: Wastewater Treatment Facility

ZONING: R-1 with a Special Use Permit for a Sewage Treatment Plant

LRMP:	Existing Land Use	Institutional
	Future Land Use	Mixed Use Business
	Roads	Route 31 is a State maintained highway arterial highway
	Trails	None
	Floodplain/ Wetlands	Wetlands and Floodplains are present on the property.

REQUESTED ACTION: Map Amendment Rezoning Property from R-1 with a Special Use Permit to M-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	Institutional (Wastewater Treatment Facility)	M-1 (County) B-2 and M-2 (Montgomery)	Mixed Use Business (County) Light Industrial and Regional Commercial (Montgomery)	M-1 (County) B-2 and M-2 (Montgomery)
South	Comed ROW, Single-Family Residential	R-1	Comed ROW and Suburban Residential	A-1 SU, R-1, R-3, R-5, R-6 R-7 R-7 SU, B-1 SU, B-2, B-2 SU, B-3, and B-4 (County)

				R-1 and Special Use (Oswego)
East	Fox River, Park Land, and Single-Family Residential	A-1	Open Space and Suburban Residential	A-1, R-3 SU, R-6, R-7, B-1, B-3, B-3 SU,
West	Industrial, Cemetery, and Residential	R-1, R-3, M-1,M-1 SU, M- 2	Suburban Residential and Mixed Use Business	R-3, M-1 SU, M-2, and M-2 SU (County) M-2 (Montgomery)

BUILDING CODES

Any new construction on site would be required to meet applicable building codes and other applicable federal and state laws for the operation of wastewater treatment facility.

ACCESS

The property fronts Route 31. Staff has no concerns regarding the ability of Route 31 to support the continued operations of the wastewater treatment facility at this location.

ODORS

If the wastewater treatment facility expands, additional odors may occur. Fox Metro is taking necessary precautions to reduce odors.

LIGHTING

Any new lighting would be to support the operations of the wastewater treatment plant.

SCREENING

The property is currently fenced and the existing facilities are set down approximately fifteen feet to twenty feet (15'-20') from Route 31. Existing trees on the Comed right-of-way and a row of new trees provides a buffer to the south. Any new fences would have to follow applicable regulations.

STORMWATER

The property is along the Fox River. Any new construction would have to meet the requirements of the Kendall County's Stormwater Management Ordinance.

UTILITIES

Utilities are onsite. The Petitioner would have to secure applicable permits prior to changing the layout of utilities.

ATTACHMENTS

1. Proposed Ordinance
2. Aerial with Zoning

ORDINANCE NUMBER 2018-_____

MAP AMENDMENT FOR A 94.4 ACRE +/- PARCELS LOCATED AT 682 ROUTE 31 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 03-05-176-002, 03-05-302-001, 03-05-302-002, 03-05-302-003, 03-05-302-004, 03-05-353-001, 03-05-353-002, 03-05-353-003, 03-05-353-004, 03-05-353-006, 03-05-353-009, AND 03-05-353-010 IN OSWEGO TOWNSHIP

Rezone from R-1 with a Special Use Permit to M-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 R-1 One Family Residential Zoning District a Special Use Permit for a Sewage Treatment Plant and consists of approximately 94.4 acres located at 682 Route 31 (PINs: 03-05-176-002, 03-05-302-001, 03-05-302-002, 03-05-302-003, 03-05-302-004, 03-05-353-001, 03-05-353-002, 03-05-353-003, 03-05-353-004, 03-05-353-006, 03-05-353-009, AND 03-05-353-010), in Oswego 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 Fox Metro Water Reclamation District and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, the subject property was granted a special use permit for the operation of a sewage treatment plant during the County-wide rezoning adopted by the Kendall County Board on July 9, 1974; and

WHEREAS, the special use permit for the operation of a sewage treatment plant was amended by the Kendall County Board on May 14, 2011, and December 20, 2011, through Ordinances 2011-13 and 2011-35 respectively; and

WHEREAS, on or about May 22, 2018, Petitioner filed a petition for a Map Amendment rezoning the subject property from R-1 One-Family Residential District with a Special Use Permit to M-1 Limited Manufacturing District in order to have their entire property share the same zoning classification and to have the zoning of the property conform to the land use classification shown on the Kendall County Land Resource Management Plan Future Land Use Map; 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 July 30, 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 July 30, 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 R-1 One-Family Residential District with a Special Use Permit to M-1 Limited Manufacturing District as depicted on the drawing attached as Exhibit C hereto and incorporated herein.
3. All ordinances and variances that are in conflict with this ordinance are hereby repealed.
4. 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 21st day of August, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Walter E. Deuchler Associates Inc.

Consulting Engineers

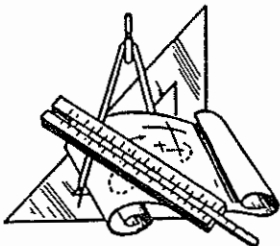
230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

CATERPILLAR TRACTOR COMPANY
TO
THE AURORA SANITARY DISTRICT
QUIT CLAIM DEED DOC. NO. 148636
5-26-65
(4.00 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows:

Beginning at a cross notch in the center line of U.S. Route #31 at a point 581.60 feet Southerly of the intersection of said center line and the East and West quarter line of Section 5 aforesaid; thence East along a line parallel with the North line of the Southwest Quarter of said Section 5 and forming an angle of $95^{\circ}18'20''$ with the center line of U.S. Route #31 (as measured from South to East) to the Thread of the Stream of the Fox River; thence Southwesterly along the Thread of the Stream of the Fox River to the extension Easterly of the North line of Larson's Subdivision as presently staked out; thence West along the extension Easterly and the North line of Larson's Subdivision to a cross notch in the center line of U.S. Route #31; thence Northerly along said center line and forming an angle of $84^{\circ}49'50''$ (as measured from East to North) a distance of 215.00 feet to the place of beginning in the Township of Oswego, Kendall County, Illinois;



Water Works and Sewerage
Streets and Street Lighting

•

Buildings and Structures
Investigations and Reports

•

Design and Construction
Project Financing

Walter E. Deuchler Associates Inc.

Consulting Engineers

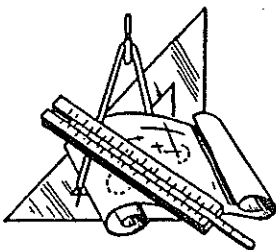
230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

WILLIAM J. AND LORRAINE M. KUSNIERZ
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED DOC. NO. 78-3241
5-24-78
(1.54 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North,
Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of the fractional Southwest Quarter of Section 6, Township and Range aforesaid; thence South along the West line of said Section 6, 1363.34 feet; thence South $82^{\circ}36'$ East to the West bank of the Fox River; thence North $18^{\circ}46'$ West along said river bank 237 feet; thence North $37^{\circ}16'$ West along said river bank 263 feet; thence North $9^{\circ}39'$ West along said river bank 300 feet; thence North $19^{\circ}40'$ East along said river bank 300 feet; thence North $30^{\circ}19'$ East along said river bank 102.8 feet; thence North $88^{\circ}31'$ West 864.15 feet to the center line of the original road; thence Northeasterly along the center line of said road 215 feet for the point of beginning; thence East parallel with the North line of the Southwest Quarter of said Section 5 to the West bank of Fox River; thence Northeasterly along the West bank of said Fox River to a point which is 394.88 feet South of North line of said Southwest Quarter; thence North 90° West 1074.3 feet to the center line of said road; thence Southerly along said center line 185 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois. Excepting that part of said premises conveyed to The Aurora Sanitary District by deed dated August 29, 1961 recorded January 19, 1962 as document 136551 in Book 126, page 107 and also excepting that part of said premises dedicated for road purposes, (along Illinois Route 31) as Described in Dedication dated February 7, 1959 and recorded July 14, 1959 as document 126069.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

Walter E. Deuchler Associates Inc.

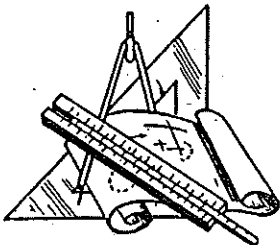
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

EVERETT L. AND TREVILLA M. ENGEL
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED DOC. NO. 136551
1-9-62
(2.56 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the fractional Southwest Quarter of Section 6, Township and Range aforesaid; thence South along the West line of said Section 6, 1363.34 feet; thence South 82° 36' East to the West bank of the Fox River; thence North 18° 46' West along said river bank 237 feet; thence North 37° 16' West along said river bank 263 feet; thence North 9° 39' West along said river bank 300 feet; thence North 19° 40' East along said river bank 300 feet; thence North 30° 19' East along said river bank 102.8 feet; thence North 88° 31' West 864.15 feet to the center line of the original road; thence North-easterly along the center line of said road 215 feet; thence East parallel with the North line of the Southwest Quarter of said Section 5, said line being the northerly line of the property owned by the Caterpillar Tractor Co., for a distance of 467.2 feet for a place of beginning; thence continuing East along the last described line to the center thread of the Fox River; thence Northeasterly along the center thread of the Fox River to a point which is 394.88 feet South of the North line of said Southwest Quarter; thence North 90° West along the southerly line of the property owned by The Aurora Sanitary District to a point which is 450 feet East of the center line of the original road (State Route No. 31); thence South to the place of beginning; in the Township of Oswego, Kendall County, Illinois, containing 2.38 acre more or less; reserving and excepting to Grantors, their heirs or assigns and their respective invitees or guests, a perpetual right-of-way for persons or vehicles across and the perpetual use of the southerly 20 feet of said property, and along the westerly bank of the Fox River for the easterly 20 feet of the southerly 20 feet of said property, for ingress, egress and access to the Fox River, and for fishing, boating, swimming and other river recreational purposes, including the right to erect a dock, wharf or similar structure on the westerly bank of the Fox River; hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

ALSO

QUIT CLAIM
DOCUMENT NO. 158942
4-11-68

The Southerly 20 feet and along the Westerly bank of the Fox River for the Easterly 20 feet of the Southerly 20 feet of the following described property:

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Fractional Southwest Quarter of Section 6, Township and Range aforesaid; thence South along the West line of said Section 6, 1363.34 feet; thence South $82^{\circ} 36'$ East to the West bank of the Fox River; thence North $18^{\circ} 46'$ West along said river bank 237 feet; thence North $37^{\circ} 16'$ West along said river bank 263 feet; thence North $9^{\circ} 39'$ West along said river bank 300 feet; thence North $19^{\circ} 40'$ East along said river bank 300 feet; thence North $30^{\circ} 19'$ East along said river bank 102.8 feet; thence North $88^{\circ} 31'$ West 864.15 feet to the center line of the original road; thence North-easterly along the center line of said road 215 feet; thence East parallel with the North line of the Southwest Quarter of said Section 5, said line being the northerly line of the property owned by the Caterpillar Tractor Co., for a distance of 467.2 feet for a place of beginning; thence continuing East along the last described line to the center thread of the Fox River; thence Northeasterly along the center thread of the Fox River to a point which is 394.88 feet South of the North line of said Southwest Quarter; thence North 90° West along the southerly line of the property owned by The Aurora Sanitary District to a point which is 450 feet East of the center line of the original road (State Route No. 31); thence South to the place of beginning; in the Township of Oswego, Kendall County, Illinois.

Walter E. Deuchler Associates Inc.

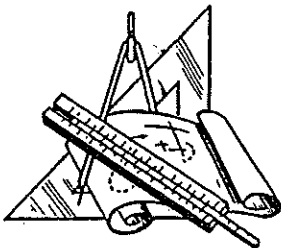
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

E. GARRETTA ELLIOTT
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED 10-29-54
(3.02 ACRES)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the Easterly right-of-way line of the Chicago, Burlington and Quincy Railroad with the North line of said Southwest Quarter; thence East along said North line 235.7 feet to the center line of the original road; thence Southerly along said center line 273.5 feet for the point of beginning; thence Southerly along said center line 123.1 feet; thence East 450 feet; thence North 122.57 feet; thence West 438.55 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

Walter E. Deuchler Associates Inc.

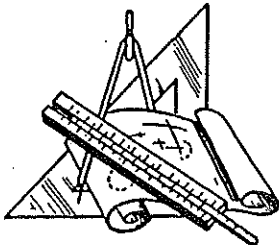
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

EMMA MICHELS
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED 2-15-45
(3.02 Acres)

That part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at a point in the north line of said Southwest Quarter, where said North line is intersected by the center line of the Northerly and Southerly highway running through said Southwest Quarter section; thence South 5°12' West along the center line of said highway 327.4 feet to an iron stake for a place of beginning; thence South 5°12' West along the center line of said highway, 69.2 feet; thence East 1072.4 feet to the meander line of Fox River; thence North 43° East 167.6 feet to a large iron bolt; thence West 1134.5 feet; thence South 45°29' West to the place of beginning, containing 3.02 acres more or less; situated in the County of Kendall and State of Illinois.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

Walter E. Deuchler Associates Inc.

Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

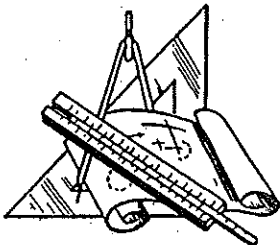
ELWYN A. AND JESSIE B. BERNBROCK
TO
THE AURORA SANITARY DISTRICT
QUIT-CLAIM DEED 10-24-27
(26.84 ACRES)

TRACT "A"

Part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at a point in the north line of said Southwest Quarter where said north line is intersected by the center line of the highway running northerly through said quarter; thence South 5° 12' West along the center line of said highway 327.4 feet to an iron stake for a place of beginning; thence South 5° 12' West along the center line of said highway 69.2 feet to an iron stake; thence North 90° East parallel to the North line of said Southwest Quarter 1088.3 feet to an iron stake on the Westerly bank of the Fox River; thence North 42° 41' East along said Westerly bank 177.1 feet; thence North 32° 15' East along the Westerly bank of said river 313.5 feet to an iron stake on the North line of said Southwest Quarter; thence South 90° West along said North line 1037.4 feet to an iron stake on the Easterly right-of-way line of the Aurora, Elgin and Chicago Railway Company; thence South 45° 29' West along said Easterly right-of-way line 465.6 feet to the place of beginning, containing ten acres more or less.

Excepting therefrom, however, all that part thereof heretofore conveyed by Albert L. Treman to George Michels by Warranty Deed dated September 12, 1925 and recorded September 19, 1925, in Book 75 of Warranty Deeds on Page 372 in the Recorder's Office of Kendall County, Illinois, which portion so excepted contains 3.02 acres more or less and is particularly described as follows:

Commencing at a point in the North line of said Southwest Quarter where said North line is intersected by the center line of the Northerly and Southerly highway running through said Southwest Quarter; thence South 5° 12' West along the center line of said highway 327.4 feet to an iron stake for place of beginning; thence South 5° 12' West along the center line of said highway 69.2 feet; thence East 1072.4 feet to the meander line of Fox River; thence North 43° East 167.6 feet to a large iron bolt; thence West 1134.5 feet; thence South 45° 29' West to the place of beginning; containing 3.02 acres more or less as aforesaid.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

ELWYN A. AND JESSIE B. BERNBROCK, PAGE 2

TRACT "B"

All that part of the following described lands which are east of the center line of the North and South highway running through the West half of Section 5 and commonly known as the Oswego and Aurora Road and also known as State Highway Route No. 18, to-wit:

Part of the North half of Section 5 and 6, Township 37 North, Range 8 East of the Third Principal Meridian bounded as follows to-wit:

Beginning at the Northwest corner of the Southwest Quarter of said Section 6; thence North 37 rods and 12 feet; thence East 344 rods to the West shore of Fox River; thence South along the West shore of said river 37 rods 12 feet; thence West along the north line of the South half of said Sections 5 and 6, 344 rods to the place of beginning; excepting the rights-of-way of the Chicago, Burlington and Quincy Railroad Company and the Aurora, Elgin and Chicago Railway Company; the piece of land hereby intended to be described containing 17 acres of land more or less;

All of said lands being situated in the County of Kendall, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Walter E. Deuchler Associates Inc.

Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

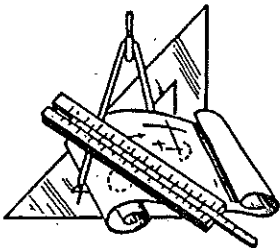
Area Code 312
897-4651

AURORA, ELGIN AND FOX RIVER ELECTRIC COMPANY
TO
THE AURORA SANITARY DISTRICT
QUIT CLAIM DEED 6-18-28
(1.87 ACRES)

1. Part of the Northwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: to-wit: Commencing at the point of intersection of the center line of the Aurora-Oswego Highway on the West side of the Fox River and the South line of said Northwest Quarter of Section 5; thence East along said South line 232.9 feet; thence North $53^{\circ} 51'$ East 1144.7 feet to the point of beginning; thence North $53^{\circ} 51'$ East 84.0 feet to the westerly right-of-way line of the Chicago, Burlington and Quincy Railroad; thence Southeasterly along said right-of-way line 41.35 feet; thence South $53^{\circ} 51'$ West 19.7 feet; thence West 69.0 feet to the point of beginning, containing 0.05 acres.

2. Part of the Northwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: to-wit: Commencing at the point of intersection of the center line of the Aurora-Oswego Highway on the West side of the Fox River and the South line of said Northwest Quarter of Section 5; thence East along said South line 232.9 feet to the point of beginning; thence North $53^{\circ} 51'$ East 1144.7 feet; thence East 69.00 feet; thence South $53^{\circ} 51'$ West 1144.7 feet to said South line of the Northwest Quarter of Section 5; thence West 69.00 feet to the point of beginning, containing 1.05 acres.

3. Part of the Southwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: to-wit: Beginning at the point of intersection of the center line of the Aurora-Oswego Highway on the West side of the Fox River and the North line of said Southwest Quarter of Section 5; thence East along said North line 301.9 feet to the center line of the Aurora-Oswego Road; thence North $5^{\circ} 12'$ East along the center line of said road 327.4 feet to the point of beginning, containing 1.13 acres, situated in the County of Kendall in the State of Illinois,



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

Walter E. Deuchler Associates Inc.

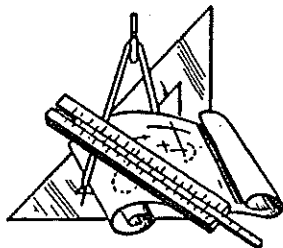
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

(UNDIVIDED 2/9ths INTEREST)
ELIZABETH HALL, GUARDIAN OF THE ESTATE OF JOHN W. BRICKERT, A MINOR
TO
THE AURORA SANITARY DISTRICT
GUARDIAN'S DEED DOC. NO. 157622
12-13-67
(14.69 ACRES)

An undivided two ninths (2/9ths) interest in, of and to: That part of the Northwest quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at the Southwest corner of the Northwest Quarter of Section 6, Township 37 North, Range 8 East of the Third Principal Meridian; thence North $0^{\circ} 07' 30''$ West along the West line of the Northwest Quarter of said Section 6, 532.67 feet (8.07 chains); thence South $89^{\circ} 49' 12''$ East 4502.1 feet to the Easterly line of the right-of-way of the Chicago Burlington and Quincy Railroad Company's main line for a point of beginning; thence North $31^{\circ} 17' 48''$ East along said Easterly line 1007.52 feet to the South line of lands formerly owned by Rufus Gray; thence East along said South line 441.08 feet to the Westerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company's branch line; thence Southerly along said Westerly line an arc distance of 833.49 feet to the Northwesterly line of the former Aurora, Elgin and Morris Railroad; thence South $55^{\circ} 42' 25''$ West along said Northwesterly line 84.00 feet to a line drawn South $89^{\circ} 49' 12''$ East from the point of beginning; thence North $89^{\circ} 49' 12''$ West along said line 1025.54 feet to the point of beginning, in the Town of Oswego, Kendall County, Illinois, being 14.6878 acres.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

Walter E. Deuchler Associates Inc.

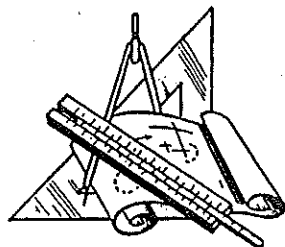
Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

(UNDIVIDED 5/9ths INTEREST)
ELIZABETH AND HERBERT HALL
TO
THE AURORA SANITARY DISTRICT
WARRANTY DEED DOC. NO. 157620
12-13-67
(14.69 ACRES)

That part of the Northwest Quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at the Southwest corner of the Northwest Quarter of Section 6, Township 37 North, Range 8 East of the Third Principal Meridian; thence North $0^{\circ} 07' 30''$ West along the West line of the Northwest Quarter of said Section 6, 532.67 feet (8.07 chains); thence South $89^{\circ} 49' 12''$ East 4502.1 feet to the Easterly line of the right-of-way of the Chicago, Burlington and Quincy Railroad Company's main line for point of beginning; thence North $31^{\circ} 17' 48''$ East along said Easterly line 1007.52 feet to the South line of lands formerly owned by Rufus Gray; thence East along said South line 441.08 feet to the Westerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company's branch line; thence Southerly along said Westerly line an arc distance of 833.49 feet to the Northwesterly line of the former Aurora, Elgin and Morris Railroad; thence South $55^{\circ} 42' 25''$ West along said Northwesterly line 84.00 feet to a line drawn South $89^{\circ} 49' 12''$ East from the point of beginning; thence North $89^{\circ} 49' 12''$ West along said line 1025.54 feet to the point of beginning, in the Town of Oswego, Kendall County, Illinois, being 14.6878 acres.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

Walter E. Deuchler Associates Inc.

Consulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312
897-4651

(UNDIVIDED 2/9ths INTEREST)

ELIZABETH HALL

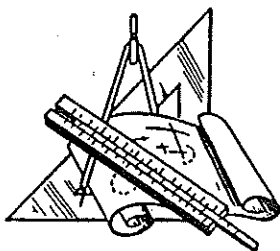
GUARDIAN OF THE ESTATE OF LINDA SUE BRICKERT, A MINOR
TO

THE AURORA SANITARY DISTRICT
GUARDIAN'S DEED DOC. NO. 157621

12-13-67

(14.69 ACRES)

An undivided two ninths (2/9ths) interest in, of and to: That part of the Northwest quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at the Southwest corner of the Northwest Quarter of Section 6, Township 37 North, Range 8 East of the Third Principal Meridian; thence North $0^{\circ} 07' 30''$ West along the West line of the Northwest Quarter of said Section 6, 532.67 feet (8.07 chains); thence South $89^{\circ} 49' 12''$ East 4502.1 feet to the Easterly line of the right-of-way of the Chicago Burlington and Quincy Railroad Company's main line for a point of beginning; thence North $31^{\circ} 17' 48''$ East along said Easterly line 1007.52 feet to the South line of lands formerly owned by Rufus Gray; thence East along said South line 441.08 feet to the Westerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company's branch line; thence Southerly along said Westerly line an arc distance of 833.49 feet to the Northwesterly line of the former Aurora, Elgin and Morris Railroad; thence South $55^{\circ} 42' 25''$ West along said Northwesterly line 84.00 feet to a line drawn South $89^{\circ} 49' 12''$ East from the point of beginning; thence North $89^{\circ} 49' 12''$ West along said line 1025.54 feet to the point of beginning, in the Town of Oswego, Kendall County, Illinois, being 14.6878 acres.



Water Works and Sewerage
Streets and Street Lighting

• Buildings and Structures
• Investigations and Reports

• Design and Construction
• Project Financing

FOX METRO WATER RECLAMATION DISTRICT
PROPERTY ACQUISITION
PROPERTY LYING NORTH OF EXISTING TREATMENT PLANT SITE

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00° 07' 30" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6 FOR 532.67 FEET (8.07 CHAINS); THENCE SOUTH 89° 49' 12" EAST, 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY MAIN LINE; THENCE NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1007.52 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE CONTINUING NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1396.03 FEET; THENCE SOUTH 90° 00' 00" EAST, 55.87 FEET TO THE WESTERLY LINE OF THE FORMER OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD; THENCE SOUTH 19° 37' 07" WEST ALONG SAID WESTERLY LINE, 683.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1954.59 FEET FOR 562.28 FEET TO SAID SOUTHERLY LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE SOUTH 90° 00' 00" WEST ALONG SAID SOUTHERLY LINE, 441.14 FEET TO THE POINT OF BEGINNING, CONTAINING 6.002 ACRES IN KENDALL COUNTY, ILLINOIS.

**LEGAL DESCRIPTION
MARCH 21, 2011**

PARCEL ONE:

LOT ONE (1) OF LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (EXCEPTING THEREFROM ANY PORTION THEREOF ZONED R-1 SPECIAL USE ON MARCH 18, 2011).

PARCEL TWO:

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF LOTS 2 AND 3 OF LARSON'S SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTH 7° 01' WEST ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 7° 01' EAST ALONG SAID CENTERLINE, 91.58 FEET; THENCE SOUTH 88° 31' EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 781.87 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 19° 40' WEST ALONG THE EASTERLY LINES OF LOTS 2 AND 3, 106.9 FEET; THENCE SOUTH 9° 39' EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 70.83 FEET TO A LINE DRAWN SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 3, FROM THE PLACE OF BEGINNING; THENCE NORTH 82° 36' WEST ALONG SAID PARALLEL LINE, 775.16 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

**FOX METRO SOUTH PLANT EXPANSION
REQUEST FOR ZONING VARIANCE**

**LEGAL DESCRIPTION
APRIL 28, 2011**

PARCEL ONE:

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 9° 39' EAST ALONG SAID EASTERLY LINE, 229.17 FEET; THENCE SOUTH 37° 16' EAST, 35.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82° 36' WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 867.3 FEET TO THE CENTERLINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTERLINE, 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36' EAST, 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 44.35 FEET; THENCE NORTH 37° 16' WEST ALONG SAID WESTERLY BANK, 227.8 FEET; THENCE NORTH 82° 36' WEST, 867.3 FEET TO THE CENTERLINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82° 36' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (*AKA LOT 4 OF LARSON SUBDIVISION).

PARCEL THREE:

TRACT ONE:

LOT 5 OF LARSON'S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

TRACT TWO:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO. 31 AND SOUTH OF A LINE EXTENDING SOUTH 82° 30' EAST FROM A POINT IN THE SAID CENTERLINE OF SAID HIGHWAY THAT IS NORTH 6° 44' EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER (EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 6° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10" MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46' 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 302.20 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO. 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31, WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH $06^{\circ} 03' 17''$ EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF $87^{\circ} 43' 10''$ MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF $169^{\circ} 46' 24''$ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF $142^{\circ} 32' 41''$ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF $148^{\circ} 08' 36''$ MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF $106^{\circ} 13' 20''$ MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 320 FEET MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

g:\111\11012-00\2LEGAL-04-19-11

Exhibit B
FINDINGS OF FACT

Existing uses of property within the general area of the property in question. **Portions of the subject property have been used as a wastewater treatment plant since the 1920s. The area is a mix of industrial, single-family residential, and institutional uses.**

The Zoning classification of property within the general area of the property in question. **The zoning of properties in the general area include agricultural, single-family residential, commercial, and manufacturing. The Petitioner owns property in the area that is zoned M-1 and R-1 with a special use permit.**

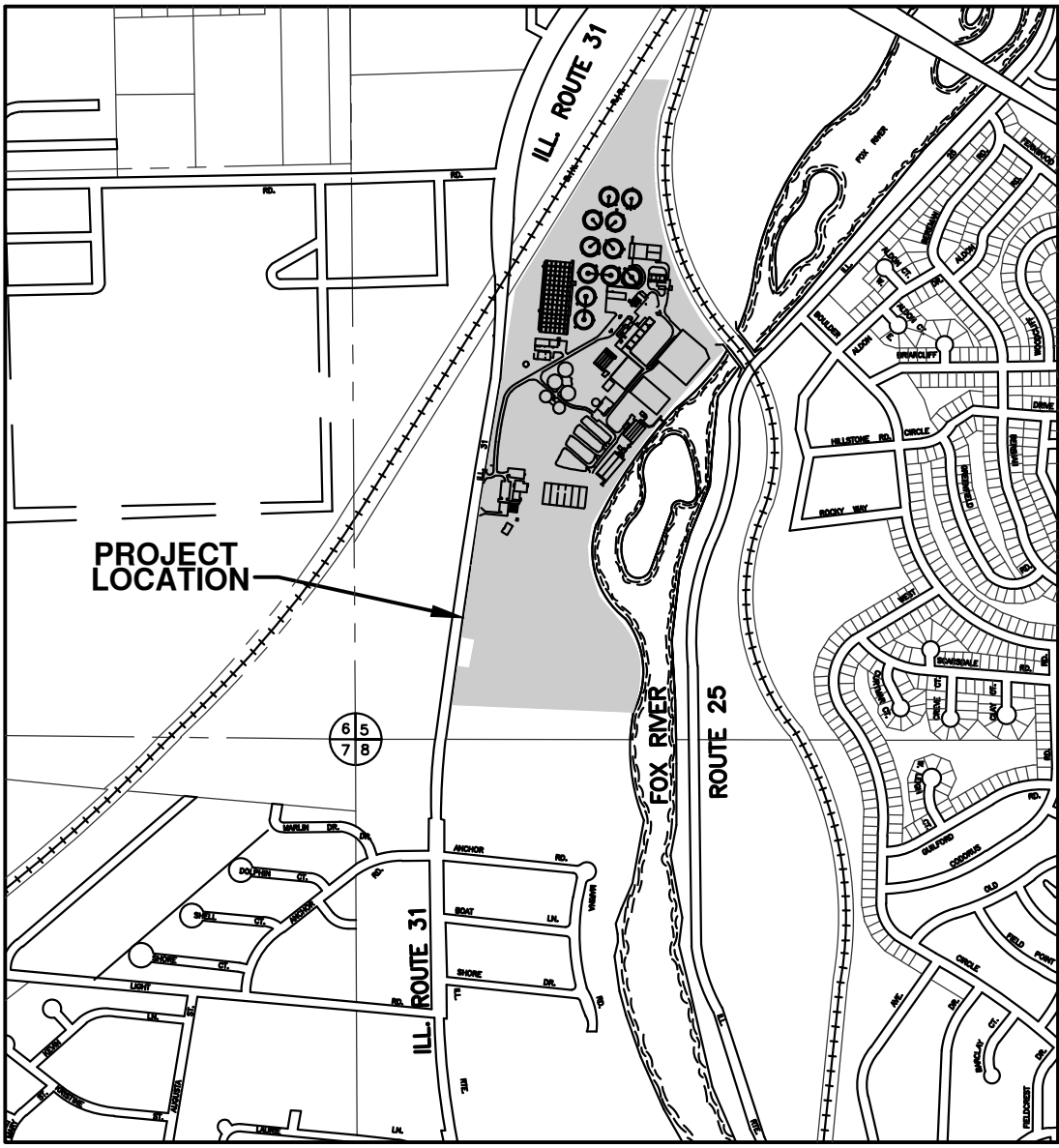
The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned R-1 with a special use permit. Because the site has been used as a wastewater treatment facility for almost a century, a large amount of remediation and site work would be required for other residential uses to be placed on the subject property.**

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 clarifies the existing use of the property with the zoning of the property because a wastewater treatment facility is more of a manufacturing/industrial use than a residential 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 Future Land Use Map contained in the Land Resource Management Plan which calls for the subject property to be Mixed Use Business. Per the definition of Mixed Use Business, uses permitted within the M-1 Zoning District are types of Mixed Use Businesses.**

F:\XSD\18016-00\Final Drawings\1 OVERALL BOUNDARY.dwg

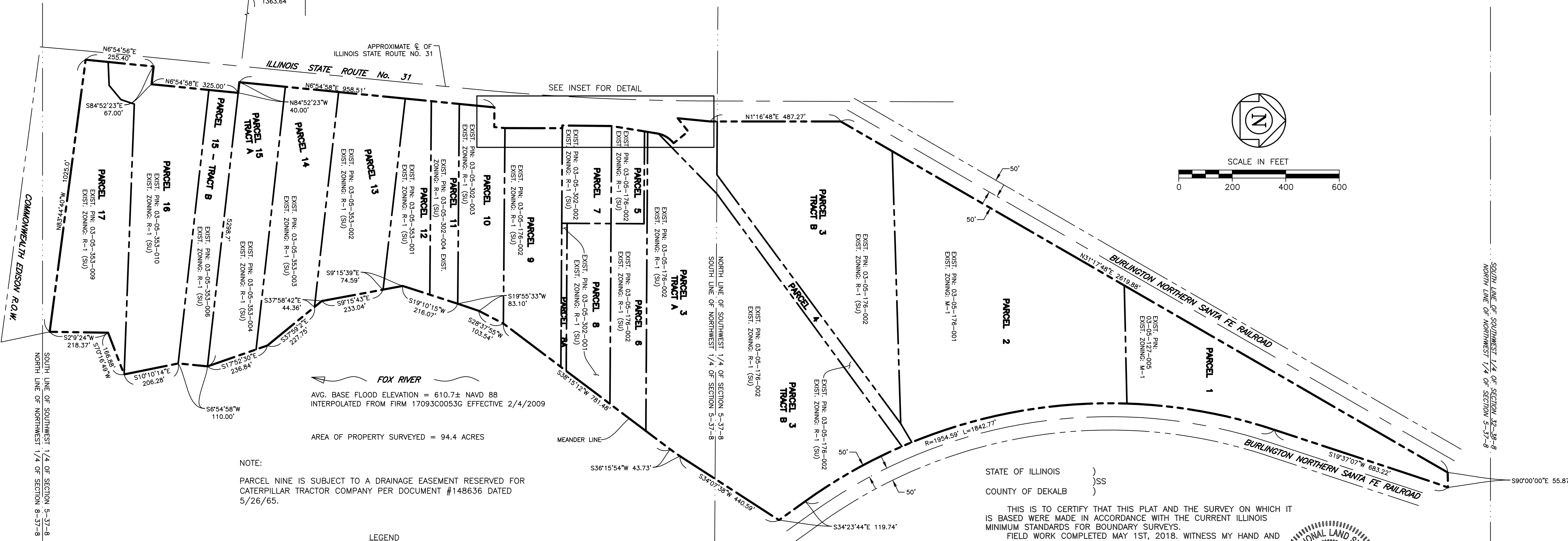
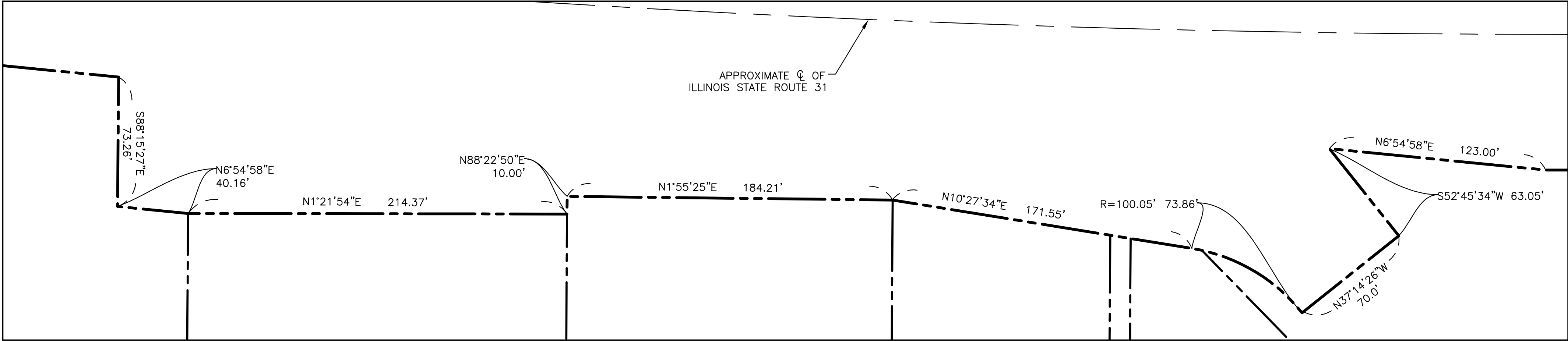
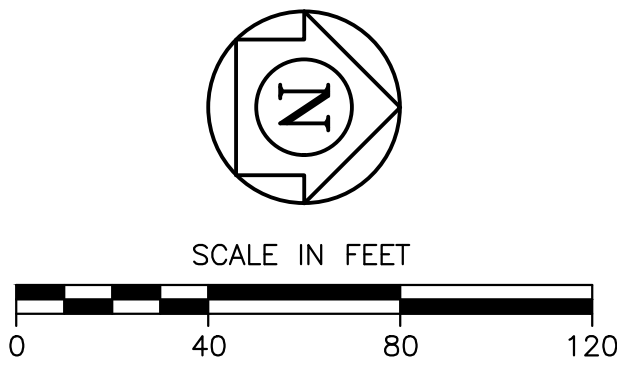
FOX METRO WATER RECLAMATION DISTRICT
WASTEWATER TREATMENT PLANT
2018 - NEW OPERATIONS AND MAINTENANCE
BUILDING O&M



LOCATION MAP
SCALE 1"= 1000'

PLAT OF SURVEY

PART OF WEST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF
OSWEGO, KENDALL COUNTY, ILLINOIS



NOTE:
PARCEL NINE IS SUBJECT TO A DRAINAGE EASEMENT RESERVED FOR
CATERPILLAR TRACTOR COMPANY PER DOCUMENT #148636 DATED
5/26/65.

LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- PARCEL/ROW LINE
- LOT LINE
- SECTION LINE
- CENTER LINE

STATE OF ILLINOIS }
COUNTY OF DEKALB }

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
FIELD WORK COMPLETED MAY 1ST, 2018. WITNESS MY HAND AND
SEAL AT DEKALB, ILLINOIS THE 21ST DAY OF MAY, 2018.

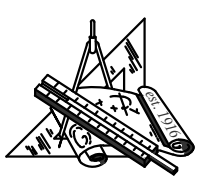
Shawn R. VanKampen
SHAWN R. VANKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018



SHEET 3 - SOUTH

SHEET 4 - MIDDLE

SHEET 5 - NORTH



WALTER E. DEUCHLER ASSOCIATES, INC.
Consulting Engineers - Aurora, Illinois

REVISIONS

1.
2.
3.

DATE:	5/20/2018	DESIGNED:	DPC
SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
OVERALL BOUNDARY

SHT
1
OF
5

PARCEL 1 PIN: 03-05-127-005 ZONING: M-1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00° 07' 30" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6 FOR 532.67 FEET (8.07 CHAINS); THENCE SOUTH 89° 49' 12" EAST, 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY MAIN LINE; THENCE NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1007.52 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE CONTINUING NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1396.03 FEET; THENCE SOUTH 90° 00' 00" EAST, 55.87 FEET TO THE WESTERLY LINE OF THE FORMER OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD; THENCE SOUTH 19° 37' 07" WEST ALONG SAID WESTERLY LINE, 683.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1954.59 FEET FOR 562.28 FEET TO SAID SOUTHERLY LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE SOUTH 90° 00' 00" WEST ALONG SAID SOUTHERLY LINE, 441.14 FEET TO THE POINT OF BEGINNING, CONTAINING 6.002 ACRES IN KENDALL COUNTY, ILLINOIS.

PARCEL 2 PIN: 03-05-176-001 ZONING: M-1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0° 07' 30" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, 532.67 FEET (8.07 CHAINS; THENCE SOUTH 89° 49' 12" EAST 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY'S MAIN LINE FOR A POINT OF BEGINNING; THENCE NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE 1007.52 FEET TO THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE EAST ALONG SAID SOUTH LINE 441.08 FEET TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY'S BRANCH LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AN ARC DISTANCE OF 833.49 FEET TO THE NORTHWESTERLY LINE OF THE FORMER AURORA, ELGIN AND MORRIS RAILROAD; THENCE SOUTH 55° 42' 25" WEST ALONG SAID NORTHWESTERLY LINE 84.00 FEET TO A LINE DRAWN SOUTH 89° 49' 12" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89° 49' 12" WEST ALONG SAID LINE 1025.54 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF OSWEGO, KENDALL COUNTY, ILLINOIS, BEING 14.6878 ACRES.

PARCEL 3 PIN: 03-05-176-002 ZONING: R-1 (SU)

TRACT "A"

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE HIGHWAY RUNNING NORTHERLY THROUGH SAID QUARTER; THENCE SOUTH 5° 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5° 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2 FEET TO AN IRON STAKE; THENCE NORTH 90° EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 1088.3 FEET TO AN IRON STAKE ON THE WESTERLY BANK OF THE FOX RIVER; THENCE NORTH 42° 41' EAST ALONG SAID WESTERLY BANK 177.1 FEET; THENCE NORTH 32° 15' EAST ALONG THE WESTERLY BANK OF SAID RIVER 313.5 FEET TO AN IRON STAKE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 90° WEST ALONG SAID NORTH LINE 1037.4 FEET TO AN IRON STAKE ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AURORA, ELGIN AND CHICAGO RAILWAY COMPANY; THENCE SOUTH 45° 29' WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 465.6 FEET TO THE PLACE OF BEGINNING, CONTAINING TEN ACRES MORE OR LESS.

EXCEPTING THEREFROM, HOWEVER, ALL THAT PART THEREOF HERETOFORE CONVEYED BY ALBERT L. TREMAN TO GEORGE MICHELS BY WARRANTY DEED DATED SEPTEMBER 12, 1925 AND RECORDED SEPTEMBER 19, 1925, IN BOOK 75 OF WARRANTY DEEDS ON PAGE 372 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, WHICH PORTION SO EXCEPTED CONTAINS 3.02 ACRES MORE OR LESS AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE NORTHERLY AND SOUTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER; THENCE SOUTH 5° 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR PLACE OF BEGINNING; THENCE SOUTH 5° 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2 FEET; THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF FOX RIVER; THENCE NORTH 43° EAST 167.6 FEET TO A LARGE IRON BOLT; THENCE WEST 1134.5 FEET; THENCE SOUTH 45° 29' WEST TO THE PLACE OF BEGINNING; CONTAINING 3.02 ACRES MORE OR LESS AS AFORESAID.

TRACT "B"

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS WHICH ARE EAST OF THE CENTER LINE OF THE NORTH AND SOUTH HIGHWAY RUNNING THROUGH THE WEST HALF OF SECTION 5 AND COMMONLY KNOWN AS THE OSWEGO AND AURORA ROAD AND ALSO KNOWN AS STATE HIGHWAY ROUTE NO. 18, TO-WIT:

PART OF THE NORTH HALF OF SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS FOLLOWS TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 37 RODS AND 12 FEET; THENCE EAST 344 RODS TO THE WEST SHORE OF FOX RIVER; THENCE SOUTH ALONG THE WEST SHORE OF SAID RIVER 37 RODS 12 FEET; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTIONS 5 AND 6, 344 RODS TO THE PLACE OF BEGINNING; EXCEPTING THE RIGHTS-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY AND THE AURORA, ELGIN AND CHICAGO RAILWAY COMPANY; THE PIECE OF LAND HEREBY INTENDED TO BE DESCRIBED CONTAINING 17 ACRES OF LAND MORE OR LESS.

PARCEL 4 PIN: 03-05-176-002 ZONING: R-1 (SU)

1. PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 232.9 FEET; THENCE NORTH 53° 51' EAST 1144.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53° 51' EAST 84.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 41.35 FEET; THENCE SOUTH 53° 51' WEST 19.7 FEET; THENCE WEST 69.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES.

2. PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 232.9 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53° 51' EAST 1144.7 FEET; THENCE EAST 69.00 FEET; THENCE SOUTH 53° 51' WEST 1144.7 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5; THENCE WEST 69.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES.

3. PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIANS DESCRIBED AS FOLLOWS: TO-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE 301.9 FEET TO THE CENTER LINE OF THE AURORA-OSWEGO ROAD; THENCE NORTH 5° 12' EAST ALONG THE CENTER LINE OF SAID ROAD 327.4 FEET TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, SITUATED IN THE COUNTY OF KENDALL IN THE STATE OF ILLINOIS.

PARCEL 5 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE 235.7 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 273.5 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID CENTER LINE 123.1 FEET; THENCE EAST 450 FEET; THENCE NORTH 122.57 FEET; THENCE WEST 438.55 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 6 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE NORTHERLY AND SOUTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 5° 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5° 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY, 69.2 FEET; THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF FOX RIVER; THENCE NORTH 43° EAST 167.6 FEET TO A LARGE IRON BOLT; THENCE WEST 1134.5 FEET; THENCE SOUTH 45° 29' WEST TO THE PLACE OF BEGINNING, CONTAINING 3.02 ACRES MORE OR LESS; SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS (EXCEPTING THEREFROM PARCEL 5 ABOVE).

PARCEL 7 PIN: 03-05-302-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36' EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 18° 46' WEST ALONG SAID RIVER BANK 37 FEET; THENCE NORTH 37° 16' WEST ALONG SAID RIVER BANK 263 FEET; THENCE NORTH 9° 39' WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19° 40' EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30° 19' EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88° 31' WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET FOR THE POINT OF BEGINNING THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO THE WEST BANK OF FOX RIVER; THENCE NORTHEASTERLY ALONG THE WEST BANK OF SAID FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90° WEST 1074.3 FEET TO THE CENTER LINE OF SAID ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 185 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS. EXCEPTING THAT PART OF SAID PREMISES CONVEYED TO THE AURORA SANITARY DISTRICT BY DEED DATED AUGUST 29, 1961 RECORDED JANUARY 19, 1962 AS DOCUMENT 136551 IN BOOK 126, PAGE 107 AND ALSO EXCEPTING THAT PART OF SAID PREMISES DEDICATED FOR ROAD PURPOSES, (ALONG ILLINOIS ROUTE 31) AS DESCRIBED IN DEDICATION DATED FEBRUARY 7, 1959 AND RECORDED JULY 14, 1959 AS DOCUMENT 126069.

PARCEL 8 PIN: 03-05-302-001 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 16, 1363.34 FEET; THENCE SOUTH 82° 36' EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 18° 46' WEST ALONG SAID RIVER BANK 237 FEET; THENCE NORTH 37° 16' WEST ALONG SAID RIVER BANK 263 FEET; THENCE NORTH 9° 39' WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19° 40' EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30° 19' EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88° 31' WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID LINE BEING THE NORTHERLY LINE OF THE PROPERTY OWNED BY THE CATERPILLAR TRACTOR CO., FOR A DISTANCE OF 467.2 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE CENTER THREAD OF THE FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90° WEST ALONG THE SOUTHERLY LINE OF THE PROPERTY OWNED BY THE AURORA SANITARY DISTRICT TO A POINT WHICH IS 450 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO. 31); THENCE SOUTH TO THE PLACE OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, CONTAINING 2.38 ACRE MORE OR LESS; RESERVING AND EXCEPTING TO GRANTORS, THEIR HEIRS OR ASSIGNS AND THEIR RESPECTIVE INVITEES OR GUESTS, A PERPETUAL RIGHT-OF-WAY FOR PERSONS OR VEHICLES ACROSS AND THE PERPETUAL USE OF THE SOUTHERLY 20 FEET OF SAID PROPERTY, AND ALONG THE WESTERLY BANK OF THE FOX RIVER FOR THE EASTERLY 20 FEET OF THE SOUTHERLY 20 FEET OF SAID PROPERTY, FOR INGRESS, EGRESS AND ACCESS TO THE FOX RIVER, AND FOR FISHING, BOATING, SWIMMING AND OTHER RIVER RECREATIONAL PURPOSES, INCLUDING THE RIGHT TO ERECT A DOCK, WHARF OR SIMILAR STRUCTURE ON THE WESTERLY BANK OF THE FOX RIVER; HEREBY RELEASING AND WAIVING RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

PARCEL 8A PIN: 03-05-302-001 ZONING: R-1 (SU)

THE SOUTHERLY 20 FEET AND ALONG THE WESTERLY BANK OF THE FOX RIVER FOR THE EASTERLY 20 FEET OF THE SOUTHERLY 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36' EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 180° /46' WEST ALONG SAID RIVER BANK 237 FEET; THENCE NORTH 37° 16' WEST ALONG SAID RIVER BANK 263 FEET; THENCE NORTH 9° 39' WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19° 40' EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30° 19' EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88° 31' WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID LINE BEING THE NORTHERLY LINE OF THE PROPERTY OWNED BY THE CATERPILLAR TRACTOR CO. FOR A DISTANCE OF 467.2 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE CENTER THREAD OF THE FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90° WEST ALONG THE SOUTHERLY LINE OF THE PROPERTY OWNED BY THE AURORA SANITARY DISTRICT TO A POINT WHICH IS 450 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO. 31); THENCE SOUTH TO THE PLACE OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 9 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS NOTCH IN THE CENTER LINE OF U.S. ROUTE #31 AT A POINT 581.60 FEET SOUTHERLY OF THE INTERSECTION OF SAID CENTER LINE AND THE EAST AND WEST QUARTER LINE OF SECTION 5 AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 AND FORMING AN ANGLE OF 95° /18'20" WITH THE CENTER LINE OF U.S. ROUTE #31 (AS MEASURED FROM SOUTH TO EAST) TO THE THREAD OF THE STREAM OF THE FOX RIVER; THENCE SOUTHWESTERLY ALONG THE THREAD OF THE STREAM OF THE FOX RIVER TO THE EXTENSION EASTERLY OF THE NORTH LINE OF LARSON'S SUBDIVISION AS PRESENTLY STAKED OUT; THENCE WEST ALONG THE EXTENSION EASTERLY AND THE NORTH LINE OF LARSON'S SUBDIVISION TO A CROSS NOTCH IN THE CENTER LINE OF U.S. ROUTE #31; THENCE NORTHERLY ALONG SAID CENTER LINE AND FORMING AN ANGLE OF 84° 49' 50" (AS MEASURED FROM EAST TO NORTH) A DISTANCE OF 215.00 FEET TO THE PLACE OF BEGINNING IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 10 PIN: 03-05-302-003 ZONING: R-1 (SU)

LOT ONE (1) OF LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 11 PIN: 03-05-302-004 ZONING: R-1 (SU)

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 12 PIN: 03-05-353-001 ZONING: R-1 (SU)

THAT PART OF LOTS 2 AND 3 OF LARSON'S SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTH 7° 01' WEST ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 7° 01' EAST ALONG SAID CENTERLINE, 91.58 FEET; THENCE SOUTH 88° 31' EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 781.87 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 19° 40' WEST ALONG THE EASTERLY LINES OF LOTS 2 AND 3, 106.9 FEET; THENCE SOUTH 9° 39' EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 70.83 FEET TO A LINE DRAWN SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 3, FROM THE PLACE OF BEGINNING; THENCE NORTH 82° 36' WEST ALONG SAID PARALLEL LINE, 775.16 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 13 PIN: 03-05-353-002 ZONING: R-1 (SU)

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF THE FOX RIVER; THENCE SOUTH 9° 39' EAST ALONG SAID EASTERLY LINE, 229.17 FEET; THENCE SOUTH 37° 16' EAST, 35.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82° 36' WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 867.3 FEET TO THE CENTERLINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTERLINE, 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 14 PIN: 03-05-353-003 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36' EAST, 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 44.35 FEET; THENCE NORTH 37° 16' WEST ALONG SAID WESTERLY BANK, 227.8 FEET; THENCE NORTH 82° 36' WEST, 867.3 FEET TO THE CENTERLINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82° 36' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (*AKA LOT 5 OF LARSON SUBDIVISION).

PARCEL 15

TRACT A PIN: 03-05-353-004 ZONING: R-1 (SU)

LOT 5 OF LARSON'S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

TRACT B PIN: 03-05-353-006 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 16 PIN: 03-05-353-010 ZONING: R-1 (SU)

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO. 31 AND SOUTH OF A LINE EXTENDING SOUTH 82° 30' EAST FROM A POINT IN THE SAID CENTERLINE OF SAID HIGHWAY THAT IS NORTH 6° 44' EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER (EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 06° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10" MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46' 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 302.20 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO. 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 17 PIN: 03-05-353-009 ZONING: R-1 (SU)

THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31, WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 06° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46' 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 320 FEET MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM OF ALL OF THE ABOVE PARCELS THAT PORTION DEDICATED TO THE STATE OF ILLINOIS FOR ILLINOIS STATE HIGHWAY 31 RIGHT-OF-WAY.



WALTER E. DEUCHLER ASSOCIATES, INC.
Consulting Engineers — Aurora, Illinois



REVISIONS	1.	4.
	2.	5.
	3.	6.

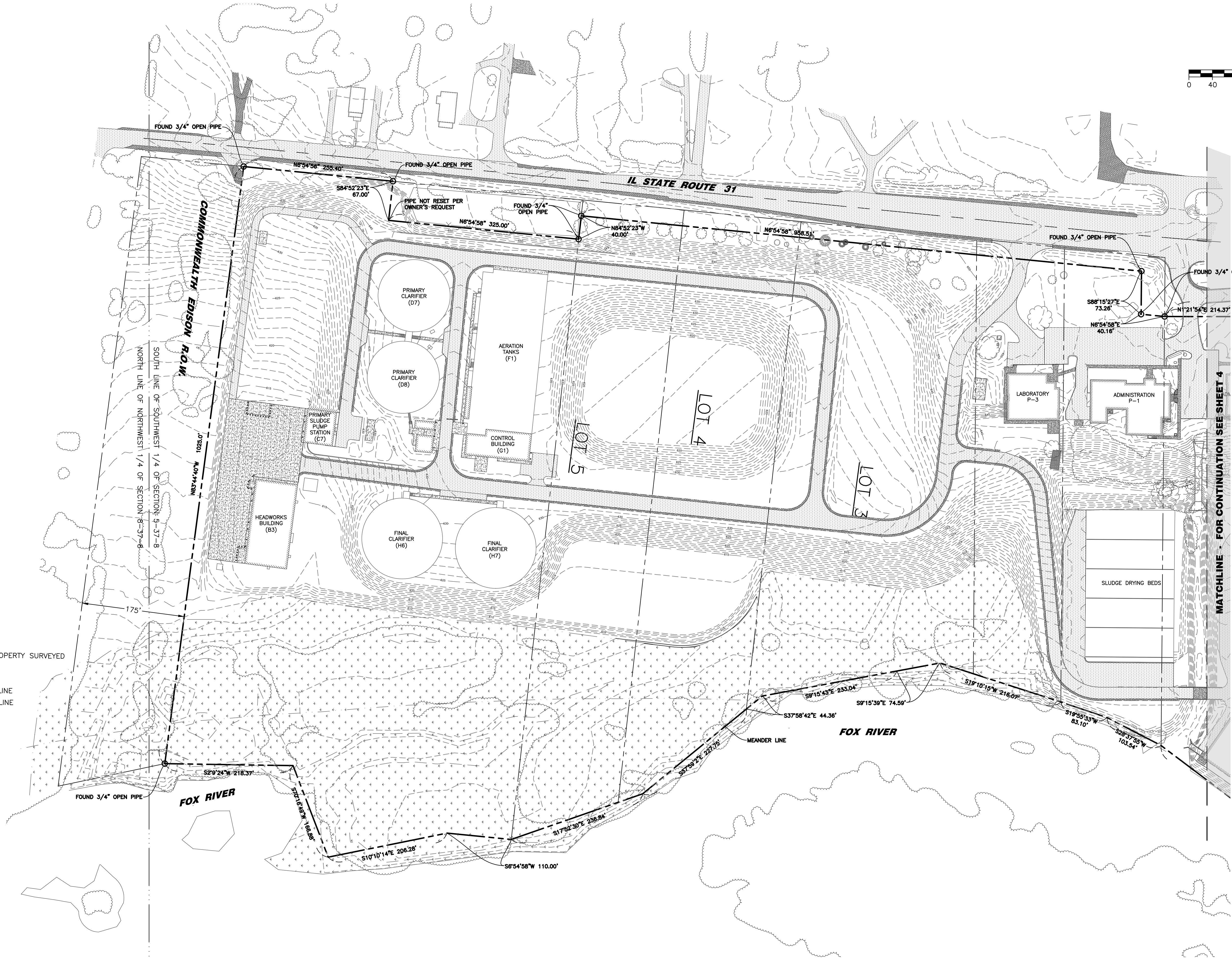
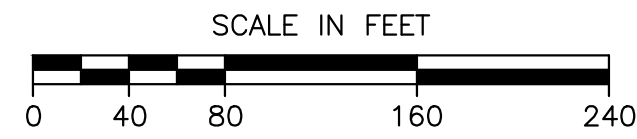
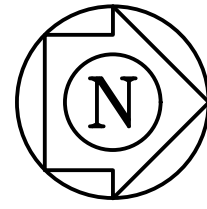
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SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
LEGAL DESCRIPTIONS

SHT	2
OF	5

F:\ASD\18016-00\Final Drawings\5 PARTIAL PLAN - NORTH.dwg

Plotted: 5/21/2018 6:10:45 PM



LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- LOT LINE
- SECTION LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- WOODED AREAS
- WETLAND AREAS
- FOUND IRON PIPE



WALTER E. DEUCHLER ASSOCIATES, INC.
Consulting Engineers - Aurora, Illinois

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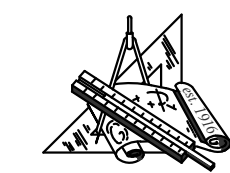
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SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
PARTIAL PLAN - SOUTH

SHT	3
OF	5

F:\ASD\18016-00\Final Drawings\5. PARTIAL PLAN - NORTH.dwg

Plotted: 5/21/2018 6:10:50 PM



WALTER E. DEUCHLER ASSOCIATES, INC.
Consulting Engineers — Aurora, Illinois



REVISIONS

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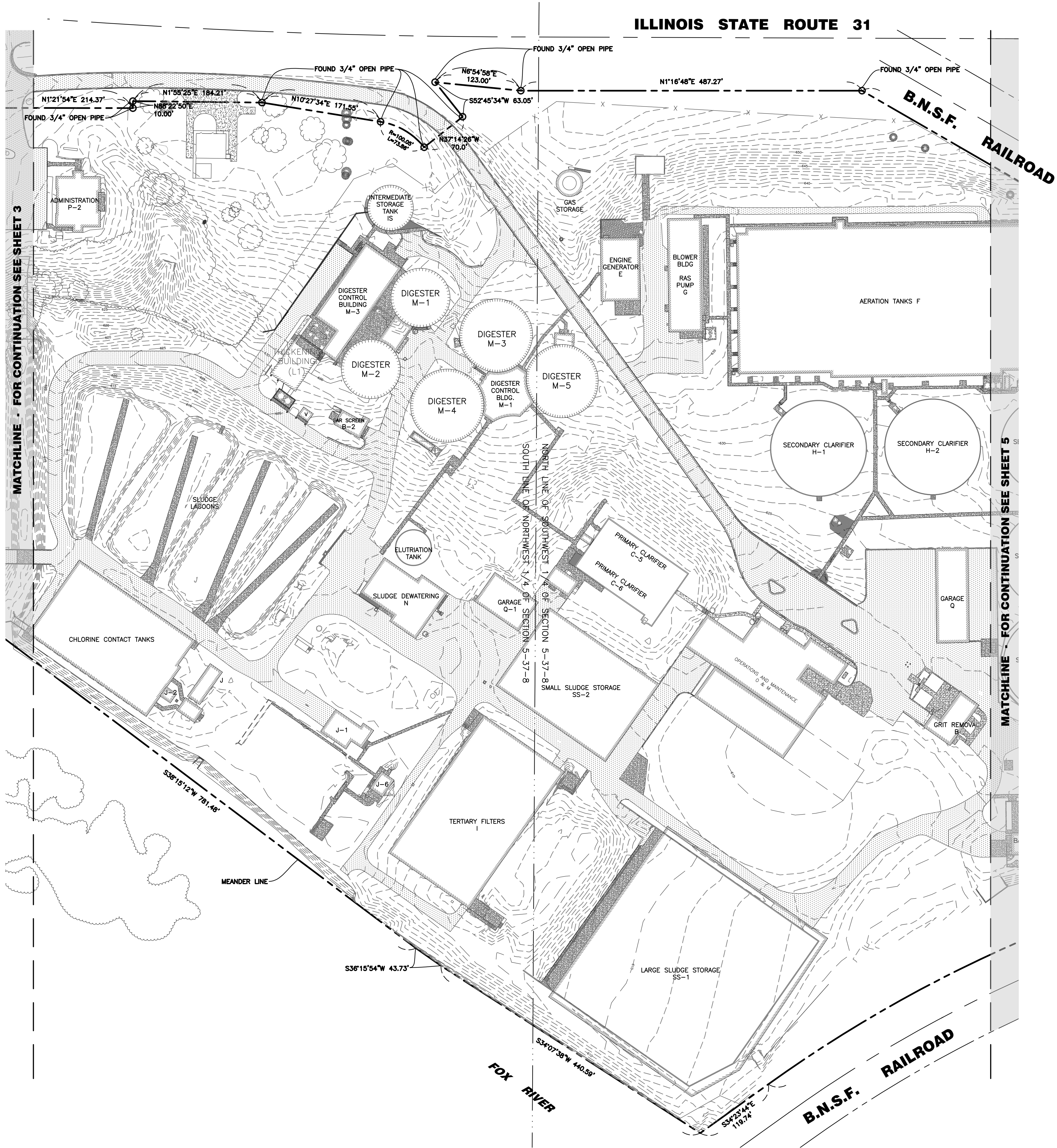
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SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
PARTIAL PLAN - MIDDLE

SHT
4
OF
5

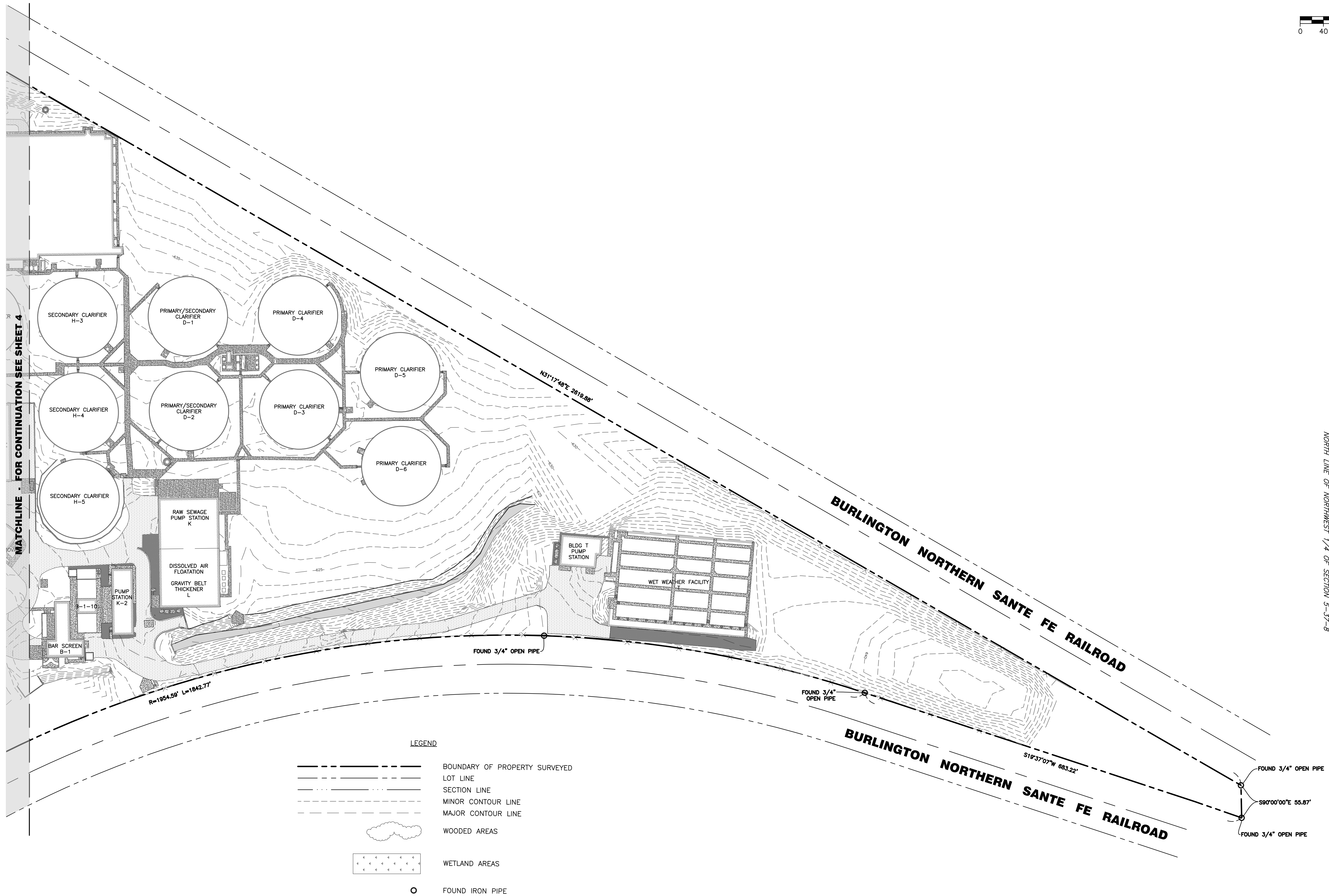
LEGEND

	BOUNDARY OF PROPERTY SURVEYED
	LOT LINE
	SECTION LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	WOODED AREAS
	WETLAND AREAS
	FOUND IRON PIPE



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Plotted: 5/21/2018 6:10:53 PM



WALTER E. DEUCHLER ASSOCIATES, INC.
Consulting Engineers - Aurora, Illinois

REVISIONS

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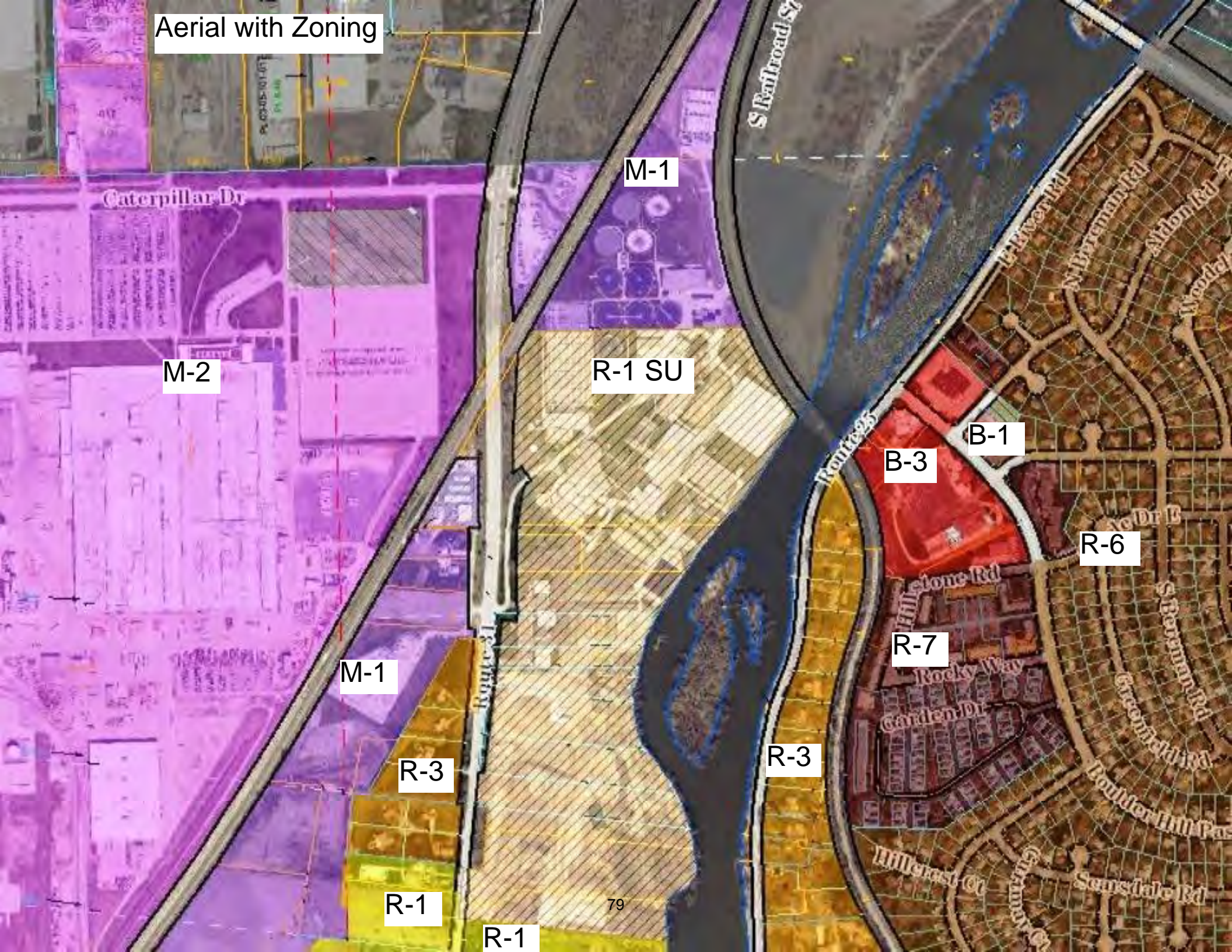
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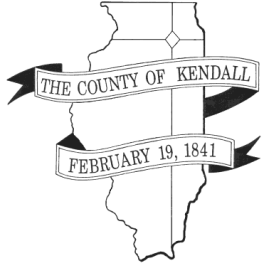
DATE:	5/20/2018	DESIGNED:	DPC
SCALE:	AS SHOWN	DRAWN:	AS/SV
JOB NO.	111-18016-00	APPROVED:	DPC
FIELD BOOK NO.:	251		

FOX METRO WATER RECLAMATION DISTRICT
PLAT OF SURVEY
PARTIAL PLAN - NORTH

SHT
5
OF
5

Aerial with Zoning





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 12, 2018

Re: Petition 18-23-Repeal of Special Use at 985 Harvey Road and the Property Immediately to the West of 985 Harvey Road

When Kendall County did the County-wide rezoning in 1974, the Kendall County Board designated the property at 985 Harvey Road and the adjacent property west of 985 Harvey Road as A-1 with a special use permit. The specific special use was not defined, but was probably landscaping related.

The owners of the properties, Richard and Valvina Kaminski, desire to cleanup the zoning of the properties and requested that all special use permits be revoked.

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

A map of the area is attached.

If you have any questions, please let me know.

Thanks,

MHA

Enc: Draft Revocation Ordinance
Area Map

ORDINANCE # 2018-_____

**REVOKING A SPECIAL USE for
AT 985 HARVEY ROAD AND THE PROPERTY IMMEDIATELY TO THE WEST OF 985 HARVEY ROAD (PARCEL ID NUMBERS 03-01-351-002 AND 03-01-351-006) IN OSWEGO TOWNSHIP**

WHEREAS, the Kendall County Board adopted a County-Wide Zoning Ordinance and Official Zoning Maps for Kendall County and Oswego Township on July 9, 1974; and

WHEREAS, the property now known as 985 Harvey Road and the property immediately to the west of 985 Harvey Road were zoned A-1 and designated as having a special use permit on the Official Zoning Maps of Kendall County and Oswego Township as adopted on July 9, 1974; and

WHEREAS, the property now known as 985 Harvey Road and the property immediately to the west of 985 Harvey Road are located in Oswego Township and are identified by Parcel Identification Numbers 03-01-351-002 and 03-01-351-006;

WHEREAS, said property is legally described in the attached Exhibit "A"; and

WHEREAS, Richard and Valvina Kaminski purchased said property from James D. and Janet K. Meyers on or about July 26, 1996; 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, Richard and Valvina Kaminski, owners, 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

NOW, THEREFORE, BE IT ORDAINED, by the County Board of Kendall County, Illinois that the special use permit granted as shown on the Official Zoning Map of Kendall County and Oswego Township dated July 9, 1974, at the subject property 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 at the subject property.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 21st day of August, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit "A"

PARCEL I:

That part of the South West 1/4 of Section 1, Township 37 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at the South West corner of said South West 1/4; thence North 89 degrees, 53 minutes, 00 seconds East along the South line of said Quarter Section, 718.60 feet; thence North 0 degrees, 01 minutes 00 seconds East 334 feet; thence North 89 degrees, 53 minutes, 00 seconds East 266.20 feet; thence North 67 degrees, 13 minutes, 00 seconds East 116.68 feet for the point of beginning; thence North 67 degrees, 13 minutes, 00 seconds East 138.57 feet to the center line extended Southerly of U.S. Route 30, thence South 25 degrees, 21 minutes, 00 seconds East along said extended center line, 223.61 feet; thence South 89 degrees, 53 minutes, 00 seconds West 195.95 feet; thence North 5 degrees, 32 minutes, 00 seconds West 28.28 feet; thence North 51 degrees, 12 minutes, 00 seconds West 31 feet to a point South 0 degrees, 23 minutes, 0 seconds East from the point of beginning; thence North 0 degrees, 23 minutes 0 seconds West 101.26 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois.

PARCEL II:

That part of the Southwest Quarter of Section 1, Township 37 North, Range 8, East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of said Southwest Quarter; thence Easterly along the South line of said Southwest Quarter 718.60 feet; thence Northerly along a line which forms an angle of 89 degrees 52 minutes 00 seconds with said South line, measured from East to North, 334.00 feet; thence Easterly parallel with said South line, 271.52 feet to an iron stake monumenting an angle point in the South line of lands owned by the Lincoln Highway Cemetery Company; thence Northeasterly along a line hereinafter referred to as "Line A", which forms an angle of 157 degrees 20 minutes 00 seconds with the last described course, measured clockwise therefrom, 60.60 feet for a point of beginning; thence Southerly along a line which forms an angle of 60 degrees 00 minutes 00 seconds with the last described course, measured counter-clockwise therefrom, 87.58 feet; thence Easterly at right angles to the last described course 90.0 feet to an angle point in the Westerly line of a tract of land conveyed to James D. and Betty A. Meyers by a warranty deed dated February 7, 1974 and recorded February 27, 1974 as Document No. 74-778; thence Northwesterly along a West line of said tract, which forms an angle of 31 degrees 35 minutes 00 seconds with the last described course, measured clockwise therefrom 33.17 feet; thence Northerly along a West line of said tract, 99.13 feet to a line A extended Northeasterly; thence Southwesterly along said Line A extended 56.07 feet to the point of beginning, in Oswego Township, Kendall County, Illinois.

Exhibit B

Month Day, Year

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

We, Richard and Valvina Kaminski, own the property commonly known as 985 Harvey Road, Oswego, IL 60543 and identified by Parcel Identification Numbers 03-01-351-002 and 03-01-351-006.

On July 9, 1974, the property was granted a special use permit. The special use granted in 1974 is unknown but was probably for a landscaping business.

Pursuant to Section 13.08.F of the Kendall County Zoning Ordinance, we hereby voluntarily request that Kendall County revoke my 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 to a public hearing and formally request the above-referenced special use be removed from my property.

Valvina L. Kaminski
(Signature)

July 10/2018
(Date)

Valvina L. Kaminski
(Printed Name)

Attest: Catherine A. Cyrcar
Notary Public



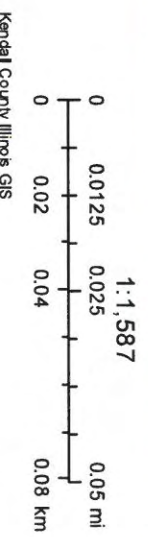
985 Harvey Road



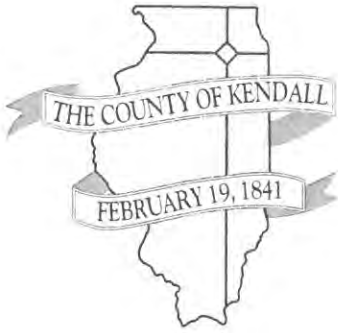
Subject Property

July 12, 2018

- Arrow 100
- Arrow 400
- FromTo 100
- FromTo 400
- Hook 100
- Hook 400
- Tip 100
- Tip 400
- Road Names



Kendall County Illinois GIS



PLANNING, BUILDING & ZONING DEPARTMENT

111 WEST FOX STREET – ROOM 316 YORKVILLE, ILLINOIS 60560-1498

630/553-4141 • FAX 630/553-4179

July 30, 2018

Steven and Samantha Elliott
8055 Whitfield Rd.
Millbrook, IL. 60536

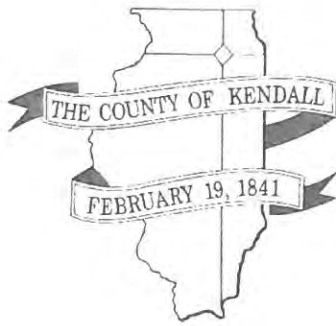
Re: V18-055

Attached is Public Health Nuisance Ordinance #05-47 pertaining to refuse disposal, open burning and public health nuisances within Kendall County. The definition of Yard Waste and Section 3C has been highlighted as they apply. The hauling in of yard waste is prohibited. This matter will be discussed at the August 13, 2018 meeting of the Kendall County Planning, Building and Zoning Committee at 6:30pm in Rooms 209 & 210 at the Kendall County Office Building located at 111 West Fox Street in Yorkville.

Any questions, feel free to contact me at 630-553-4141.

Respectfully,

Brian Holdiman
Kendall County Code Official
Kendall County Planning, Building and Zoning



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

7/3/18

Violation #

Address of Violation:

8055 Whitfield Rd

City & Zip:

Mulbrook 60536

Subdivision:

Vd of Mulbrook

Unit

Lot

Parcel Number:

004-16-128-001

Zoning:

R-3

Owner or Tenant:

STEVEN + Samantha Elliott

Description of Complaint:

Bringing home +
Burning of landscape waste.

Complainant's Name:

[REDACTED]

Contact Info:

[REDACTED]

Inspector

BCH

Date

7/9/18

Field Notes

Stockpile of Landscape waste reported to be from off-site.
Only Landscape waste generated on-site can be burned.

Photos Taken?

Yes

No

Section of Applicable Code

NOTES:

1st Notice (use wording in field notes)

7/16 - Spoke with Vincent (tenant) brought in waste for bon fire not part of
business

DATE CLOSED:

Kendall County Planning, Building and Zoning

(630) 553-4141

07/10/2018

ELLIOTT STEVEN & SAMANTHA
8055 WHITFIELD RD
MILLBROOK, IL 60536-

Violation # 18055

Parcel # 04-16-128-001

8055 WHITFIELD RD
MILLBROOK, IL 60536 -

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:

**STOCKPILE OF LANDSCAPE WASTE REPORTED TO BE FROM OFFSITE.
ONLY LANDSCAPE WASTE GENERATED ONSITE CAN BE BURNED.**

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 Tuesday, July 24, 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

Kendall County Planning, Building and Zoning**Request For Compliance****Violation #****18055****REQUEST DATE: 07/10/2018****Parcel #****04-16-128-001**

PROPERTY INFORMATION8055 WHITFIELD RD
MILLBROOK, IL 60536 -

MAILING INFORMATIONELLIOTT STEVEN & SAMANTHA
8055 WHITFIELD RD
MILLBROOK, IL 60536-

VIOLATION DESCRIPTIONSTOCKPILE OF LANDSCAPE WASTE REPORTED TO BE FROM OFFSITE.
ONLY LANDSCAPE WASTE GENERATED ONSITE CAN BE BURNED.

Date of First Inspection:	7/9/2018	Red Tag Issued? N
First Inspector:	BH	Red Tag Date:
Picture Taken?	Y	Complainant:

Greg Gaura

COMMENTS

7/10/18- 1ST NOTICE SENT



Pam Herber

From: Brian Holdiman
Sent: Thursday, July 12, 2018 7:03 AM
To: Pam Herber
Subject: FW: 8055 Whitefield Road

Please print and add to file.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Randy [<mailto:rroberts@lrffpd.com>]
Sent: Wednesday, July 11, 2018 7:19 PM
To: Brian Holdiman; Greg Witek
Subject: RE: 8055 Whitefield Road

I went by today, there is approximately 5 yards of material in the back yard. Do not think this is a problem. I will check occasionally to see if it continues to grow.

Have a Great Day :)
Randy

From: [Brian Holdiman](#)
Sent: Tuesday, July 10, 2018 7:34 AM
To: 'Randy'; [Greg Witek](#)
Subject: RE: 8055 Whitefield Road

Thanks You.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Randy [<mailto:rroberts@lrffpd.com>]
Sent: Monday, July 09, 2018 6:17 PM
To: Brian Holdiman; Greg Witek
Subject: RE: 8055 Whitefield Road

I will take a look tomorrow(7/10), I do not think there is any Code issues as we are limited to commercial mostly. I do know that in Illinois you are only allowed to burn yard waste that is generated from onsite. You may also not except yard waste unless you have an IEPA permit.

I would suggest contacting the local IEPA representative.

Have a Great Day :)
Randy

Brian Holdiman

From: Matt Asselmeier
Sent: Wednesday, July 11, 2018 7:56 AM
To: Brian Holdiman
Subject: FW: Greg Gaura issue for next PBZ meeting

Could you send me information for the August PBZ Committee meeting on this topic?

Thanks,

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

From: Judy Gilmour
Sent: Tuesday, July 10, 2018 2:38 PM
To: Matt Asselmeier
Subject: Greg Gaura issue for next PBZ meeting

Matt,
[REDACTED] contacted me about an issue with a neighbor who brings landscape waste to his house and then burns it. He has had contact with Brian Holdiman about this on several occasions. [REDACTED] asked me if we (PBZ committee) can help get this resolved, so can we please put it on the next meeting agenda. I believe Brian can brief you on what's transpired up to this point.

Thank you,
Judy

Judy Gilmour
Kendall County Board Member
President, Kendall County Forest Preserve District

From: [Brian Holdiman](#)

Sent: Monday, July 9, 2018 10:28 AM

To: [Greg Witek](#)

Cc: ['Randy'](#)

Subject: 8055 Whitefield Road

Greg,

It has been reported to PBZ Office that the owner of 8055 Whitfield Rd has created a large pile of landscape debris in his year yard from waste he has hauled in from other sites. The concern is the pile when ignited will be unsafe. Is this something the fire district could investigate?

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

Pam Herber

From: Brian Holdiman
Sent: Thursday, July 26, 2018 11:19 AM
To: Pam Herber
Subject: Fwd: 8055 Whitfield Road - Burning Complaint

Please print

Get [Outlook for iOS](#)

----- Forwarded message -----

From: "Brian Holdiman" <BHoldiman@co.kendall.il.us>
Date: Thu, Jul 26, 2018 at 11:18 AM -0500
Subject: Re: 8055 Whitfield Road - Burning Complaint
To: "Aaron Rybski" <ARybski@co.kendall.il.us>
Cc: "Adam Johnson" <ajohnson@co.kendall.il.us>

Thanks

Get [Outlook for iOS](#)

On Thu, Jul 26, 2018 at 10:42 AM -0500, "Aaron Rybski" <ARybski@co.kendall.il.us> wrote:

Hello Brian,

I am sending this email directly to you as per Steve's direction...please feel free to share it with the other contacts in the original email.

According to the Kendall County Public Health Nuisance Ordinance, Yard Waste is defined as any waste generated as the result of tree trimming, lawn mowing, gardening, leaf raking, and other yard activities and consisting of branches, brush, grass clippings, leaves, sod, hedge trimmings and other plant waste from yard and garden sources.

Also according to this ordinance, yard waste may only be burned on the property which it was generated (in areas where burning is permitted). If this gentleman is bringing in clippings, brush trimmings, etc... (waste from yard activity) and this material was generated on another property, it falls into the yard waste category and may not be burned as part of a recreational fire.

He can acquire wood from a gas station or a firewood dealer for a recreational activity.

If burning on the property where it was generated isn't an option, can the yard waste be bagged and picked up for proper disposal/composting?

Hopefully this helps.

A.R.
Aaron J. Rybski, L.E.H.P.
Director of Environmental Health Services

Kendall County Health Department
811 W. John St., Yorkville, IL 60560
630-553-8057

CONFIDENTIALITY NOTICE

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Visit us on the web at <http://www.kendallhealth.org>. Find us on Facebook!



From: Brian Holdiman
Sent: Wednesday, July 25, 2018 1:59 PM
To: Adam Johnson
Cc: Scott Koepfel; Judy Gilmour; Aaron Rybski; Matt Asselmeier
Subject: 8055 Whitfield Road - Burning Complaint

Good Afternoon Adam,

I believe you and I along with Little Rock Fire Protection District have investigated a complaint of a brush pile at 8055 Whitfield Road. The Fire District does not see it as a violation. I spoke to the tenant of the property (Vincent) and he indicated he used to operate a landscape business from the property but he closed that down last fall. I haven't seen any evidence of a business being operated from that business. Recently I received a call from the neighbor that the tenant was bringing in material to burn. So I called Vincent again and he admitted he brought in a load of brush because he wanted to have a recreational fire on July 4th. This fire was rained out however. My question is if the material he brought in is for a recreational bonfire is that a violation? People purchase split wood and haul it in all the time, is that a violation? This matter is on the August 13th PBZ agenda and I was hoping for some input. PBZ does not have an ordinance prohibiting this activity.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

Brian Holdiman

From: Brian Holdiman
Sent: Wednesday, July 25, 2018 1:59 PM
To: Adam Johnson
Cc: Scott Koeppel; Judy Gilmour; Aaron Rybski; Matt Asselmeier
Subject: 8055 Whitfield Road - Burning Complaint

Good Afternoon Adam,

I believe you and I along with Little Rock Fire Protection District have investigated a complaint of a brush pile at 8055 Whitfield Road. The Fire District does not see it as a violation. I spoke to the tenant of the property (Vincent) and he indicated he used to operate a landscape business from the property but he closed that down last fall. I haven't seen any evidence of a business being operated from that business. Recently I received a call from the neighbor that the tenant was bringing in material to burn. So I called Vincent again and he admitted he brought in a load of brush because he wanted to have a recreational fire on July 4th. This fire was rained out however. My question is if the material he brought in is for a recreational bonfire is that a violation? People purchase split wood and haul it in all the time, is that a violation? This matter is on the August 13th PBZ agenda and I was hoping for some input. PBZ does not have an ordinance prohibiting this activity.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

Pam Herber

From: Brian Holdiman
Sent: Tuesday, July 10, 2018 12:06 PM
To: Pam Herber
Subject: Fwd: Neighbor

Please print and add to file

Get [Outlook for iOS](#)

----- Forwarded message -----

From: [REDACTED]
Date: Tue, Jul 10, 2018 at 11:57 AM -0500
Subject: Fwd: RE: Neighbor
To: "jgilmoure@co.kendall.il.us" <jgilmoure@co.kendall.il.us>, "Brian Holdiman" <BHoldiman@co.kendall.il.us>

Ms. Gilmour,

Good Morning. Not sure if you remember me, but we had talked back during the FOGY period. Things ended up working out well.

I have a situation that has been on going with KC PBZ for the last couple of YEARS and it is not getting resolved. Basically, I have a neighbor that continues to bring home large piles of landscaping debris and then burns it. My wife has health issues and one time the smoke was so bad my wife had to spend the night at the local Hampton Hotel.

I would like to know which KC Board Member oversees the KC PBZ Department.

Thank You.

Respectfully, [REDACTED]
(aka; A Taxpayer)

Sent from AOL Mobile Mail

From: Brian Holdiman <BHoldiman@co.kendall.il.us>
Date: Tuesday, July 10, 2018
Subject: RE: Neighbor
To: [REDACTED]
Cc: Scott Koeppel <skoeppe@co.kendall.il.us>, Latreese Caldwell <LCaldwell@co.kendall.il.us>, Matt Asselmeier <masselmeier@co.kendall.il.us>, Pam Herber <pherber@co.kendall.il.us>, Adam Johnson <ajohnson@co.kendall.il.us>

A violation notice was sent over a year ago. He agreed to stop bringing in yard waste from offsite. We closed the violation. Until you sent the email last week our office assumed he was doing as he promised.

The PBZ department does not have ticket writing authority or the ability to access fines. If he does not comply after the completion of the County process the case is referred to a committee of the County Board and then they have the option to refer it to the State's Attorney's Office for prosecution.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560

Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

From: [REDACTED]
Sent: Monday, July 09, 2018 4:55 PM
To: Brian Holdiman
Subject: RE: Neighbor

Brian,
Wasn't a Violaton Notice sent before? Why is he not being fined since this has been ongoing?

[REDACTED]
Sent from AOL Mobile Mail

On Monday, July 9, 2018 Brian Holdiman <BHoldiman@co.kendall.il.us> wrote:

[REDACTED]

Thank you for your response. A violation notice will be sent tomorrow. I also contact Little Rock Fox Fire Protection District and Kendall County Environmental Health Division to make them aware in case they would like to investigate as well.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560

Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

From: [REDACTED]
Sent: Monday, July 09, 2018 11:56 AM
To: Brian Holdiman
Subject: RE: Neighbor

Brian,
That HUGHE pile sure looks like the one that has been sitting out there since July 2nd, the day the neighbor and another male removed the debris from a trailer that was attached to a truck at approximately 7:30pm. I witnessed the whole thing since I was walking one of my dogs in the street and I took pictures with my cellphone and also with my wife's (c)phone. Yes I and my will testify/certify under OATH what we witnessed and past experiences.
FYI, he had another HUGHE pile a few weeks ago, but I did not report that situation.

[REDACTED]

Sent from AOL Mobile Mail

On Monday, July 9, 2018 Brian Holdiman <BHoldiman@co.kendall.il.us> wrote:

[REDACTED]

The attached photo is the landscape waste pile you are referring to correct? Did you or anyone witness him bring the waste home and unloading it? If so would you or they be willing to testify to that or put it in writing with dates so we can use it as evidence?

Respectfully,

Brian Holdiman

From: [REDACTED]
Sent: Friday, July 06, 2018 12:59 PM
To: Brian Holdiman
Subject: RE: Neighbor

Brian,
Did you investigate & what has been done so far?
Regards, [REDACTED]

Sent from AOL Mobile Mail

On Tuesday, July 3, 2018 Brian Holdiman <BHoldiman@co.kendall.il.us> wrote:

[REDACTED]

I will investigate the complaint and follow County procedure. Thanks for letting me know.

Respectfully,

Brian Holdiman

From: [REDACTED]
Sent: Monday, July 02, 2018 8:44 PM
To: Brian Holdiman
Subject: Neighbor

Brian,

I live at [REDACTED].

You were out here over a year ago because my neighbor at 8055 Whifield was bringing home landscaping waste from his lawn cutting business. He is bringing the crap home again. It is a high and HUGE pile.

How are you going to resolve this problem.

I can be contacted at [REDACTED].

Regards, [REDACTED]

Sent from AOL Mobile Mail

Brian Holdiman

From: Randy [rroberts@lrffpd.com]
Sent: Monday, July 09, 2018 6:17 PM
To: Brian Holdiman; Greg Witek
Subject: RE: 8055 Whitefield Road

I will take a look tomorrow(7/10), I do not think there is any Code issues as we are limited to commercial mostly. I do know that in Illinois you are only allowed to burn yard waste that is generated from onsite. You may also not except yard waste unless you have an IEPA permit.

I would suggest contacting the local IEPA representative.

Have a Great Day :)
Randy

From: [Brian Holdiman](#)
Sent: Monday, July 9, 2018 10:28 AM
To: [Greg Witek](#)
Cc: ['Randy'](#)
Subject: 8055 Whitefield Road

Greg,

It has been reported to PBZ Office that the owner of 8055 Whitfield Rd has created a large pile of landscape debris in his year yard from waste he has hauled in from other sites. The concern is the pile when ignited will be unsafe. Is this something the fire district could investigate?

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

Brian Holdiman

From: Aaron Rybski
Sent: Monday, July 09, 2018 12:26 PM
To: Brian Holdiman
Cc: Adam Johnson
Subject: RE: Offsite Landscape Waste

We're the first step as part of our nuisance complaint process. I am forwarding to Adam as he is out primary investigator in these cases.

A.R.

From: Brian Holdiman
Sent: Monday, July 09, 2018 10:34 AM
To: Aaron Rybski
Subject: Offsite Landscape Waste

Aaron,

PBZ received a complaint about a large pile of landscape waste at 8055 Whitfield Road. Concern is the burning of landscape waste not generated on the property. Is this something your department would investigate and refer to IEPA if necessary?

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

Kendall County Planning, Building and Zoning

(630) 553-4141

11/17/2016

ELLIOTT STEVEN & SAMANTHA
8055 WHITFIELD RD
MILLBROOK, IL 60536-

Violation # 16047

Parcel # 04-16-128-001

8055 WHITFIELD RD
MILLBROOK, IL 60536 -

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:

LANDSCAPING BUSINESS NOT ALLOWED IN R-3 - ONE FAMILY RESIDENTIAL DISTRICT

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, December 01, 2016.

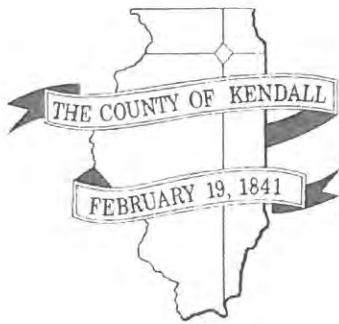
Kendall County can only continue to prosper through its citizen's positive attitude towards home, neighborhood, and community. Your prompt attention and cooperation in this matter would be appreciated. Should you have any questions, please contact this office at the above number.

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



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 #

V16-047

Date

11/7/16

Address of Violation:

8055 Whittfield Rd.

City & Zip:

Mullbrook 60536

Subdivision:

Mullbrook

Unit

Lot

Parcel Number:

04-16-128-001

Zoning:

R-3

Owner or Tenant:

Steven + Samantha Elliott

(Vince)

Description of Complaint:

Owner has a

Landscaping business & brings in waste

by the truckloads & burns non owner yard

waste.

11/6/16 Sheriff contacted. said waiting 7.5pm Officer Kurtz + Briars

Complainant's Name:

Contact Info:

Inspector

Michael Green

Date

11/11/16

Field Notes

only could find one pile of burning material.

Photos Taken?

Yes

No

Section of Applicable Code

Violation and Enforcement

No violation - BLH

Re-Inspection Date

Closed 12/5/16 BLH

Brian Holdiman

From: Brian Holdiman
Sent: Wednesday, November 16, 2016 2:09 PM
To: Adam Johnson
Subject: RE: 8055 Whitfield Rd

Thanks!

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Adam Johnson
Sent: Wednesday, November 16, 2016 1:49 PM
To: Brian Holdiman
Subject: 8055 Whitfield Rd

Hi Brian,

Here is the contact info for the property owner of 8055 Whitfield Rd.

Vince (unsure of last name)- [REDACTED]

Regards,

Adam Johnson B.S.
Associate Sanitarian, Environmental Health Services
Kendall County Health Department
811 W. John St. Yorkville, IL 60560
630-553-9100 ext. 8045 Phone 630-553-9603 Fax

Find us on Facebook!

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Brian Holdiman

From: Brian Holdiman
Sent: Monday, November 21, 2016 12:05 PM
To: [REDACTED]
Subject: RE: Request

[REDACTED]

Here are the home occupation standards for the residential districts:

http://www.co.kendall.il.us/wp-content/uploads/PBZ_HOME OCC_RES.pdf

Attempts have been made to contact the owner but have been unsuccessful. I have sent a notice of violation. Has the illegal burning continued?

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: [REDACTED]
Sent: Monday, November 21, 2016 10:41 AM
To: Brian Holdiman
Subject: Re: Request

You had talked about zoning ordinances, specifically regarding home based landscaping business. Also, were you able to talk with the homeowner at 8055 Whitfield in Millbrook?

Sent from AOL Mobile Mail

-----Original Message-----

From: Brian Holdiman <BHoldiman@co.kendall.il.us>
To: [REDACTED]
Sent: Mon, Nov 21, 2016 07:32 AM
Subject: RE: Request

Good Morning,

Please forgive my memory, but what information did we discuss?

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: [REDACTED]
Sent: Sunday, November 20, 2016 5:47 PM

To: Brian Holdiman
Subject: Request

Hi Brian,

At your convience this is a request for the sites/ordinance's per our discussion last Wednesday. My e-mail is [REDACTED]

Thank You, [REDACTED]

Brian Holdiman

From: Brian Holdiman
Sent: Monday, November 21, 2016 10:48 AM
To: [REDACTED]
Subject: Re: Request

Thanks [REDACTED] I recall now. My apologies. I will send info ASAP

Sent from my iPhone

On Nov 21, 2016, at 10:46 AM, [REDACTED] wrote:

You had talked about zoning ordinances, specifically regarding home based landscaping business. Also, were you able to talk with the homeowner at 8055 Whitfield in Millbrook?

Sent from AOL Mobile Mail

-----Original Message-----

From: Brian Holdiman <BHoldiman@co.kendall.il.us>
To: [REDACTED]
Sent: Mon, Nov 21, 2016 07:32 AM
Subject: RE: Request

Good Morning,

Please forgive my memory, but what information did we discuss?

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

From: [REDACTED]
Sent: Sunday, November 20, 2016 5:47 PM
To: Brian Holdiman
Subject: Request

Hi Brian,
At your convience this is a request for the sites/ordinance's per our discussion last Wednesday.
My e-mail is [REDACTED]
Thank You, [REDACTED]

Brian Holdiman

From: Brian Holdiman
Sent: Monday, November 21, 2016 8:57 AM
To: [REDACTED]
Subject: Home Occupation Standards

http://www.co.kendall.il.us/wp-content/uploads/PBZ_HOMEOCC_RES.pdf

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

11/08/2016 10:50

11/08/2016 10:53

11/08/2016 10:53

11/08/2016 10:53

12/02/2016 13:22



12/02/2016 13:23

Pam Herber

From: Pam Herber
Sent: Friday, March 31, 2017 9:14 AM
To: [REDACTED]
Subject: Re: 8055 Whittfield Rd. Millbrook
Attachments: SPBZkonica17033109210.pdf

Good Morning [REDACTED]

Attached is the information requested regarding the Investigation Report with our office for the above referenced property. Brian asked me to send this information over to you. He also stated that the Village of Millbrook trustee contacted our office regarding this matter as well and they are going to contact the IEPA.

Respectfully,

Pam Herber

Kendall County Planning, Building & Zoning
111 West Fox Street B203 Yorkville, IL. 60560
Phone: 630-553-4141 Fax: 630-553-4179

From: kendall_county_PBZ@co.kendall.il.us [mailto:kendall_county_PBZ@co.kendall.il.us]
Sent: Friday, March 31, 2017 9:21 AM
To: Pam Herber
Subject: Message from KMBT_C364e

Kendall County Planning, Building and Zoning**Request For Compliance****Violation #****16047****REQUEST DATE: 11/16/2016****Parcel #****04-16-128-001**

PROPERTY INFORMATION8055 WHITFIELD RD
MILLBROOK, IL 60536 -

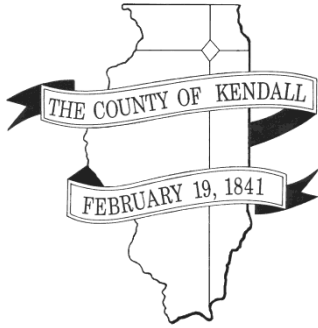
MAILING INFORMATIONELLIOTT STEVEN & SAMANTHA
8055 WHITFIELD RD
MILLBROOK, IL 60536-

VIOLATION DESCRIPTION

LANDSCAPING BUSINESS NOT ALLOWED IN R-3 - ONE FAMILY RESIDENTIAL DISTRICT

Date of First Inspection: 11/16/2016 **Red Tag Issued?** N**First Inspector:** BH **Red Tag Date:****Picture Taken?** Y **Complainant:** Greg Gaura

COMMENTS



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 19, 2018
Re: Proposed Intergovernmental Agreement Between Kendall County and the Village of Millbrook

The intergovernmental agreement between Kendall County and the Village of Millbrook expires in October. The Planning, Building and Zoning Department does not propose any changes to the body of the agreement. The Planning, Building and Zoning Department proposes changes to Exhibit A to reflect the transfer of certain powers and duties of the Hearing Officer to the Zoning Board of Appeals. The proposal reflects the changes to the insurance language approved by both parties in 2017.

A redlined copy of the proposal and a clean copy of the proposal are attached to this memo

If you have any questions, please let me know.

Thanks,

MHA

ENCs.: Redlined Copy
Clean Copy

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MILLBROOK
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this ____ day of October, 201~~8~~7 by and between the VILLAGE OF MILLBROOK, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic, WITNESSETH:

WHEREAS, the Village of Millbrook was incorporated by act of the voters on November 5th, 2002, and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) permits units of local government to obtain or share services and to jointly contract, combine or transfer any power, privilege, function or authority among themselves, and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides that a municipality and a County may enter into intergovernmental agreements for joint or compatible planning, local land resource management administration and zoning ordinance enforcement, and

WHEREAS, the Village of Millbrook adopted a Comprehensive Plan on August 22, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Millbrook have been heretofore subject to the building and zoning codes of the County of Kendall, and to the County Flood Plain, Soil Erosion and Stormwater Management Ordinances, and

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

- 1) The above recitals are incorporated by reference as if fully set forth herein.
- 2) That the Village of Millbrook has by ordinance duly adopted the Zoning Ordinance of the County of Kendall, the Building Code of the County of Kendall, the Comprehensive Plan of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, the Countywide Stormwater Management Ordinances as its own and further agrees that any subsequent text amendments to said ordinances and plans as may be adopted by Kendall County from time to time shall be adopted and incorporated by the Village of Millbrook as its own.

3) That for the consideration of \$1 the receipt and sufficiency of which is hereby acknowledged, the County of Kendall agrees to continue administering the County Ordinances for the Village of Millbrook as described in Paragraph (2) above and in accordance with the procedures attached hereto as Exhibit A and incorporated herein by reference all of which have been duly adopted by the Village of Millbrook, and apply them to all properties located within the municipal boundaries of the Village of Millbrook.

4) In addition to the consideration set forth in Paragraph 3 above, the Village of Millbrook shall be responsible for all costs associated with the enforcement of the Zoning Ordinance of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, and the Countywide Stormwater Management Ordinance for cases within the boundaries of the Village of Millbrook. At the written request of the Village of Millbrook, Kendall County shall provide an estimated cost for investigating individual alleged violations. Upon approval of the cost estimate by the Village of Millbrook, Kendall County will conduct the necessary investigation and bill the Village of Millbrook accordingly. The Village of Millbrook shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Millbrook as provided herein.

5) The Village of Millbrook shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, its past, present, and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto including, but not limited to, attorney's fees and other legal expenses which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County's performance or alleged failure to perform its obligations pursuant to the Agreement.

6) That the Village of Millbrook shall secure, pay for and maintain throughout the period during which services are provided under this Agreement, general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated herein by reference. The Village's general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County's employees, arising out of the County's performance or alleged failure to perform its obligations pursuant to this Agreement. The Village's coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer's endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.

7) Kendall County shall maintain auto liability coverage for all County owned vehicles used by the County to perform its obligations pursuant to this Agreement. However, the Village of

Millbrook shall pay the full cost of the deductible incurred by the County for any auto insurance claims arising out of or related to the County's performance of its obligations pursuant to this Agreement.

8) That this Agreement shall be for a term of one (1) year, commencing on the date of execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary date each year, said renewal to be in writing.

9) This Agreement may be terminated by either party upon 30 days' written notice to the other party.

10) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

11) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

12) The County of Kendall and the Village of Millbrook each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

13) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

14) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

Village of Millbrook
PO Box 51
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK

COUNTY OF KENDALL

BY: _____
Village President- Jackie Lemmerhirt

BY: _____
Chairman of Kendall County Board

ATTEST: _____
Village Clerk

ATTEST: _____
Kendall County Clerk

Exhibit A

Procedure for Processing Zoning & Subdivision Cases For The Village Of Millbrook Under County/Municipal Intergovernmental Agreement

Under the terms of the intergovernmental Agreements executed between the Village of Millbrook and Kendall County, the County PBZ staff as well as the Kendall County ZPAC, Concept Review Committee, Regional Planning Commission, **and** Zoning Board of Appeals, **and Hearing Officer** will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of ~~these two municipalities~~ **the municipality**. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:

Prior to the submission of any applications, the petitioner shall schedule a joint “pre-application” meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:

- a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).
- b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village’s Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:

- a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from

Exhibit A

the affected municipality will be invited to participate as sitting members of the committee.

- b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
- c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.
- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior

Exhibit A

to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

- k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- l.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County ~~Special Use Hearing Officer (SU/HO)~~ **Zoning Board of Appeals (ZBA)** for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to ~~SU/HO~~ **the ZBA** as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- r.) The County shall post copies of the agenda as required per County policies.

Exhibit A

- s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- t.) Following review and recommendation by the ZBA ~~and/or the SU/HO~~, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA ~~and/or SU/HO~~ meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board's Agenda.
- w.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

4. Review and Processing of Preliminary and Final Subdivision Plats:

- a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
- b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
- c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the ZPAC

Exhibit A

members and the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.
- f.) The County shall forward copies of the agenda, staff report and a copy of the minutes of the ZPAC meeting to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.
- j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.
- k.) Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting

Exhibit A

information submitted by the petitioner in support of the application.

- l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
- m.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

5. Review and Processing of Zoning Variance:

- a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.
- e.) The County shall post copies of the agenda as required per County policies.
- f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and

Exhibit A

recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.

- h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- i.) The Village Clerk shall be responsible for the preparation and posting of Board's Agenda.
- j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

To: Scott Koeppel, Kendall County
From: Julia Reynolds, IMLRMA Program Coordinator/Underwriter

Re: Intergovernmental Agreement Between the Village of Millbrook and the County of Kendall

The limits of liability currently provided to the Village of Millbrook with respect to General Liability and Public Officials Liability are as follows:

General Liability: \$8 million each occurrence/\$16 million annual aggregate
Public Officials Liability: \$8 million each occurrence/\$16 million annual aggregate

Coverage Limits provided by:

ILLINOIS MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION
500 E CAPITOL AVE - PO BOX 5180 - SPRINGFIELD, ILLINOIS 62705

Member: Village of Millbrook Agreement No: 0803A0188

Coverage Period: from 12:01 a.m. CST on January 1, 2018
to 12:01 a.m. CST on January 1, 2019

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MILLBROOK
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this ____ day of October, 2018 by and between the VILLAGE OF MILLBROOK, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic, WITNESSETH:

WHEREAS, the Village of Millbrook was incorporated by act of the voters on November 5th, 2002, and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) permits units of local government to obtain or share services and to jointly contract, combine or transfer any power, privilege, function or authority among themselves, and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides that a municipality and a County may enter into intergovernmental agreements for joint or compatible planning, local land resource management administration and zoning ordinance enforcement, and

WHEREAS, the Village of Millbrook adopted a Comprehensive Plan on August 22, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Millbrook have been heretofore subject to the building and zoning codes of the County of Kendall, and to the County Flood Plain, Soil Erosion and Stormwater Management Ordinances, and

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

- 1) The above recitals are incorporated by reference as if fully set forth herein.
- 2) That the Village of Millbrook has by ordinance duly adopted the Zoning Ordinance of the County of Kendall, the Building Code of the County of Kendall, the Comprehensive Plan of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, the Countywide Stormwater Management Ordinances as its own and further agrees that any subsequent text amendments to said ordinances and plans as may be adopted by Kendall County from time to time shall be adopted and incorporated by the Village of Millbrook as its own.

3) That for the consideration of \$1 the receipt and sufficiency of which is hereby acknowledged, the County of Kendall agrees to continue administering the County Ordinances for the Village of Millbrook as described in Paragraph (2) above and in accordance with the procedures attached hereto as Exhibit A and incorporated herein by reference all of which have been duly adopted by the Village of Millbrook, and apply them to all properties located within the municipal boundaries of the Village of Millbrook.

4) In addition to the consideration set forth in Paragraph 3 above, the Village of Millbrook shall be responsible for all costs associated with the enforcement of the Zoning Ordinance of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, and the Countywide Stormwater Management Ordinance for cases within the boundaries of the Village of Millbrook. At the written request of the Village of Millbrook, Kendall County shall provide an estimated cost for investigating individual alleged violations. Upon approval of the cost estimate by the Village of Millbrook, Kendall County will conduct the necessary investigation and bill the Village of Millbrook accordingly. The Village of Millbrook shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Millbrook as provided herein.

5) The Village of Millbrook shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, its past, present, and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto including, but not limited to, attorney's fees and other legal expenses which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County's performance or alleged failure to perform its obligations pursuant to the Agreement.

6) That the Village of Millbrook shall secure, pay for and maintain throughout the period during which services are provided under this Agreement, general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated herein by reference. The Village's general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County's employees, arising out of the County's performance or alleged failure to perform its obligations pursuant to this Agreement. The Village's coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer's endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.

7) Kendall County shall maintain auto liability coverage for all County owned vehicles used by the County to perform its obligations pursuant to this Agreement. However, the Village of

Millbrook shall pay the full cost of the deductible incurred by the County for any auto insurance claims arising out of or related to the County's performance of its obligations pursuant to this Agreement.

8) That this Agreement shall be for a term of one (1) year, commencing on the date of execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary date each year, said renewal to be in writing.

9) This Agreement may be terminated by either party upon 30 days' written notice to the other party.

10) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

11) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

12) The County of Kendall and the Village of Millbrook each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

13) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

14) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

Village of Millbrook
PO Box 51
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK

COUNTY OF KENDALL

BY: _____
Village President- Jackie Lemmerhirt

BY: _____
Chairman of Kendall County Board

ATTEST: _____
Village Clerk

ATTEST: _____
Kendall County Clerk

Exhibit A

Procedure for Processing Zoning & Subdivision Cases For The Village Of Millbrook Under County/Municipal Intergovernmental Agreement

Under the terms of the intergovernmental Agreements executed between the Village of Millbrook and Kendall County, the County PBZ staff as well as the Kendall County ZPAC, Concept Review Committee, Regional Planning Commission, and Zoning Board of Appeals, will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of the municipality. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:

Prior to the submission of any applications, the petitioner shall schedule a joint “pre-application” meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:

- a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).
- b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village’s Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:

- a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee, representatives from

Exhibit A

the affected municipality will be invited to participate as sitting members of the committee.

- b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
- c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.
- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior

Exhibit A

to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

- k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- l.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to the ZBA as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- r.) The County shall post copies of the agenda as required per County policies.
- s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

Exhibit A

- t.) Following review and recommendation by the ZBA, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board's Agenda.
- w.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

4. Review and Processing of Preliminary and Final Subdivision Plats:

- a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
- b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
- c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the ZPAC members and the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

Exhibit A

- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.
- f.) The County shall forward copies of the agenda, staff report and a copy of the minutes of the ZPAC meeting to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.
- j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.
- k.) Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

Exhibit A

- l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
- m.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

5. Review and Processing of Zoning Variance:

- a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.
- e.) The County shall post copies of the agenda as required per County policies.
- f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the

Exhibit A

county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.

- h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- i.) The Village Clerk shall be responsible for the preparation and posting of Board's Agenda.
- j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

To: Scott Koeppel, Kendall County
From: Julia Reynolds, IMLRMA Program Coordinator/Underwriter

Re: Intergovernmental Agreement Between the Village of Millbrook and the County of Kendall

The limits of liability currently provided to the Village of Millbrook with respect to General Liability and Public Officials Liability are as follows:

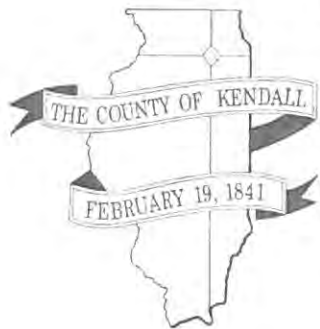
General Liability: \$8 million each occurrence/\$16 million annual aggregate
Public Officials Liability: \$8 million each occurrence/\$16 million annual aggregate

Coverage Limits provided by:

ILLINOIS MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION
500 E CAPITOL AVE - PO BOX 5180 - SPRINGFIELD, ILLINOIS 62705

Member: Village of Millbrook Agreement No: 0803A0188

Coverage Period: from 12:01 a.m. CST on January 1, 2018
to 12:01 a.m. CST on January 1, 2019



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: August 7, 2018

Re: Request from the City of Sandwich for a Letter of Support for IEPA 319 Watershed Planning Grant for the Little Rock Creek Watershed

Kendall County received the attached request from the City of Sandwich regarding an application to the Illinois Environmental Protection Agency for a watershed planning grant for the Little Rock Creek Watershed. A sample letter of support is also included.

Tom Horak, City Engineer for the City of Sandwich, will be in attendance at the August Planning, Building and Zoning Committee meeting to discuss the project.

If you have any questions, please let me know.

MHA

ENC: 7-16-18 Email from Tom Horak
Sample Letter of Support

Matt Asselmeier

From: Andrez Beltran
Sent: Monday, July 16, 2018 1:41 PM
To: Matt Asselmeier
Cc: KCAdmin
Subject: FW: City of Sandwich 319 Grant Application for Little Rock Creek Watershed Plan - Request for Support
Attachments: Draft Letter of Support - Little Rock Creek.docx; DRAFT Little Rock Creek Watershed Proposal 06 29 18.pdf

Hey Matt,

Giving you a heads up this might come your way.

Andrez

From: Thomas Horak <city.engineer@sandwich.il.us>
Sent: Monday, July 16, 2018 1:02 PM
To: KCAdmin <KCAdmin@co.kendall.il.us>
Subject: City of Sandwich 319 Grant Application for Little Rock Creek Watershed Plan - Request for Support

Hello Mr. Koepfel,

The City of Sandwich is applying for a grant for an IEPA 319 Watershed Plan. As a part of the application process, the City is advised to gather community support. The City is working with Applied Ecological Services to develop the grant application and eventually the Little Rock Creek Watershed Plan. The City of Sandwich asks that Kendall County be a partner in the watershed planning process. As a supporting partner, Kendall County would be asked to attend the future watershed planning meetings. Watershed planning meetings would proceed every other month beginning in September 2019 through November 2020.

Kendall County may also consider becoming a financial partner as well. The cost to prepare the Little Rock Creek Watershed Plan is \$70,000.00. The IEPA grant is projected to cover \$42,000.00. The remaining \$28,000.00 will be the responsibility of the City of Sandwich and its partners. At this time, the DeKalb County Community Foundation is generously considering financial participation of half the City's remaining requirement.

I have attached a draft letter of support for the project and a copy of the watershed proposal. If Kendall County wishes to be a supporting partner, then I would ask that you return the letter of support to me prior to July 23rd. The grant application is required to be submitted with the letters of support prior to August 1st. If Kendall County wishes to also support the plan financially, that money does not appear to be required to be disbursed until mid-2019 (as best that I can tell). Thank you for your consideration. Please let me know if you have any questions.

Sincerely,
Thomas R. Horak, P.E.
Director of Public Works
City of Sandwich
144 E. Railroad Street
Sandwich, IL 60548-2168
815.786.8802
fax 815.786.7012
city.engineer@sandwich.il.us

PROJECT UNDERSTANDING & APPROACH

Applied Ecological Services, Inc (AES) will work closely with the City of Sandwich, Watershed Coordinator and stakeholders to develop an IEPA-approved Watershed Based Plan for Little Rock Creek watershed (HUC 071200070306). A map depicting the Little Rock Creek Watershed boundary is included on the following page. The final product of this work will be a user friendly Watershed-Based Plan that can be used by stakeholders for a variety of planning strategies and for identifying potential water quality projects eligible for IEPA 319 Program grant funding. The AES Team's general watershed planning approach is as follows:

- Attend Little Rock Creek Watershed stakeholder meetings during the planning process to initiate the project, streamline planning, to present information and receive input;
- Assist in developing goals and objectives during stakeholder meetings;
- Conduct an on-the-ground inventory looking for water quality improvement projects (Management Measures) that will be included in the Action Plan section of the watershed plan report;
- Conduct a remote watershed inventory & summary using available watershed data;
- Identify causes and sources of pollution and "Critical Areas" following on-the-ground & remote inventories;
- Identify potential Management Measures, or Best Management Practices (BMPs) to address water quality, flooding, and natural resource objectives;
- Perform a pollutant loading analysis and estimate of pollutant reductions based on implementation of water quality Management Measures (BMPs);
- Complete a Prioritized Action Plan that identifies appropriate Management Measures (BMPs) with associated costs, funding sources, pollutant reduction, technical assistance, and schedule for implementing recommendations in the plan;
- Develop a watershed plan evaluation Report Card that includes measureable milestones & criteria that can be evaluated over time and develop a monitoring component to complement this;
- Assist the Watershed Coordinator and stakeholders in development of a Watershed Education & Outreach Plan.
- Prepare a final Watershed-Based Plan report and Executive Summary.

AES will satisfy the USEPA 9 Elements and complete a plan consistent with USEPA watershed based plan guidance dated October 23, 2003 (as revised), Chicago Metropolitan Agency for Planning's "Guidance for Developing Watershed Action Plans in Illinois" dated June 2007, total maximum daily load (TMDL) implementation plan requirements, and current watershed planning principles.



I. SCOPE OF SERVICES

A) Watershed Planning Meetings

Task 1. Project Meetings and Goal & Objectives Development

The AES Project Manager will attend a kick-off meeting with the Little Rock Creek Watershed Coordinator and Technical Committee (if appointed) to discuss the project in its entirety and develop a realistic plan for efficiently completing the watershed plan report on schedule. Report style and figure formats will also be agreed upon during the kick-off meeting. Up to seven additional stakeholder meetings will likely be required of AES to communicate and present findings of the watershed inventory, recommended Management Measures, and final presentation of findings at stakeholder meetings. Setting goals and objectives should be the focus of the fourth stakeholder meeting. AES will work with the Watershed Coordinator to develop and finalize goals and objectives.

In addition, the Watershed Coordinator will be responsible for bringing stakeholders together at regularly scheduled meetings and developing meeting minutes.

B) Review Existing Studies and Collect Data

Task 2. Data Gathering

AES will gather and analyze existing GIS data and other information relevant to Little Rock Creek watershed. Data sharing agreements will be completed as part of this task, as necessary. We understand there is a large amount of existing information to be gathered from the Counties, SWCDs, Comprehensive Plans, and County and municipal officials. AES will also consult with local experts, engineers and researchers who have worked within the watershed to gather information.

C) Watershed Resource Inventory

Task 3. Watershed Management Measure/Best Management Practice (BMP) Inventory

AES will conduct a windshield survey to accurately document various reaches of the watershed and to verify land use and wetland mapping. The AES Team will spend on-the-ground time looking for potential Management Measure projects (BMPs) that primarily address water quality but with secondary benefits for flood protection and natural resource improvement. We will look specifically at projects such as stream/riparian corridor projects, agricultural best management practices, detention basin retrofits, and open space restoration/ acquisitions. "Critical Area" projects, as defined under the USEPA 9 Elements, will also be identified during this process. Project details will be noted on location maps and corresponding datasheets that will be included in the Appendix of the Watershed- Based Plan. AES will also contact municipalities and other stakeholders requesting information about potential project locations and to obtain needed data such as detention basin locations in the watershed. It is important to

note that this is not a complete inventory of all the stream reaches, detention basins, etc. in the watershed but a means to identify potential projects that will be included in the Action Plan section of the final Watershed-Based Plan.

Task 4. Summarize Introduction, Climate, Topography, Geology, Soils

AES will summarize information relevant to the Introduction Section of the plan including scope and project approach, USEPA Watershed Based Plan requirements (9 Elements), planning process, and how to use the Watershed Plan.

The geologic history of Little Rock Creek watershed and climate of the study area will be described and discussed and related back to the formation of the watershed. Available topographic data (2-foot) will be used to create a Digital Elevation Model of the watershed and to delineate watershed and subwatershed boundaries.

Soils provide the key to the wetland restoration potential, water holding capacity, infiltration capabilities and erosion potential of a site. Hydric soils are important because they indicate the presence of existing or drained wetlands. AES will map and summarize available DeKalb and Kendall County Soil Survey data in the watershed related to hydric soils/wetland restorations and hydrologic soil groups related to groundwater recharge. Soil types will also be evaluated and used when determining pollutant reductions resulting from implementation of potential Management Measures.

Task 5. Summarize Jurisdictions & Demographics

AES will map municipal, township, forest preserve, and park district boundaries (where available in GIS) and discuss the roles of each in protecting the watershed. These results will be used in the Action Plan section when discussing potential areas for interjurisdictional cooperation/coordination to complete recommended BMPs.

AES will use DeKalb and Kendall County forecast data to assist in mapping and summarizing the demographics data within the watershed. Maps will be created that show population, households, and employment change projected to occur or similar based on available data.

Task 6. Open Space (Green Infrastructure) and Natural Area Inventories

AES will identify and map (via GIS) open and partially open space parcels (Open Space Inventory) in the watershed. An open parcel is one that is not developed and is often set aside for conservation or recreation purposes while partially open parcels include minimally developed land. The Open Space Inventory is the basis for developing a Green Infrastructure Network for Little Rock Creek watershed. The Open Space Inventory will be completed early on in the project schedule as many other components of the plan are linked to this data.

Open space is expected to include large tracts of remaining vacant agricultural land, riparian greenways, corridor connections, wetlands, and public land including forest preserves, Illinois Nature Preserves or Natural Areas. The mapping and/or data for this task can be done at many levels depending on available time and budget. The parcel-based Open Space Inventory results and associated parcel data will include:

- General Map (in GIS) showing the results of the parcel based Open Space Inventory;
- Maps (in GIS) identifying private versus public and protected versus unprotected status of open space parcels;
- Map (in GIS) identifying prioritized open space, potential greenway connections, and trails as a Green Infrastructure Network.

As part of the open space identification process, AES will create a personalized GIS parcel prioritization model specific to Little Rock Creek watershed that will assess current and potential quality of open space parcels (identified above) for improving water quality with secondary benefits to reduce flooding and enhance natural resources. This will be based on applying values/points to each open space parcel based on how important each parcel is in meeting a set of green infrastructure criteria.

Task 7. Existing and Future Land Use and Transportation Network Summary

Careful completion of this task is important as the resulting data is used in various other sections of the watershed plan including the assessment of existing and future impervious cover impacts on water quality and pollutant loading/reduction. AES will complete this task as described below:

- a) Use approved land use maps to produce a current land use map/data for the watershed. Uncertainties in current land use will be verified through the most recent aerial photography available in DeKalb and Kendall Counties or via field inspections. Municipal comprehensive plan documents and stakeholder knowledge will also be used to refine land uses.
- b) Collect future development plans from municipal comprehensive planning documents and land use projections to accurately map projected future land use in the watershed and how it compares to existing land use.
- c) Map the existing and any proposed transportation networks (roads, trails, etc) in the watershed. This information is useful to determine how the natural features of the watershed are or may be fragmented and how existing trails can be connected to other existing or planned trails.
- d) Compute percent impervious coverage for existing and future land use conditions at the subwatershed scale using GIS data created in a and b above. AES proposes to calculate imperviousness based on USDA's TR55 land use data and associated impervious rates. The results of this analysis ultimately lead to the creation of a future land use vulnerability map revealing the location of Priority Protection Areas and other potential Management Measures. In addition, AES will discuss how increased impervious surfaces impacts water quality, hydrology, flooding, and aquatic habitat.

Task 8. Streams, Lakes, Detention Basins, Wetlands Summary

AES will map all streams, lakes, detention basins, and wetlands in the watershed using existing data and data gathered under Task 3. The condition of these resources will be characterized on maps and summarized. The results will lead to the identification of potential stream and riparian corridor restoration projects, lake projects, and detention basin retrofit projects. It is likely that additional stakeholder input will be required in order to obtain the best information to complete this task.

AES will obtain the majority of wetland data from the Counties and use it to summarize and map the existing locations and conditions of wetlands. As part of this wetlands inventory, AES will also analyze the DeKalb and Kendall County soil surveys to estimate the historical extent of wetlands and amount of wetlands that have been lost as a result of human activities. AES will then map potential wetland restoration and/or wetland mitigation sites by using an overlay method in GIS. Each potential wetland restoration/mitigation site will then be included in the Action Plan section of the report.

Task 9. Water Quality Inventory

AES will obtain all water quality data available for Little Rock Creek watershed. The Watershed Coordinator will assist in this task by meeting with individuals such as municipal representatives or lake associations to obtain additional information. AES will then analyze and summarize all available water quality data. Data is expected from local stakeholders, IEPA permit and discharge records, and IDNR/IEPA water quality & biological records.

The results of the water quality inventory and watershed characterization will be used to identify potential causes and sources of problematic pollutants to water quality and impairments to “Designated Uses” of aquatic resources such as Aquatic Life Support. “Critical Areas” for application of Management Measures will be determined using the water quality analyses, stakeholder input, and information gathered via the watershed inventory. Critical Areas will likely include critical stream reaches, critical pollutant load subwatersheds, critical drained wetlands, critical detention basins, and critical priority protection areas. The Action Plan section of the Watershed Based-Plan will include detailed information and specific locations where water quality Management Measures would most likely benefit the watershed’s water quality and reduce pollutant loads to target values.

Task 10. Groundwater Summary

AES understands that groundwater issues are not the primary focus of this watershed plan but that groundwater recharge is becoming an important topic in Illinois, especially for counties that rely on groundwater for public use. AES will gather and use existing data from agencies such as the Illinois State Water Survey, CMAP, and DeKalb and Kendall Counties to map and describe important recharge areas in the watershed. The Action Plan section of the report will ultimately include recommendations aimed at promoting the infiltration of stormwater such as open space protection and incorporating open space into new development. The Watershed Coordinator will also be asked to help gather information related to groundwater issues

D) Pollutant Loading Analysis

Task 11. Pollutant Loading Model

Many different pollutant loading models are available to identify pollutant loading in watersheds. AES has experience with several pollutant loading models from simple spreadsheet analyses to complex spatially-distributed models. AES plans to use a modeling tool called STEPL (Spreadsheet Tool to Estimate Pollutant Loads) to estimate the existing nonpoint source load of nutrients (nitrogen & phosphorus) and sediment of the Little Rock Creek watershed. The results of this analysis will be used to; 1) estimate the total watershed load for nitrogen, phosphorus, and sediment and identify and map pollutant load “Critical Area” SMU’s. The STEPL model satisfies USEPA’s 9 Element requirements for pollutant load and removal projections.

In addition, AES is aware that pollutant loading can be done at different scales such as by stormsewershed, subwatershed, and/or watershed. AES will use subwatershed boundaries developed under Task 4 to produce the pollutant loading model. Pollutant loading analyses done by subwatershed will be accurate to identify problem areas or “Critical Areas” and will allow for Management Measure selection to address pollutants arising from “Critical Areas.”

Task 12. Pollutant Reduction Needs/Targets

AES will develop pollutant load reduction needs & targets for Little Rock Creek watershed. Reduction targets will be identified following an analysis of all the data gathered for the watershed. Some pollutant problems will be identified after running the Pollutant Loading Model (Task 11 above). Many other pollution problems will be discovered via the analysis of water quality and other data obtained from various sources. The key to meeting reduction targets is to identify the “Critical Areas” that are contributing to high pollutant loading. “Critical Areas” will be identified under various other tasks. Additional information about “Critical Areas” is discussed under Task 13 below.

Task 13. Selection of Management Measures (BMPs) to Reduce Pollutant Loading

AES will identify and select Management Measures (BMPs) from the Action Plan section of the plan to reduce pollutant loading from “Critical Areas” then estimate the amount of pollutant reduction resulting from implementation of selected measures. AES will be responsible for identifying pollutant load “Critical Areas” via the pollutant loading model, information provided by stakeholders, and information gathered during the watershed inventory assessment. AES plans to evaluate pollutant load reduction based on efficiency calculations developed for the USEPA’s Region 5 Model. This model uses “Pollutants Controlled Calculation and Documentation for Section 319 Watersheds Training Manual” to provide estimates of sediment and nutrient load reductions from the implementation of agricultural Management Measures. Estimate of sediment and nutrient load reduction from implementation of urban Management Measures will be based on efficiency calculations developed by Illinois EPA via the STEPL model used in Task 12. The resulting information will be used to verify if load reduction targets identified in Task 12 are met or if additional BMPs will be required.

E) Watershed Action Plan

This task involves identifying and describing the Management Measure recommendations for Little Rock Creek watershed. AES will work with the Watershed Coordinator & stakeholders to develop a user friendly Action Plan that can later be used by stakeholders to identify projects and obtain grant funding to implement these projects. The Action Plan will include a Programmatic Action Plan and Site Specific Action Plan. The AES Team will use its knowledge of the watershed and data collected during the planning process to outline programmatic and site specific recommendations with tables and complimentary GIS maps that show the specific location of projects if applicable.

At a minimum the IEPA requires the site specific Action Plan to identify the costs and funding sources associated with implementing recommendations, an implementation schedule; units (number, feet, acres) for projects, costs of implementation, estimated pollutant reduction, priority, and responsible entity. The IEPA also requires that the plan contain a table identifying watershed-wide composite totals for the units (number, feet, acres), cost, and estimated pollutant load reduction of each Management Measure type recommended for implementation.

Task 14. Programmatic Action Plan

Programmatic actions (remedial, preventative, & maintenance actions) applicable throughout the watershed will be developed for each of the plan goals and objectives developed with input from stakeholders. These actions will be listed in tables that include the primary goal/objective addressed, priority (H, M, L), lead and supporting entities, and technical assistance needs.

Task 15. Site-Specific Action Plan

Site specific Management Measures will be developed using information gathered during the watershed inventory and other information provided by stakeholders. Recommended measures will be summarized in tables and categorized by municipality and/or other stakeholder jurisdiction. An example table is shown below. GIS maps that locate the site specific recommendations will accompany the tables. Site specific measures will primarily address water quality improvement but also address flooding and natural resource protection and enhancement.

Site specific Management Measures will likely include guidelines for stabilizing streambanks and shorelines, riparian corridor/floodplain improvements, restoring wetlands, retrofitting existing detention facilities, and Priority Protection Area recommendations. Other potential projects such as rain gardens and habitat restorations will be identified during the watershed inventory and included in the Action Plan.

F) Plan Implementation and Monitoring Success

Task 16. Water Quality Monitoring Plan & Evaluation Criteria

AES will develop a basic water quality monitoring plan using environmental (chemical, physical, biological), social, and programmatic/administrative criteria to track plan progress and evaluate how implemented Management Measures affect the overall condition of Little Rock Creek watershed's water quality over time. These criteria will be expressed using measurable indicators and target values that track progress made toward meeting project milestones and water quality

standards developed in other sections of the report. AES will discuss the criteria and develop a table that outlines all of the indicators and targets to meet applicable water quality goals/objectives developed by stakeholders. AES will then map recommended locations where water quality sampling should occur in the watershed and discuss who could conduct the sampling and how often it should be conducted. This will be followed by descriptions of the monitoring protocol used for collecting specific water quality indicator data.

Task 17. Goal Milestones & Progress Evaluation Report Cards

This task is an integral component needed to evaluate how and if the watershed plan and recommendations are achieving goals and objectives over time. It is also required under the USEPA 9 Elements. AES will develop a list of stakeholder implementation roles and coordination responsibilities as well as milestones for each of the major plan goals developed by the watershed stakeholders. AES will do this by creating a “Score Card” for the short term (1-5 years), medium term (5-10 years), and long term (10+ years) objectives. Measurable milestones will be developed for each interim period and evaluated using criteria developed for each major plan goal.

Each “Score Card” will include a short description of the current conditions and problems related to the goal being addressed, recommended indicators and criteria for tracking progress, milestones for each interim period, recommended monitoring needs/efforts to evaluate the indicators, and a list of remedial actions should implementation efforts fail to meet the grade.

G) Education Component/Plan

Task 18. Information & Education Plan

AES will work with the Watershed Coordinator and stakeholders to develop an information/education component to the Watershed-Based Plan. The education component will enhance public understanding of Little Rock Creek watershed and encourage the early and continued participation in selecting, designing, and implementing non-point source pollution control measures. The Watershed Coordinator will be asked to provide support in developing this plan.

The education component will include a brief summary of the educational & outreach development process and a table that outlines the recommended education actions, primary goal/objective addressed, recommended target audience, best package (vehicle) for distributing the message, lead/ supporting agencies involved in assisting with education efforts, and desired outcome/behavior change expected from the target audience.

H) Watershed-Based Plan Executive Summary and Report Preparation

Task 19. Prepare Draft & Final Executive Summary Document

AES will work closely with the Watershed Coordinator to compile major plan findings and other information/recommendations into a brief Executive Summary document that will be used to inform watershed stakeholders and local decision makers. The executive summary will contain

appropriate photos, graphics, and maps in an aesthetically pleasing and user friendly format using a professional design layout.

AES will submit an electronic copy of the draft Executive Summary to the City for review. The final Executive Summary will be submitted in electronic format to the City prior to the final grant deadline. The City is responsible for submitting three (3) paper copies and one (1) electronic copy of the final Executive Summary to the IEPA by the final grant deadline.

The City is responsible for producing hard copies for submission to IEPA and later use and distribution.

Task 20. Prepare Draft & Final Watershed Based Plan Report

AES will summarize all watershed data and analyses in draft report form including tables, maps, and other graphics where appropriate. Draft submissions shall be in electronic format. All sources for the reference section and work for appendices shall also be submitted in electronic form. The final report will contain appropriate photos, graphics, and maps in an aesthetically pleasing and user friendly format.

The draft report will be submitted to the Watershed Coordinator. The Coordinator/Technical Committee shall have four weeks to review and comment on the draft report and submit back to AES to address comments. AES will address the comments and then submit an electronic copy of the draft plan to the City who will be responsible for submitting two (2) copies of the draft plan to IEPA.

AES will then address all draft report comments provided by IEPA and finalize the report. The final Little Rock Creek Watershed-Based Plan will be submitted in electronic format to the City prior to the IEPA grant deadline. The City will be responsible for submitting three (3) paper copies and one (1) electronic copy of the final plan to IEPA by that deadline. All sources for the reference section and work for appendices shall also be submitted in electronic form. All electronic information such as GIS data will also be provided with the final plan.

The City will be responsible for producing hard copies for distribution to IEPA and later use and distribution.

TOTAL LUMP SUM FEE TASKS 1-20: \$70,000

[date]

Illinois Environmental Protection Agency
Bureau of Water, Watershed Management Section
Nonpoint Source Unit
1021 North Grand Ave. East
P.O. Box 19276
Springfield, IL 62794-9276

Re: Little Rock Creek Watershed-Based Plan, Sandwich, IL – CWA 319 Grant Application

Dear Bureau of Water,

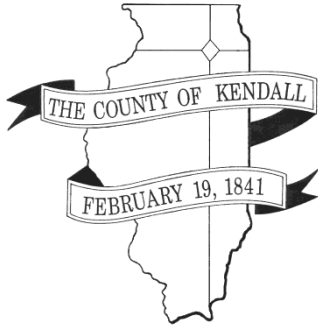
The [ORGANIZATION] and the City of Sandwich are committed to restoring the health of Little Rock Creek watershed in DeKalb and Kendall Counties, IL. The Little Rock Creek watershed includes 10,451 acres in a predominantly agricultural landscape with few agricultural best management practices in place, heavily channelized streams with little in-stream habitat, almost no vegetated stream buffers, urbanized areas in and around the City of Sandwich, and little remaining open space at the headwaters of the Lower Fox River. A restoration plan for this watershed is critical to the health of not only Little Rock Creek, but also for the health of the larger Lower Fox River watershed.

I am pleased to inform you that the [ORGANIZATION] fully supports the development of a USEPA Nine Element Watershed Plan for Little Rock Creek. Our staff will work with the City of Sandwich, Applied Ecological Services, and watershed partners to develop a watershed-based plan that engages residents, the agricultural community, businesses, and local governments to address nonpoint source pollution in Little Rock Creek and restore health to the watershed.

[ADD BRIEF PARAGRAPH OR SENTENCE DESCRIBING WHAT PARTICULAR ENTITY MAY BE CONTRIBUTING BY WAY OF IN-KIND SERVICES (MEETING ATTENDANCE) OR MATCHING FUNDS OR HISTORY WITH WORKING WITH THE WATERSHED PLANNING GROUP]

Sincerely,

[NAME, TITLE]
[ORGANIZATION]
[ADDRESS]



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: August 2, 2018
Re: Zoning Ordinance Consolidation Memo

At the July Kendall County Planning, Building and Zoning Committee, the Committee seemed favorable to the idea of working with Teska Associates, Inc. on merging the Kendall County Zoning Ordinance into one searchable document and correcting typographical errors. Teska Associates, Inc.'s price quote was Eight Thousand Dollars (\$8,000).

Attached please find a contract with Teska Associates, Inc. for this project for the amount previously listed. If approved, the project would be funded from the Consultants Line Item in the Planning, Building and Zoning Department's budget; the funds are available to do this project.

Staff recommends the proposal be forwarded to the State's Attorney's Office for review.

If you have any questions, please let me know.

MHA

ENC: Teska Associates, Inc. Contract

**AGREEMENT BETWEEN
KENDALL COUNTY
AND
TESKA ASSOCIATES, INC.**

This AGREEMENT made and entered into this _____ day of July, 2018 by and between Kendall County, an Illinois County government with offices at 111 West Fox Street, Yorkville, IL 60560-1498, hereinafter referred to as the "CLIENT" and Teska Associates, Inc., an Illinois Corporation with offices at 627 Grove Street, Evanston, Illinois 60201 and 24103 West Lockport Street, Plainfield, IL 60544, hereinafter referred to as the "CONSULTANT".

WITNESSETH:

WHEREAS, the CLIENT desires to engage the services of the CONSULTANT to furnish professional and technical assistance in connection with Updating the Zoning Ordinance for Kendall County, hereinafter referred to as the "PROGRAM", and the CONSULTANT has signified its willingness to furnish professional and technical services to the CLIENT:

NOW THEREFORE, the parties hereto do mutually agree as follows:

A. Scope of Consultant's Services

The CONSULTANT agrees to commence work upon execution of this AGREEMENT, and to perform those services outlined in Attachment "A", a copy of which is attached hereto and incorporated in this Agreement, utilizing the degree of skill and care exercised by practicing professionals performing similar services under similar conditions. CONSULTANT makes no other representations and no warranties of any kind, whether express or implied, with respect to its services rendered hereunder.

B. Services to be provided by the CLIENT

If any information, data, reports, records and maps are existing and available and are useful for carrying out the work on this PROJECT, the CLIENT shall promptly furnish this material to the CONSULTANT. CONSULTANT shall be entitled to rely upon the accuracy and completeness of all information provided by the CLIENT and the CLIENT shall obtain any information reasonably necessary for the CONSULTANT to perform its work under this Agreement. The CLIENT will be responsible for the organization and conduct of all meetings necessary to carry out the services described in Attachment "A". The CLIENT designates **Mathew Asselmeier, Senior Planner**, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this

Agreement until the CONSULTANT has been advised in writing by the CLIENT that such authority has been revoked. The CONSULTANT shall assign **Mike Hoffman as Project Manager** with respect to the work to be performed under this agreement.

C. Compensation

The CONSULTANT shall be compensated for services on the basis of hourly billing rates for professional and technical staff time devoted to the PROJECT, plus reimbursement for directly-related expenses such as travel (including use of automobiles at \$0.545 per mile, tolls, reproduction, subcontractors, etc.). The billing rates for professional staff are:

Mike Hoffman	\$150/hour
Other Principals	\$150 -- \$190/hour
Senior Associates	\$115 - \$125/hour
Associates	\$100 -- \$110/hour
Clerical/Technical	\$60/hour

Based upon the Scope of Services in Attachment A, the maximum compensation for this project will not exceed \$8,000. An accurate accounting of the hours and expenses incurred on the assignment shall be kept by the CONSULTANT and the CLIENT will be invoiced accordingly.

D. Method of Payment

Method of payment shall be as follows: The CONSULTANT shall submit monthly invoices for costs incurred on the PROJECT during the billing period. Invoices are subject to the requirements of the Prompt Payment Act of the State of Illinois. To the extent permitted by applicable law, the CLIENT agrees to pay all costs and disbursements, including reasonable attorney's fees, incurred by the CONSULTANT in legal proceedings to collect for invoices which are delinquent and payable. No interest or collection costs shall be included in the upset maximum budget of this Agreement.

If the CLIENT fails to make any payment due the CONSULTANT within sixty (60) days from receipt of the invoice, the consultant may, after giving seven days' written notice to the CLIENT, suspend services under this AGREEMENT until it has been paid in full all amounts due.

E. Time of Performance

Work shall proceed in a timely manner according to mutually acceptable scheduling adopted between the CLIENT and CONSULTANT. The services of the CONSULTANT will begin upon delivery to the CONSULTANT of an executed copy of this Agreement and

shall continue through December 31, 2018.

F. Excusable Delays

The CONSULTANT shall not be in default by reason of any failure in performance of this Agreement in accordance with its terms (including any failure by the CONSULTANT to make progress in the prosecution of the work hereunder which endangers such performance) if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not limited to, acts of God, or of the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, illness, accidents, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the CONSULTANT.

G. Termination

The CLIENT and the CONSULTANT shall have the right to terminate the Agreement by written notice delivered to the other party at least thirty (30) days prior to the specified effective date of such termination. In such event, all finished and unfinished documents prepared by the CONSULTANT under the Agreement shall become the property of the CLIENT upon payment of all invoices properly submitted and due the CONSULTANT under the terms of the Agreement. CLIENT acknowledges that incomplete documents are not represented as suitable for any use or purpose, and further agrees to defend, indemnify, and hold the CONSULTANT harmless from and against all claims, costs, suits, damages, liabilities, and expenses, including reasonable attorneys' fees, arising from or relating to any use, reuse, or modification of any CONSULTANT-authored documents that occurs without the CONSULTANT'S consent and professional involvement. This includes any subsequent use or completion of any incomplete documents.

H. Dispute Resolution

The parties agree that all claims, disputes, or other matters in question that arise out of or relate to this AGREEMENT or the breach thereof shall be submitted to non-binding mediation as a condition precedent to the institution of legal proceedings. If mediation fails to resolve the matter, either party may initiate litigation in a court of competent jurisdiction in the State of Illinois.

I. Conflict of Interest

The CONSULTANT certifies that to the best of his knowledge, no CLIENT's employee or agent interested in the Agreement has any pecuniary interest in the business of the CONSULTANT or the Agreement, and that no person associated with the CONSULTANT

has any interest that would conflict in any manner or degree with the performance of the Agreement.

J. Changes

The CLIENT may, from time to time, require or request changes in the scope or deadline of services of the CONSULTANT to be performed hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon by and between the CLIENT and the CONSULTANT, shall be incorporated in written amendments to this Agreement.

K. Hold Harmless

The CLIENT shall hold the CONSULTANT harmless, protect and defend the CONSULTANT against any claims brought by third parties in connection with the implementation of any recommendations made or services rendered by the CONSULTANT in accordance with the Agreement that are not the result of the CONSULTANT'S negligence.

To the fullest extent permitted by law, the total liability in the aggregate, of the CONSULTANT to the CLIENT or anyone claiming by, through, or under the CLIENT, whether arising in tort, breach of contract, or by virtue of any other cause of action or legal theory, shall be limited to the coverage and limits of the insurance required of CONSULTANT by this Agreement.

The CONSULTANT shall indemnify and hold the CLIENT from and against damages, costs, liabilities, and expenses, to the extent caused by the CONSULTANT'S negligence in the performance of its services under this Agreement.

L. Insurance

The CONSULTANT shall maintain and keep in force during the term of this Agreement Commercial General Liability and Automobile Liability coverage in the following minimum amounts:

Commercial General Liability

General Aggregate Limit	\$4,000,000
Products-Completed Operation Aggregate	\$4,000,000
Each Occurrence Limit	\$2,000,000
Medical expense Limit	\$10,000
Auto - Combined Single Limits (each Accident)	\$1,000,000
Excess/Umbrella Liability	\$1,000,000

Workers Compensation (statutory limits)

\$1,000,000

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this Agreement on the date and year first above written.

CONSULTANT:
TESKA ASSOCIATES, INC.

CLIENT:
KENDALL COUNTY



BY: _____
Michael E. Hoffman
Vice President

BY: _____
CLIENT CONTACT
CLIENT CONTACT TITLE

Date: _____

Date: _____

ATTACHMENT A

SCOPE OF SERVICES

Teska Associates, Inc will assist Kendall County in review and revision to the Kendall County Zoning Ordinance. This effort would 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

The following process will be used 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.

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Matt Asselmeier

From: Brian Holdiman
Sent: Monday, August 06, 2018 4:07 PM
To: Matt Asselmeier
Cc: Scott Koeppel
Subject: FW: Dangerous conditions, Damaged Drain Tile & Erosion

Matt,

Scott received the emails below from a homeowner near 21 Dawn Ave Plano. Please share these emails with the PBZ committee on August 13th unless it is too late to make the agenda. Here is a recap of events leading to this point:

- Building Permit 01-2017-133 was issued for a new home at 21 Dawn Avenue
- After site was excavated and prior to footing inspection contractor requested meeting on site to discuss soil conditions. I determined a soil report from an engineer would be required due to poor soil conditions.
- The owner sent me letter requesting the permit be refunded as they would not be able to afford to build on this lot based upon soil conditions and costly recommendations of engineers.
- Building Permit 01-2017-133 was voided.
- Several requests were made to the owner to restore the lot to its original condition but due to winter weather and then a wet spring he was unable to bring equipment to the site until recently.
- I will provide photos of the lot in its current state as soon as possible. If the photos show the excavation site filled I do not feel this is a County issue any longer.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Scott Koeppel
Sent: Monday, August 06, 2018 8:04 AM
To: Brian Holdiman
Subject: FW: Dangerous conditions, Damaged Drain Tile & Erosion

From: Zach [REDACTED]
Sent: Saturday, August 4, 2018 4:01 PM
To: KCAdmin <KCAdmin@co.kendall.il.us>
Subject: Fwd: Dangerous conditions, Damaged Drain Tile & Erosion

Scott-

Following up on this site, the owner had his boss come out with a skid steer and push in all the dirt and fill the hole. (Matt Christensen w/ midwestern concrete). Unfortunately they did not repair any of the 3 broken drain tiles. The neighbor to my west said the broken drain tile on the south side of the road now doesn't have any water running through it. You can see it at the south invert of the road culvert. Which confirms they just filled it in with out repairing the damaged tiles. The drain tile owner (Wykes Farm) came by and was pretty upset they didn't replace the damaged tiles.

Besides this, they didn't restore the site back to the existing condition they found it in. It's still a fish bowl that will hold water. It never held water before they started. Work completed today 8/4/18

Sorry for my language but they half assed the repair, still 2' drop off ledges. It should have been filled in and graded to provide positive flow.

It is unfortunate that the county let this future homeowner down and allowed him to try and build in this waterway. Wasting so much money.

Please contact the owner and have the drain tiles repaired before future issues arise. It's sad that this has to be said, but if the county was more involved then these issues wouldn't have even come up.

As the guy was filling in the hole, it amazes me to see our small community we have out here all come together and we're discussing it. There are a dozen of us that have been upset how this owner keeps doing what he wants with out any repercussions.

I'll be out of town for the next week Incase you try reaching out to me.

Thanks - Zach Stevens
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: zachary stevens [REDACTED]
Date: July 3, 2018 at 11:04:57 AM CDT
To: "kcadmin@co.kendall.il.us" <kcadmin@co.kendall.il.us>
Subject: Dangerous conditions, Damaged Drain Tile & Erosion

To whom it concerns –

I have a vacant lot in my subdivision that the owner has done some work that has caused additional flooding to our area. Address of this property is 21 Dawn Ave – Plano. I unfortunately have contacted Kendall County B & Z a few times now and they stated they didn't have a permit for the work. They have also stated that nothing can be done about the current dangerous state the lot was left in. Not sure how this is possible but...

The current lot was excavated for a basement and the spoil piles have since been eroding. We have several children in this neighborhood and having a deep hole isn't safe. (deep hole is also now one large, deep pond & breeding ground for Mosquitoes and all the diseases that come with that) I have had several neighbors ask me about this. Excavation Stopped - September 2017.

I am assuming the excavation has been halted due to finding a field drain tile right through where they were excavating for the home. (Also just found out that the soils are unsuitable for a building) . The drain tile was damaged and has caused excessive flooding to the lot and to the properties downstream. My neighbor has had an issue with this same field tile previously as he believes it is collapsed down stream from him. It shoots out of the ground like a geyser every large rain fall. He is located at 850 Vilmin Rd – Plano. This same neighbor is unable to use the majority of his property because it is always saturated with water & mosquitoes.

Since the drain tile was damaged at 21 Dawn, it has caused twice as much overland flooding to the area. The site location is a natural floodway from the farm fields to the North.

The IEPA requires all construction sites to have silt fence to prevent erosion, it also states that all disturbed areas shall be seeded within 14 days of completion of excavation. Soil stockpiles also need to

be silt fenced and stabilized with temporary seed. Additional soil preventive measures may apply as well since the site is a natural overland floodway route for the farm fields.
This site hasn't complied with any of these requirements.

I work for a local engineering firm and know that what they did was wrong in so many ways. Kendall County B&Z normally enforces penalties to individuals who do work without permits, which makes me wonder why they are turning a blind eye to this site? I am starting to get really fed up and especially now that the Mosquitoes are becoming unbearable due to this huge breeding ground. My kids can't even play outside nor simple walk to the car without getting eaten alive by mosquitoes. A mosquito presence is normal but they are insanely bad and we feel its because of this large swamp area.

The neighbors and I would like for the Owner to fix the damaged drain tile that he caused and backfill in the hole since he won't be building a home anymore.

I am all for having new neighbors, but people need to follow the rules with constructing a house.

I have attached pictures of the site and damaged drain tile for your use. This pictures were taken directly after it was excavated in 2017

The lot slopes to the rear. The initial drop in basement hole is 6-7'.

Concerned Homeowner / Parent,

Zach Stevens



<IMG_9706.jpg>
<IMG_9493.JPG>
<IMG_9494.JPG>

<IMG_9706.jpg>
<IMG_9493.JPG>
<IMG_9494.JPG>





Tuesday, April 17, 2018

To:

MATT ASSELMEIER, SENIOR PLANNER – Kendall County

BRIAN HOLDIMAN, CODE OFFICIAL – Kendall County

Scott Gryder – Kendall County

SCOTT KOEPEL, COUNTY ADMINISTRATOR – Kendall County

Tom Karpus - Building, Planning and Zoning Director – Plano

Robert (Bob) Hausler – Mayor – Plano IL

Mr. Dwayne (Butch) Konicek – State of Illinois – Soil Conservation

Illinois OSHA

Re: Property 21 Dawn Ave Plano IL.

I am formally bringing to your attention and placing you on notice, a matter regarding the property at 21 Dawn Ave Plano, IL 60545

Facts as we know them;

1. Excavation of the home site for foundation footers was on September 18th and 19th 2017.
2. There was no permit for the excavator to dig.
 - a. Issue – illegal construction site
3. During the excavation, the operator damaged a drain tile.
4. The sites soil was tested and deemed unstable and was determined that the foundation would need caissons.
5. There was not and has never been any “no trespassing” signs.
 - a. Issue – Kendall county code
6. There was not and has never been any permit posted
 - a. Issue – Kendall county code
7. The site has never been fenced off (OSHA for a drop off - 1926.501(b)(4)(ii))
8. This site has been abandoned by the owner.

Issues;

1. The drain tile is damaged resulting in improper drainage from the north corn field.
2. The damaged drain tile has resulted in the dig site flooding and has standing water.
 - a. The standing water is a breeding ground for mosquitos which carry a host of diseases
3. The uncovered excavation has remained open since September 2017 (7 months)
 - a. This opening has resulted in a fall and drowning risk as there are young children in the area.
4. The uncovered excavation is an eyesore for the community

5. Liability for the state and county.

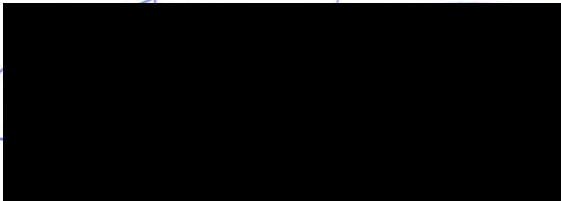
Requested resolution;

1. Post the site No Trespassing
2. Repair the damaged drain tile properly.
3. Fill the open hole and grade appropriately.

I look forward to your resolution in this matter without further action on our part.

Sincerely,

Chris K Sherman Sr.



Cc. Personal attorney

CC. File

Matt Asselmeier

From: Brian Holdiman
Sent: Monday, April 23, 2018 9:19 AM
To: 'Emma Urbina'
Cc: Matt Asselmeier; Pam Herber; Scott Koeppel
Subject: 21 Dawn Avenue

Good Morning Emma,

I spoke with Luis last week and he indicated you are going to be applying for building permit and constructing your new home in Plano soon. Congratulations! When Luis and I spoke I asked him about restoring the lot at 21 Dawn Ave to its original condition and he indicated he planned to do that soon. Our office and the Kendall County board has received some complaints about the dangerous condition of the open excavation on your property. The Planning, Building and Zoning Committee is going to discuss the complaint received at their meeting on May 7th. Would you mind responding to this email confirming you plan to restore the lot and include a timeline? Any questions please let me know.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

Matt Asselmeier

From: Brian Holdiman
Sent: Tuesday, May 08, 2018 7:45 AM
To: 'Emma Urbina'
Cc: Scott Koeppel; Pam Herber; Matt Asselmeier
Subject: RE: 21 Dawn Avenue

Thanks -

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Emma Urbina [REDACTED]
Sent: Monday, May 07, 2018 7:26 PM
To: Brian Holdiman
Cc: Scott Koeppel; Pam Herber; Matt Asselmeier
Subject: Re: 21 Dawn Avenue

Brian-

Looks like there is a delay in Jon's Excavating to push back the dirt since there is water inside the hole. We are trying to get someone to pump the water today so Jon can push it back tomorrow. We will keep you posted.

Sent from Yahoo Mail for iPhone

On Wednesday, April 25, 2018, 8:19 AM, Brian Holdiman <BHoldiman@co.kendall.il.us> wrote:

Emma,

In this situation, the lot would probably only have value to an adjacent property owner or someone that is willing to engineer a design to address the poor soils. The assessment has been lowered from \$10,458 to \$1,000 in 2017.

The acceptance of the land is a County Board decision, but the chances are extremely unlikely because then the County would have to maintain the property and they have not done this in the past.

Please let me know about the lot restoration so we can move forward with resolving that issue. Thanks.

Matt Asselmeier

From: Brian Holdiman
Sent: Wednesday, April 25, 2018 8:20 AM
To: 'Emma Urbina'
Cc: Scott Koepfel; Pam Herber; Matt Asselmeier
Subject: RE: 21 Dawn Avenue

Emma,

In this situation, the lot would probably only have value to an adjacent property owner or someone that is willing to engineer a design to address the poor soils. The assessment has been lowered from \$10,458 to \$1,000 in 2017.

The acceptance of the land is a County Board decision, but the chances are extremely unlikely because then the County would have to maintain the property and they have not done this in the past.

Please let me know about the lot restoration so we can move forward with resolving that issue. Thanks.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Emma Urbina [mailto: [REDACTED]]
Sent: Monday, April 23, 2018 10:06 AM
To: Brian Holdiman
Subject: Re: 21 Dawn Avenue

I will make sure to see how soon it can all be restored. As for the lot, is there someone we can talk to as far as signing the property over to the city/county? We have never gone through something like this so we are exploring all options as far as getting rid of the property. We do not wish to continue to pay property taxes on land we cannot build on and I doubt anyone would purchase the land if we put it back on the market.

Emma

On Monday, April 23, 2018, 9:19 AM, Brian Holdiman <BHoldiman@co.kendall.il.us> wrote:

Good Morning Emma,

I spoke with Luis last week and he indicated you are going to be applying for building permit and constructing your new home in Plano soon. Congratulations! When Luis and I spoke I asked him about restoring the lot at 21 Dawn Ave to its original condition and he indicated he planned to do that soon. Our office and the Kendall County board has received some complaints about the dangerous condition of the open excavation on your property. The Planning, Building and Zoning Committee is going to discuss the complaint received at their meeting on May 7th.

Would you mind responding to this email confirming you plan to restore the lat and include a timeline? Any questions please let me know.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560

Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

Matt Asselmeier

From: Brian Holdiman
Sent: Monday, April 23, 2018 10:33 AM
To: Matt Asselmeier; Pam Herber; Scott Koeppel
Subject: FW: 21 Dawn Avenue

FYI - Response from Andy below.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Andy Nicoletti
Sent: Monday, April 23, 2018 10:32 AM
To: Brian Holdiman
Subject: RE: 21 Dawn Avenue

Hi Brian,

In this situation, the lot would only have value to an adjacent property owner. Marie lowered the assessment from \$10,458 to \$1,000 in 2017.

Andy Nicoletti, CIAO/M

Chief County Assessment Official
Kendall County
111 W. Fox St.
Yorkville, IL 60560
630-553-4146

From: Brian Holdiman
Sent: Monday, April 23, 2018 10:22 AM
To: Andy Nicoletti
Subject: FW: 21 Dawn Avenue

Andy – Do you have any insight on this?

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Scott Koeppel
Sent: Monday, April 23, 2018 10:21 AM
To: Matt Asselmeier; Brian Holdiman; Pam Herber
Subject: RE: 21 Dawn Avenue

Maybe Andy has come insight? If you cannot build on the property I would assume the value would go down.

Scott Koeppel

From: Matt Asselmeier

Sent: Monday, April 23, 2018 10:19 AM

To: Brian Holdiman <BHoldiman@co.kendall.il.us>; Scott Koeppel <skoeppel@co.kendall.il.us>; Pam Herber <pherber@co.kendall.il.us>

Subject: RE: 21 Dawn Avenue

The acceptance of the land is a County Board decision; I don't know if Kendall County historically accepts property in this fashion.

She could ask, but I think the chances are unlikely because then the County would have to maintain the property.

Matthew H. Asselmeier, AICP

Senior Planner

Kendall County Planning, Building & Zoning

111 West Fox Street

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

From: Brian Holdiman

Sent: Monday, April 23, 2018 10:13 AM

To: Scott Koeppel; Matt Asselmeier; Pam Herber

Subject: FW: 21 Dawn Avenue

Good Morning,

Does anyone have any suggestions on how to respond to Emma Urbina below?

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560

Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

From: Emma Urbina [mailto:████████████████████]

Sent: Monday, April 23, 2018 10:06 AM

To: Brian Holdiman

Subject: Re: 21 Dawn Avenue

I will make sure to see how soon it can all be restored. As for the lot, is there someone we can talk to as far as signing the property over to the city/county? We have never gone through something like this so we are exploring all options as far as getting rid of the property. We do not wish to continue to pay property taxes on land we cannot build on and I doubt anyone would purchase the land if we put it back on the market.

Emma

On Monday, April 23, 2018, 9:19 AM, Brian Holdiman <BHoldiman@co.kendall.il.us> wrote:

Good Morning Emma,

I spoke with Luis last week and he indicated you are going to be applying for building permit and constructing your new home in Plano soon. Congratulations! When Luis and I spoke I asked him about restoring the lot at 21 Dawn Ave to its original condition and he indicated he planned to do that soon. Our office and the Kendall County board has received some complaints about the dangerous condition of the open excavation on your property. The Planning, Building and Zoning Committee is going to discuss the complaint received at their meeting on May 7th. Would you mind responding to this email confirming you plan to restore the lot and include a timeline? Any questions please let me know.

Respectfully,

Brian Holdiman

Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560

Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179

Matt Asselmeier

From: Brian Holdiman
Sent: Tuesday, June 05, 2018 12:42 PM
To: Matt Asselmeier; Scott Koeppel
Subject: FW: Videos from Luis Baltierrez
Attachments: IMG_6800.mov; IMG_6791.mov

This is impeding 21 Dawn Lane from restoring his lot. The farm field along his North property line is draining into his lot.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Emma Urbina [REDACTED]
Sent: Tuesday, June 05, 2018 10:52 AM
To: Brian Holdiman
Subject: Videos from Luis Baltierrez

Sent from Yahoo Mail for iPhone

Matt Asselmeier

From: Brian Holdiman
Sent: Friday, June 01, 2018 8:00 AM
To: 'Emma Urbina'
Cc: Matt Asselmeier; Scott Koeppel
Subject: 21 Dawn Ave

Good Morning Emma,

Thank you for having Luis call me last week with an update on the restoration of the lot at 21 Dawn Ave. I was checking in this week to see if any progress had been made. Please let me know.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning - 111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

Matt Asselmeier

From: Brian Holdiman
Sent: Thursday, May 31, 2018 2:52 PM
To: Matt Asselmeier
Subject: RE: 21 Dawn Ave

I will inspect and let you know.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

From: Matt Asselmeier
Sent: Thursday, May 31, 2018 2:38 PM
To: Brian Holdiman
Subject: RE: 21 Dawn Ave

Any update on 21 Dawn Avenue?

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

From: Brian Holdiman
Sent: Tuesday, May 22, 2018 1:42 PM
To: Matt Asselmeier; Scott Koeppel
Subject: 21 Dawn Ave

Good Afternoon,

The owner of 21 Dawn Ave called me today and the foundation restoration has not been restored. The wet weather has prevented this from happening. He plans to pump the water this week and try to get it restored next week.

Respectfully,

Brian Holdiman

*Code Official - The County of Kendall - Planning, Building & Zoning -111 West Fox Street room 203 Yorkville IL 60560
Office: (630) 553-4134 Cell: (630) 774-1161 Fax: (630) 553-4179*

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	8/1/2018			
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 Ridgefield	Boulder Hill	Inoperable Vehicle	1/25/2018	5/7/2018			5/21/2018
V18-007	Rod	08-02-300-008	7775 Platville Rd		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	Haftenrichter	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			3/16/2018
V18-012	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Inoperable Vehicle	3/1/2018	3/16/2018			3/16/2018
V18-013	Straudacher Fam Tr	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	3/8/2018				3/28/2018
V18-014	Lakewest Builders	04-16-378-003	15749 Sumner Ct	Est. of Millbrook	Stormwater Violation	2/20/2018				5/30/2018
V18-015	Schleining	02-06-300-010,009	790 Eldamain Rd		Fence Violation	3/19/2018	4/18/2018			5/4/2018
V18-016	Cusimano, Kesseling	02-34-151-003	90 Quinsey Rd	Nelson Quinsey	Junk & Debris	3/26/2018	4/27/2018			6/19/2018
V18-017	Hart	03-09-155-012	7 Circle Ct	Boulder Hill	Inoperable Vehicle & Junk & Debris	3/27/2018	5/31/2018			4/26/2018
V18-018	Old 2nd Nat Bank	02-34-151-005	82 Quinsey	Nelson Quinsey	Shed falling down/Junk & Debris	3/27/2018	4/34/18			6/19/2018
V18-019	Schanz	03-04-454-017	67 Saugatuck	Boulder Hill	Prohibited Parking of Truck	3/27/2018	5/31/2018			5/2/2018
V18-020	Blewer	03-09-102-003	204 Boulder Hill Pass	Boulder Hill	Prohibited Parking of Trailer	3/27/2018				4/26/2018
V18-021	Beyer	03-09-108-007	140 Circle Dr E	Boulder Hill	Prohibited parking of Trailer	3/27/2018	5/1/2018			
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		7/17/2018	7/18/2018
V18-024	Douglas	03-05-430-025	54 S. Bereman	Boulder Hill	Junk & Debris	4/11/2018	5/25/2018			5/2/2018
V18-025	Alkhazaji	03-09-104-002	212 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	4/13/2018	4/27/2018			5/10/2018
V18-026	Perez	03-09-103-002	22 Cayman Dr	Boulder Hill	Prohibited parking - Trailer	4/13/2018	5/13/2018			5/27/2018
V18-027	Min	03-04-479-015	69 Eastfield Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			6/19/2018
V18-028	Bautista	03-04-476-032	75 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/31/2018			5/21/2018
V18-029	Fehrle	03-04-477-037	78 Springdale Rd	Boulder Hill	Illegal Pkg on non approved surface	4/23/2018	5/7/2018			6/19/2018
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	Shachray	03-04-477-019	81 Paddock St	Boulder Hill	Illegal Pkg on non approved surface	4/24/2018	9/1/2018			5/15/2018
V18-033	Muniz	09-18-300-016	Brisbin Rd		Landscaping Bus IN A1/ Junk & Debris	4/30/2018	5/14/2018			5/21/2018
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	Guddendorf	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			7/18/2018
V18-039	Cargile	09-13-300-002	920 Route 52		Accessory Bldg Built w/o Permit	5/4/2018	5/18/2018			6/5/2018
V18-040	APAF, LLC	03-04-427-017	159 Heatgate Rd	Boulder Hill	Junk & Debris/ Illegal Boat Parking	5/23/2018	6/6/2018			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	Sturphin	03-09-105-004	118 Circle Dr. East	Boulder Hill	Inoperable Vehicle	5/31/2018	6/15/2018			6/19/2018
V18-043	Amwos	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	Wolgast	02-13-479-003	19 Center Dr	Riverview Hts	Multiple Violations	6/14/2018	8/3/2018			
V18-047	US Bank Trust Ntl Assn	03-08-303-006	107 Dolores St	Boulder Hill	Junk & Debris	6/14/2018	6/28/2018			7/5/2018

2018 VIOLATIONS

V18-048	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	6/26/2018	7/29/2018		
V18-049	Hornbaker	03-04-377-018	31 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	6/26/2018	10/1/2018		
V18-050	Smith	03-05-404-026	152 Boulder Hill Pass	Boulder Hill	Multiple Violations	6/26/2018	7/29/2018		
V18-051	Stone	05-07-101-004	10 Hillview Ct	Pavillion Hts	Inoperable Vehicle	7/5/2018	7/19/2018		
V18-052	Sullivan	05-07-101-002	20 Hillview Ct	Pavillion Hts	Illegal Discharge of Sump	7/5/2018	7/19/2018		7/10/2018
V18-053	Gates	02-27-151-008	4401 Tuma Rd	Kenny	Junk & Debris	7/9/2018	7/23/2018		7/25/2018
V18-054	Velazquez	01-20-352-018	84 Woodland Dr	Sugarbrook	Stormwater Violation	7/10/2018	7/24/2018		
V18-055	Elliot	04-16-128-001	8055 Whitfield Rd	Vil of Millbrook	Burning of Landscaping Bus. Debris	7/10/2018	7/24/2018		
V18-056	Vasquez	03-05-278-028	1 Knollwood Dr	Boulder Hill	Camper not on approved surface	7/11/2018	8/14/2018		
V18-057	Keivanfar	03-08-153-031	2500 Light Rd #105	Deer Run Condos	No Permit - Remodeling	7/13/2018	7/27/2018		
V18-058	Johnson	03-04-354-006	68 Hampton Rd	Boulder Hill	Chickens not allowed in R-6	7/17/2018	7/31/2018		7/31/2018
V18-059	Stradal	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Boat Parking	7/17/2018	7/31/2018		
V18-060	Zack	03-05-476-020	15 Codorus Rd	Boulder Hill	Prohibited Boat Parking (2)	7/18/2018	8/1/2018		
V18-061	Gonzalez	03-09-152-019	14 Ridgefield	Boulder Hill	Prohibited trailer parking	7/18/2018	8/1/2018		
V18-062	Quinn	02-35-413-019	5805 Audrey Ave	FOFC	Prohibited trailer parking	7/18/2018	8/1/2018		
V18-063	Montano	03-15-251-002	2450 Wolf Rd		Landscape Business w/o Zoning	7/18/2018	8/1/2018		
V18-064	Decker	03-09-108-005	136 Circle Dr E	Boulder Hill	Prohibited Parking	7/26/2018	8/9/2018		
V18-065	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Multiple Violations	7/26/2018	8/9/2018		
V18-066	Nunez	02-24-300-003	6725 Route 71		Business w/o Proper Zoning	7/30/2018	8/13/2018	Matt	
V18-067	Otto	03-04-151-007	56 Fernwood Rd	Boulder Hill	Prohibited parking on grass	7/31/2018	8/14/2018		
V18-068	Butz	03-04-305-023	16 Wyndham Dr	Boulder Hill	Junk & Debris	8/1/2018	8/15/2018		

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

2017 VIOLATIONS

V17-051	Villesenor, Emmanuel	03-08-230-003	34 Old Post Road	Boulder Hill	Inoperable Vehicle	9/8/2017			10/18/2017	GET IMAGE
V17-052	Schanz	03-04-454-017	67 Saugatuck Rd	Boulder Hill	Prohibited Parking of Commercial Vehicle	9/11/2017			11/14/2017	GET IMAGE
V17-053	Paxon	03-04-455-001	56 Saugatuck Rd	Boulder Hill	Trailer parked in front area	9/18/2017			10/10/2017	GET IMAGE
V17-054	Szchinski	03-04-355-004	8 Saugatuck Rd	Boulder Hill	VOID					
V17-055	Nataly Perez	03-35-376-005	1481 Plainfield Rd		Running Landscaping Business in R2-zoning & Farm Animals nc	9/27/2017			6/19/2018	GET IMAGE
V17-056	Moran	03-04-476-019	93 Longbeach Rd	Boulder Hill	Inoperable Vehicle	10/11/2017		X ext 9/10/18		
V17-057	Larsen	03-08-276-002	6 Old Post Rd	Boulder Hill	Prohibited Parking	10/18/2017			11/14/2017	GET IMAGE
V17-058	Hernandez	05-16-300-005	9850 Ament Rd		Structure Built without Permit	10/24/2017			4/2/2018	GET IMAGE
V17-059	Christensen	04-16-204-007	8255 Fox River Rd	Millbrook	Remodeling without a Permit	10/30/2017			11/14/2017	GET IMAGE
V17-060	Walper	04-16-126-001	8025 Whitfield Rd	Millbrook	Possible occupied Mobile Home	10/30/2017			11/13/2017	GET IMAGE
V17-061	Hernandez	03-12-203-011	29 Gasville Rd	Gasville Acreage	Running a Landscaping business in R-3 Zoning District	10/30/2017			11/13/2017	GET IMAGE
V17-062	Bernister	05-09-152-001	33 Bonnie Lane	Williams	Fence placed in township right of way	11/13/2017			11/27/2017	GET IMAGE
V17-063	Amstadt	02-35-380-001	7796 Madeline Dr	Fields Of Farm Colony	Prohibited Parking Rec Vehicle	11/17/2017			12/15/2017	GET IMAGE
V17-064	Alvarez	02-35-431-010	5748 Audrey Ave	Fields Of Farm Colony	Inoperable Vehicle	11/21/2017			11/30/2017	GET IMAGE
V17-065	Biestertfeld	05-06-127-001	42 W. Fox Glen Drive	Fox Glen	Shed being built without Permit	11/27/2017			12/11/2017	GET IMAGE
V17-066	Merchants Ntl Bank	03-18-403-015	5375 Route 34		Occupying B-2 commercial building as living space	11/29/2017			12/14/2017	GET IMAGE
V17-067	Karen Coonley	03-04-428-001	162 Heathgate Rd	Boulder Hill	Shed being built without Permit- "Stop Work order"	11/29/2017			12/14/2017	GET IMAGE
V17-068	Johnson	05-02-101-002	324 Austin	Fields of Farm Colony	Illegal Trailer Parking in Front Yard	11/28/2017			12/7/2017	GET IMAGE
V17-069	Commonwealth Edison	03-07-251-001	Commerce Drive		Illegal Dumping / Junk & Debris	11/30/2017			1/16/2018	GET IMAGE
V17-070	Melrose Holdings I LLC	03-07-177-004	Commerce Drive		Illegal Dumping / Junk & Debris	11/30/2017			1/18/2018	GET IMAGE
V17-071	Stephens	04-16-251-009	7 Sherman St.	Village of Millbrook	Shipping container used as storage R-3 Zoned Prop. Violation	11/30/2017			1/23/2018	GET IMAGE
V17-072	Alcala	03-04-355-001	190 Boulder Hill Pass	Boulder Hill	Inoperable Vehicles	11/20/2017		X	3/14/2018	GET IMAGE

Kendall County Planning, Building and Zoning**Request For Compliance****Violation #****18015****REQUEST DATE: 03/19/2018****Parcel #****02-06-300-010****PROPERTY INFORMATION**790 ELDAMAIN RD
PLANO, IL 60545 -**MAILING INFORMATION**SCHLEINING JOSHUA A & LATHAM-SCHLEINING
790 ELDAMAIN RD
PLANO, IL 60545-**VIOLATION DESCRIPTION**ZONING ORDINANCE FENCE VIOLATION
SECTION 10.01.A.2**Date of First Inspection:****3/19/2018****Red Tag Issued? N****First Inspector:****BH****Red Tag Date:****Picture Taken?****N****Complainant:****PBZ****COMMENTS**Matt Asselmeier - Zoning File
Follow up 4/18/18

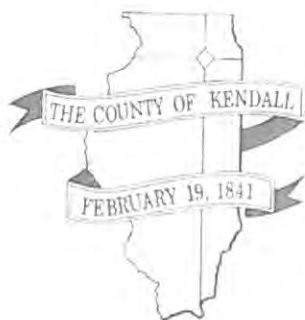
03/22/2018 09:00

03/22/2018 08:59

03/22/2018 08:59

03/22/2018 08:59

03/22/2018 08:59



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

VIOLATION

March 19, 2018

Joshua and Tammi Schleining
790 Eldamain Road
Plano, IL 60545

Dear Property Owners,

According to the records of the Kendall County Tax Assessor's Office, you are the owner of property located at 790 Eldamain Road, Plano, IL (P.I.N. #s: 02-06-300-010 and 02-06-300-009). It has come to our attention the fence required by Section 10.01.A.2 of the Kendall County Zoning Ordinance has not been installed. This section of the Zoning Ordinance requires:

"All business, production, servicing and processing shall take place within completely enclosed buildings, unless otherwise specified. Within one hundred and fifty feet of a Residential District, all storage shall be in completely enclosed buildings or structures; and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage; and suitably landscaped."

Please consider this your thirty (30) day warning to initiate compliance with the Ordinance. Compliance, in this case, consists of installing the required fence. Please respond to this letter in writing by the **April 18, 2018** deadline.

Thank you in advance for your cooperation in this matter. If you have any questions, feel free to contact our office at 630-553-4139.

Sincerely,

THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building and Zoning Department

PHONE CALL

FOR	DATE	TIME	A.M. P.M.
M	Phone call w/ Tuson on 4/18 9:39am		
OF	Check 5/18		
PHONE	CELL		
MESSAGE			
SIGNED			

☐ TELEPHONED
☐ RETURNED YOUR CALL
☐ PLEASE CALL
☐ WILL CALL AGAIN
☐ CAME TO SEE YOU
☐ SEE YOU



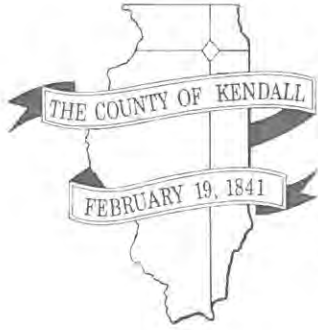
04/17/2018 10:15



04/17/2018 10:15



04/17/2018 10:16



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

VIOLATION

April 19, 2018

Joshua and Tammi Schleining
790 Eldamain Road
Plano, IL 60545

Dear Property Owners,

According to the records of the Kendall County Tax Assessor's Office, you are the owner of property located at 790 Eldamain Road, Plano, IL (P.I.N. #s: 02-06-300-010 and 02-06-300-009). It has come to our attention the fence required by Section 10.01.A.2 of the Kendall County Zoning Ordinance has not been installed. This section of the Zoning Ordinance requires:

"All business, production, servicing and processing shall take place within completely enclosed buildings, unless otherwise specified. Within one hundred and fifty feet of a Residential District, all storage shall be in completely enclosed buildings or structures; and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage; and suitably landscaped."

Please consider this your thirty (30) day warning to initiate compliance with the Ordinance. Compliance, in this case, consists of installing the required fence. Please respond to this letter in writing by the **May 21, 2018** deadline.

Thank you in advance for your cooperation in this matter. If you have any questions, feel free to contact our office at 630-553-4139.

Sincerely,

THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building and Zoning Department

Matt Asselmeier

From: Matt Asselmeier
Sent: Monday, June 04, 2018 12:06 PM
To: 'Kelly Kramer'
Cc: Brian Holdiman; Scott Koeppel; Robert Davidson
Subject: RE: Jet's Towing

Kelly:

Is there an update on this matter?

Thanks,

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

From: Kelly Kramer [mailto: [REDACTED]]
Sent: Friday, May 18, 2018 10:53 AM
To: Matt Asselmeier
Cc: Brian Holdiman; Scott Koeppel; Robert Davidson
Subject: RE: Jet's Towing

I will check and let you know.

Very truly yours,

Kelly A. Helland,
Attorney at Law
Law Offices of Daniel J. Kramer
1107A South Bridge St.
Yorkville, IL 60560
Phone: 630-553-9500
Fax: 630-553-5764

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From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Friday, May 18, 2018 7:46 AM
To: Kelly Kramer < [REDACTED]>
Cc: Brian Holdiman <BHoldiman@co.kendall.il.us>; Scott Koeppel <skoeppeel@co.kendall.il.us>; Robert Davidson

<rdavidson@co.kendall.il.us>

Subject: Jet's Towing

Kelly:

Do you have an update on the placement of fencing at 790 Eldmain Road?

I spoke with Chris last month and he said they were doing price quotes.

Thanks,

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

Matt Asselmeier

From: Matt Asselmeier
Sent: Friday, May 25, 2018 7:57 AM
To: 'Kelly Kramer'
Cc: Brian Holdiman; Scott Koeppel; Robert Davidson
Subject: RE: Jet's Towing

Kelly:

Is there an update on this matter?

Thanks,

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

From: Kelly Kramer [mailto:]
Sent: Friday, May 18, 2018 10:53 AM
To: Matt Asselmeier
Cc: Brian Holdiman; Scott Koeppel; Robert Davidson
Subject: RE: Jet's Towing

I will check and let you know.

Very truly yours,

Kelly A. Helland,
Attorney at Law
Law Offices of Daniel J. Kramer
1107A South Bridge St.
Yorkville, IL 60560
Phone: 630-553-9500
Fax: 630-553-5764

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From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Friday, May 18, 2018 7:46 AM
To: Kelly Kramer < >
Cc: Brian Holdiman <BHoldiman@co.kendall.il.us>; Scott Koeppel <skoeppel@co.kendall.il.us>; Robert Davidson

Matt Asselmeier

From: Matt Asselmeier
Sent: Friday, May 18, 2018 11:01 AM
To: 'Kelly Kramer'
Cc: Brian Holdiman; Scott Koeppel; Robert Davidson
Subject: RE: Jet's Towing

Thanks,

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

From: Kelly Kramer [mailto:████████████████████]
Sent: Friday, May 18, 2018 10:53 AM
To: Matt Asselmeier
Cc: Brian Holdiman; Scott Koeppel; Robert Davidson
Subject: RE: Jet's Towing

I will check and let you know.

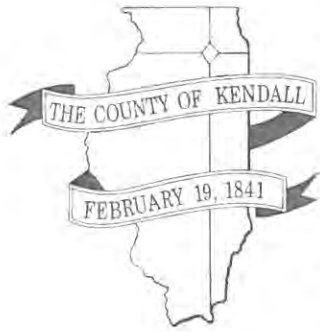
Very truly yours,

Kelly A. Helland,
Attorney at Law
Law Offices of Daniel J. Kramer
1107A South Bridge St.
Yorkville, IL 60560
Phone: 630-553-9500
Fax: 630-553-5764

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From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Friday, May 18, 2018 7:46 AM
To: Kelly Kramer <████████████████████>
Cc: Brian Holdiman <BHoldiman@co.kendall.il.us>; Scott Koeppel <skoeppel@co.kendall.il.us>; Robert Davidson <rdavidson@co.kendall.il.us>
Subject: Jet's Towing

Kelly:



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

VIOLATION

June 25, 2018

Joshua and Tammi Schleining
790 Eldamain Road
Plano, IL 60545

Dear Property Owners,

According to the records of the Kendall County Tax Assessor's Office, you are the owner of property located at 790 Eldamain Road, Plano, IL (P.I.N. #s: 02-06-300-010 and 02-06-300-009). It has come to our attention the fence required by Section 10.01.A.2 of the Kendall County Zoning Ordinance has not been installed. This section of the Zoning Ordinance requires:

"All business, production, servicing and processing shall take place within completely enclosed buildings, unless otherwise specified. Within one hundred and fifty feet of a Residential District, all storage shall be in completely enclosed buildings or structures; and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage; and suitably landscaped."

Please consider this your final thirty (30) day warning to initiate compliance with the Ordinance. Compliance, in this case, consists of installing the required fence. Please respond to this letter in writing by the **July 25, 2018** deadline. **Failure to comply will result in your case being forwarded to the Kendall County Planning, Building and Zoning Committee which may refer your case to the Kendall County State's Attorney's Office.**

Thank you in advance for your cooperation in this matter. If you have any questions, feel free to contact our office at 630-553-4139.

Sincerely,

THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building and Zoning Department

SENDER: COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joshua + Tammie Schleining
790 Eldaman Rd.
Plano, TX 75075

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Tracy Stenberg ☐ Agent
☐ Address

B. Received by (Printed Name)

Tracy Stenberg ☐ C. Date of Delivery
6-27-18

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7006 2760 0003 5866 6172
(Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.47
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.45
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.67

6/25/18
Postmark
Here

Sent To

Joshua + Tammie Schleining
Street Apt. No.: 790 Eldaman Rd.
or PO Box No.
City, State, ZIP+4
Plano, TX 75075

PS Form 3800, August 2006 See Reverse for Instructions

6/21/18

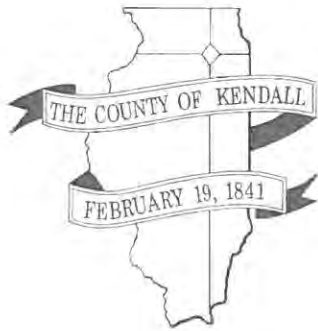


6/21/18



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	Fistar 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 Saugatuck 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	Teofilo	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	Bellus	1549 Jones Rd		09-11-100-003	Pos Occupied Trailers	6/12/2018	N
5/18/2018	Hornbaker, Ed & Nicole	31 Saugatuck Rd	Boulder Hill	03-04-377-018	Illegal Boat parking	5/23/2018	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	Willcoxson	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
7/11/2018	Quiroz	4080 Van Dyke Rd		09-05-400-018	Poss Occupied Trailer/Junk&Debris	7/12/2018	N
7/24/2018	Velazquez, Haydee	11 Hunter Drive	Boulder Hill	03-04-256-001	Prohibited trailer parking	7/30/2018	N



KENDALL COUNTY HISTORIC PRESERVATION COMMISSION

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

August 3, 2018

Brant Vollman
Department of the Army
Corps of Engineers, Rock Island District
P.O. Box 2004 Clock Tower Building
Rock Island, IL 61204-2004

Dear Brant Vollman:

The Kendall County Historic Preservation Commission would like to thank the U.S. Army Corps of Engineers for allowing the Commission additional time to review the materials related to the Millbrook Bridge over the Fox River in Millbrook, Illinois.

The Kendall County Historic Preservation Commission recognizes the historic significance of the Millbrook Bridge. The Kendall County Historic Preservation Commission has tried for several years to obtain community support and find commonality of purpose for preserving the Millbrook Bridge. Saving the Millbrook Bridge has been investigated over a long period of time.

In lieu of funding for the preservation and continued maintenance of the Millbrook Bridge, unfortunately, due to the lack of funding, timing, and concerns for public safety, the Kendall County Historic Preservation Commission reluctantly and regretfully recognizes that it is in the best interest of the community that the Kendall County Forest Preserve District take the necessary steps to protect the safety of the community as it relates to the Millbrook Bridge.

Please direct any questions you have regarding this letter to Matt Asselmeier, Senior Planner, by mail to Kendall County Planning, Building and Zoning Department, 111 W. Fox Street, Yorkville, IL 60560, by telephone to 630-553-4139, or by email at masselmeier@co.kendall.il.us.

Sincerely,

Kristine Heiman, Chairwoman
Kendall County Historic Preservation Commission

CC: David Guritz, Director, Kendall County Forest Preserve District
Scott R. Gryder, Chairman, Kendall County Board

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	11	1	2	1	1	3	2	1	0	0	0	0	0
Garage	12	0	1	3	2	1	3	2	0	0	0	0	0
Accessory Buildings	24	0	0	2	8	5	3	6	0	0	0	0	0
Additions	8	1	1	1	1	0	1	3	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	16	3	0	4	2	3	3	1	0	0	0	0	0
Swimming Pools	18	0	0	5	1	2	7	3	0	0	0	0	0
Decks	9	0	1	0	2	3	2	1	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	4	0	0	0	1	1	1	1	0	0	0	0	0
Generator	4	0	1	1	0	1	0	1	0	0	0	0	0
	135	12	10	22	22	24	26	19	0	0	0	0	0

2017 YTD - 19 Houses, Total Permits 143
 July 2017 - 4 Houses Total Permits 30

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	1	\$310,000	\$2,893	\$993
Garage	2	\$40,400	\$304	\$0
Accessory Buildings	6	\$36,742	\$850	\$0
Additions	3	\$145,000	\$0	\$0
Barns/Farm Buildings	1	\$100,000	\$0	\$0
Swimming Pools	3	\$83,000	\$400	\$0
Decks	1	\$27,000	\$200	\$0
Patio	1	\$7,000	\$50	\$0
Generator	1	\$20,000	\$360	\$0
	19	\$769,142	\$5,057	\$993

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/26/2018	012018132	01 House	0607228010	SCHWARTZ MICHAEL & MICHELE	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CLARE CASTLE CUTOH HOMES
1/16/2018	012018017	01 House	0236106006	BAUGHMAN ROBERT & VICKI	233 FOXTAIL LANE YORKVILLE, IL 60560	FARM COLONY UNIT 2 PHAE 3 BMF Remodeling LLC	
5/1/2018	012018074	01 House	0605395006	FINK SCOTT & MILANI BETH	4722 CHERRY ROAD OSWEGO, IL. 60543	HENNEBERRY WOODS UNIT 2 CL DESIGN-BUILD, INC.	
2/26/2018	012018013	01 House	0605401008	T J BAUMGARTNER CUSTOM HOMES CORPORATION	4215 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1 SAME	
5/14/2018	012018099	01 House	0907200030	SHARKEY ERIN	13315 D GROVE ROAD MINOOKA, IL. 60447	GROVE ESTATES	LIV COMPANIES, LLC
3/14/2018	012018044	01 House	0512222004	FERRI JOHN & LUZ	6349 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	CL Design-Build, Inc.
5/31/2018	012018105	01 House	0108400005	DAGHFAL STEVEN ANDREW	1790 CREEK RD PLANO, IL 60545-	OTTOS SECOND SUB	
3/13/2018	012018037	01 House	0512222008	C L DESIGN-BUILD INC	7341 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
6/26/2018	012018131	01 House	0128254002	BALTIERREZ, LUIS & URBINA, EMMA	1201 W. JONES ST PLANO, IL. 60545	CAQUELINS SUB	RMT PROPERTIES LLC
5/14/2018	012018100	01 House	0907200027	PARKS THEODORE	13315 A GROVE ROAD MINOOKA, IL. 60447		LIV COMPANIES, LLC.
3/8/2018	012018036	01 House	0133101002	CIAGLIA RONALD S & DEBRA	15919 BURR OAK ROAD PLANO, IL. 60545	DEER RIDGE PUD	SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/11/2018	022018050	02 Garage	0103353010	KLINKER BRYAN	35 EARL ST PLANO, IL 60545-	STAINFIELD SUB	
3/21/2018	022018048	02 Garage	0226101006	LAMANNA, ANDREW & SIWAK, PAULINA	58 KINGMOOR LN YORKVILLE, IL 60560-		Artisan Enterprises Inc
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-		
6/21/2018	022018114	02 Garage	0804100006	HIPSMAN JOHN & JENNIFER	9858 HELMAR RD NEWARK, IL 60541-		
6/5/2018	022018112	02 Garage	0913300002	CARGLE KENNETH A	920 ROUTE 52 MINOOKA, IL 60447-		Homeowner
4/18/2018	022018076	02 Garage	0531300002	HELMAR LUTHERAN CONGREGATION	11951 LISBON RD NEWARK, IL 60541-		
7/26/2018	022018140	02 Garage	0312201004	MATHEY WILLIAM M & LYNNE	21 COUNCIL AVE AURORA, IL 60503-		SELF
5/3/2018	022018090	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
2/1/2018	022018031	02 Garage	0430200003	DIPPOLD JEREMY & SAMANTHA	10135 FOX RIVER DR NEWARK, IL 60541-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/18/2018	032018075	03 Accessory Buildings	0917100002	HEAP GARY & LINDA	4819 ROUTE 52 MINOOKA, IL 60447-		MORTON BUILDINGS, INC.
4/30/2018	032018081	03 Accessory Buildings	0304155009	HILLIARD PHILLIP & LAURA	14 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TUFF SHED
4/13/2018	032018071	03 Accessory Buildings	0304453028	HANSON GARY & KAREN R	74 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
4/10/2018	032018068	03 Accessory Buildings	0802476006	CHRISTIAN CHRISTOPHER L & SHARON S	12859 MACKENZIE RD YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	
3/29/2018	032018059	03 Accessory Buildings	0507403002	FRENCH LARRY & SHARON S	11480 B LEGION RD YORKVILLE, IL 60560-		STEVE LEE
4/5/2018	032018064	03 Accessory Buildings	0518126002	LARSEN JASON C	12 TIMBERCREEK PL YORKVILLE, IL 60560-	TIMBER CREEK SUB	Morton Buildings
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	
3/7/2018	032018042	03 Accessory Buildings	0312203002	GODDARD J. WAGNER	18 COUNCIL AVE AURORA, IL 60503-		SAME
7/18/2018	032018147	03 Accessory Buildings	0223153003	HOWELLS CHRIS J & GLORIA	36 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	Marten Porable Buildings
7/30/2018	032018155	03 Accessory Buildings	0229279006	BEZROUKOFF RONALD & DEBRA	1101 PRAIRIE LN YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	TUFF SHED
7/24/2018	032018152	03 Accessory Buildings	0605404002	NEBLOCK WILLIAM JR & GABRIELA	6500 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	TUFF SHED

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/24/2018	0320180110	03 Accessory Buildings	0305452071	ELKIN WILLIAM L	19 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/5/2018	032018139	03 Accessory Buildings	0332133001	SIGWERTH DARRELL R	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	TUFF SHED
7/5/2018	032018138	03 Accessory Buildings	0332133001	SIGWERTH LISA L & DARRELL R	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	TUFF SHED
5/7/2018	032018092	03 Accessory Buildings	0309107018	MANTZKE RODNEY W & JAMIE L	147 CIRCLE DR MONTGOMERY, IL 60538-		
5/8/2018	032018097	03 Accessory Buildings	0222126005	HATCH BRENT R & LEIGH A	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	
6/13/2018	032018121	03 Accessory Buildings	0136200009	MALACINA RICHARD DEC TR & MALACINA HOWE REG TR	12300 RIVER RD PLANO, IL 60545-	RIVER GLEN SUB	ROBERT E LEE
5/3/2018	032018089	03 Accessory Buildings	0421104002	HALEY CURTIS	9272 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	RONALD LARABEE
6/12/2018	032018117	03 Accessory Buildings	0606226006	OLIN RICHARD & BEVERLY	27 NORTHWEST PASS OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	ROBERT E. LEE
7/24/2018	032018150	03 Accessory Buildings	0529200006	BRETTHAUER STAN & JANET	10180 WALKER RD YORKVILLE, IL 60560-		
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	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/15/2018	032018126	03 Accessory Buildings	0105128001	MACDONALD ANDREW J & JOAN M	16670 GALENA RD PLANO, IL 60545-		N.L. MORTON BUILDINGS, LTD
7/18/2018	042018148	04 Additions	0136100023	MCELROY JOSHUA L & ANNIE JOY	12881 RIVER RD PLANO, IL 60545-		
7/16/2018	042018146	04 Additions	0226300007	PIERCE STEPHEN	7535 ROUTE 71 YORKVILLE, IL 60560-		
7/9/2018	042018141	04 Additions	0811400005	KING MICHAEL D & DIANE L	13567 CHURCH RD MINOOKA, IL 60447-		
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 A	7531 E HIGHPOINT RD YORKVILLE, IL 60560-		APEX BUILDERS, INC./RICH VAN HAM
1/30/2018	042018029	04 Additions	0908300002	GRAHAM PAUL W & JANET K	13870 GROVE RD MINOOKA, IL 60447-		
2/22/2018	042018032	04 Additions	0802300008	ROD ROSS R & CARMEN R	7775 PLATTVILLE RD NEWARK, IL 60541-		Weather Seal Nu Sash Inc
4/5/2018	052018066	05 Remodeling	0508276004	JEMS ACQUISITIONS LLC	37 BONNIE LN YORKVILLE, IL 60560-		WILLMAN & GROESCH
3/6/2018	052018041	05 Remodeling	0305404025	MCSORLEY RYAN	150 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/28/2018	052018040	05 Remodeling	0508102001	MESSERSMITH JEREMY & CHRISTINA	7250 E HIGHPOINT RD YORKVILLE, IL 60560-		SAME
1/24/2018	052018024	05 Remodeling	0305454031	RY PROPERTY MANAGEMENT CORPORATION	9 CREVE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SAME
4/13/2018	052018069	05 Remodeling	0307430010	NONNIE, CHRISTOPHER L & WILLIAM A	147 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	CLEAN EDGE CONSTRUCTION, INC.
2/21/2018	052018033	05 Remodeling	0518300006	PETERS DANIEL	8751 B E HIGHPOINT RD YORKVILLE, IL 60560-	HIGHPOINT HILLS	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-		
1/16/2018	082018018	08 Barns/Farm Buildings	0734100009	CARLSON JASON D & ERICA	14908 WHITEWILLOW RD NEWARK, IL 60541-		
3/29/2018	082016052	08 Barns/Farm Buildings	0313400014	CAMPBELL VICKY	65 RANCE RD OSWEGO, IL 60543-		
7/11/2018	082018143	08 Barns/Farm Buildings	0121100005	NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-		
6/29/2018	082018137	08 Barns/Farm Buildings	0713400002	SCAMAN RICHARD A H & DANIELLE	14585 LISBON RD NEWARK, IL 60541-		
6/19/2018	082018130	08 Barns/Farm Buildings	0416253001	WINDING CREEK NURSERY & GARDEN CENTED LAND	8241 MILLBROOK RD MILLBROOK, IL 60536-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/14/2018	082018101	08 Barns/Farm Buildings	0709200012 ERICKSON ROGER & SHANNON	15147 LISBON CENTER RD NEWARK, IL 60541-		
5/10/2018	082018098	08 Barns/Farm Buildings	0610200005 CHICAGO TITLE	2500 JOHNSON RD OSWEGO, IL 60543-		
5/9/2018	082018091	08 Barns/Farm Buildings	0723300012 SWENSON CLAIRE L & KRISTIE S	13999 ROUTE 52 NEWARK, IL. 60541		
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-		
5/3/2018	082018058	08 Barns/Farm Buildings	0215301001 GREGORY CLEMENTZ	47 SOUTH STREET BRISTOL, IL. 60512	HUNTSVILLE (ORIGINAL TOWN)	
6/13/2018	082018125	08 Barns/Farm Buildings	0803400006 ANZELC THOMAS J & CATHLEEN M	8025 PLATTVILLE RD NEWARK, IL 60541-		
4/3/2018	082018057	08 Barns/Farm Buildings	0632400001 CHICAGO ROAD FARM LLC	4275 CHICAGO RD MINOOKA, IL 60447-		
3/13/2018	082018046	08 Barns/Farm Buildings	0505300004 SLEEZER SETH VI	10735 ROUTE 71 YORKVILLE, IL. 60560		
1/24/2018	082018023	08 Barns/Farm Buildings	0922100008 JIMENEZ, LINDA	3579 BELL RD MINOOKA, IL 60447-		

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1/16/2018	082018019	08 Barns/Farm Buildings	0517300010 STUCK GEORGE M & JILL S	8945 IMMANUEL RD. YORKVILLE, IL. 60560		
7/16/2018	122018145	12 Swimming Pools	0506352001 STRZELECKI BRIAN	7 CHALLY DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	Cheyenne Pools
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 LACOURSIEERS LARRY L & DEBRA A	16 GROVE ST BRISTOL, IL 60512-		
6/13/2018	122018122	12 Swimming Pools	0335376005 PEREZ NATALY	1481 PLAINFIELD RD OSWEGO, IL 60543-	SHANNON SUB	A&J Recreational Services
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
6/6/2018	122018115	12 Swimming Pools	0224201002 WHITE GARY A & SUSAN D	162 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	
5/23/2018	122018104	12 Swimming Pools	0508376019 HILT LARRY J JR & MELISSA S	55 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	SWIM SHACK
5/16/2018	122018102	12 Swimming Pools	0402200012 BARBIER MARCIA	13019 FOX RD YORKVILLE, IL 60560-	PINE GROVE SUB	DRIES POOL PROFESSIONALS
4/30/2018	122018084	12 Swimming Pools	0135284001 BEERY CAROLA	13040 RIVER RD PLANO, IL 60545-	MINNETONKA SPRINGS SUB	

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4/2/2018	122018062	12 Swimming Pools	0116427011	DOBRICH PAUL W & MARY ANN	26 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	Andrea Beckwell
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	
3/29/2018	122018060	12 Swimming Pools	0120301006	GOODBRED BRADLEY A & DAWN	16863 FRAZIER RD PLANO, IL 60545-	HUNTSMEN TRAILS SUB	SWIM SHACK, INC.
3/26/2018	122018053	12 Swimming Pools	0401326002	WILLMAN ROBERT S	12560 FOX RD YORKVILLE, IL 60560-	FOX STATION (ORIG TOWN)	Owner
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
7/23/2018	122018149	12 Swimming Pools	0125454007	LASKOWSKI BRIAN & MICHELLE	12462 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	SWIM SHACK
3/14/2018	122018047	12 Swimming Pools	0324100021	PETSCHE NICHOLAS A & KERI M	3401 STEWART RD OSWEGO, IL 60543-		
7/9/2018	132018142	13 Decks	0229251012	FISHER MICHAEL & KARILYN	483 CONOVER LN YORKVILLE, IL 60560-	CONOVERS 3RD SUB	Patrick Clark-Picture Perfect Improvement
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 SUBURBAN DECKS LLC

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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	DOBIRICH MARY ANN	26 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	Mike Burgermeister In & Out Contractors
6/26/2018	132018133	13 Decks	0416101011	ZARCONE CHRISTOPHER S & MARGARET	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	West Suburban Decks
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
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	BRETTHAUER 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 BANK % DREW	11443 ROUTE 34 YORKVILLE, IL 60560-		

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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 & BRUNNEN, MARCIA I 0311100001	12260 FAXON RD PLANO, IL. 60545		Advanced Probuild Solutions (#82-1571485)
1/30/2018	162018028	16 Towers (Comm.)	COMMONWEALTH EDISON	1726 ROUTE 34 OSWEGO, IL 60543-		
1/22/2018	162018020	16 Towers (Comm.)	0201200005 BOLAND, EILEEN (AGENT FOR VERIZON)	6136 GALENA RD BRISTOL, IL 60512-		WINDY CITY TOWER TECHS, LLC.
5/23/2018	182018111	18 Driveway	0223352005 MICK JASON & ERIN	42 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	MAUL PAVING
5/16/2018	182018103	18 Driveway	0304155002 CHAVEZ JOSE & GLORIA	17 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
2/28/2018	182018038	18 Driveway	0416251009 STEPHENS BRYAN	7 SHERMAN ST MILBROOK, IL 60536-		SAME
6/19/2018	192018129	19 Fire Restoration	0304253005 OLSEN KYLE	141 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
5/7/2018	192018095	19 Fire Restoration	0227380004 BURGERMEISTER CHRISTOPHER J	67 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER GARDENS REPLAT LOTS 6-14 & 15-58	WILLMAN & GROESCH

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4/16/2018	192018072	19 Fire Restoration	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	192018052	19 Fire Restoration	0235381001 LOPEZ MIGUEL A & ARLETTE CUSSIN	5753 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	PAUL DAVIS
2/16/2018	192018035	19 Fire Restoration	0127400001 CEDARDELL GOLF CLUB	14264 HALE RD PLANO, IL 60545-		S&P Builders, Inc.
1/22/2018	192018022	19 Fire Restoration	0307279001 LIGHT ROAD LLC	1800 LIGHT RD OSWEGO, IL 60543-		Synergy Construction Group
5/21/2018	202018106	20 Patio	0304251016 PAGAN EDWIN A	24 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	
4/30/2018	202018082	20 Patio	0304155009 HILLIARD PHILLIP & LAURA	14 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TUFF SHED
7/24/2018	202018151	20 Patio	0308302002 LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SELF
6/27/2018	202018135	20 Patio	0309155026 WEBER, RAMONA & MARK	313 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	DOXA BRICK PAVING
7/26/2018	232018153	23 Generator	0221301013 AMERICAN TOWER CORPORATION	3531 ROUTE 47 YORKVILLE, IL 60560-		NEWKIRK ELECTRIC & ASSOCIATES
5/3/2018	232018088	23 Generator	0416378004 MCCORMICK JANE	15753 SUMNER CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	LEE LEGLER
3/6/2018	232018043	23 Generator	0506226004 MCLAUGHLIN ROGER T & MCLAUGHLIN NATALIE ANN	13 W BIRCH CT YORKVILLE, IL 60560-	FOXLAWN UNIT 1	Lee Legler Construction & Electric Inc

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2/16/2018	232018034 23 Generator	0504177013 KATZ DAVID W & CATHERINE M	99 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	LEE LEGLER CONSTRUCTION & ERECTING INC

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7/26/2018	022018140	02 Garage	0312201004	MATHEY WILLIAM M & LYNNE	21 COUNCIL AVE AURORA, IL 60503-	21 COUNCIL AVE AURORA, IL GASTVILLE RESUB LOT 1	SELF
7/30/2018	032018155	03 Accessory Buildings	0229279006	BEZROUKOFF RONALD & DEBRA	1101 PRAIRIE LN YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	TUFF SHED
7/5/2018	032018138	03 Accessory Buildings	0332133001	SIGWERTH LISAL & DARRELL R	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	TUFF SHED
7/18/2018	032018147	03 Accessory Buildings	0223153003	HOWELLS CHRIS J & GLORIA	36 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	Marten Porable Buildings
7/24/2018	032018150	03 Accessory Buildings	0529200006	BRETTHAUER STAN & JANET	10180 WALKER RD YORKVILLE, IL 60560-		
7/24/2018	032018152	03 Accessory Buildings	0605404002	NEBLOCK WILLIAM JR & GABRIELA	6500 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	TUFF SHED
7/5/2018	032018139	03 Accessory Buildings	0332133001	SIGWERTH DARRELL R	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	TUFF SHED
7/18/2018	042018148	04 Additions	0136100023	MCELROY JOSHUA L & ANNIE JOY	12881 RIVER RD PLANO, IL 60545-		
7/16/2018	042018146	04 Additions	0226300007	PIERCE STEPHEN	7535 ROUTE 71 YORKVILLE, IL 60560-		
7/9/2018	042018141	04 Additions	0811400005	KING MICHAEL D & DIANE L	13567 CHURCH RD MINOOKA, IL 60447-		
7/11/2018	082018143	08 Barns/Farm Buildings	0121100005	NELSON TRUST	16000 FRAZIER RD PLANO, IL 60545-		

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7/23/2018	122018149	12 Swimming Pools	0125454007 LASKOWSKI BRIAN & MICHELLE	12462 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	SWIM SHACK
7/16/2018	122018145	12 Swimming Pools	0506352001 STRZELECKI BRIAN	7 CHALLY DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	Cheyenne Pools
7/9/2018	132018142	13 Decks	0229251012 FISHER MICHAEL & KARILYN	483 CONOVER LN YORKVILLE, IL 60560-	CONOVERS 3RD SUB	Patrick Clark-Picture Perfect Improvement
7/24/2018	202018151	20 Patio	0308302002 LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	SELF
7/26/2018	232018153	23 Generator	0221301013 AMERICAN TOWER CORPORATION	3531 ROUTE 47 YORKVILLE, IL 60560-		NEWKIRK ELECTRIC & ASSOCIATES

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	\$6,443.68	\$3,530.00	\$3,163.48	\$1,000.00	\$14,137.16	\$97,283.28	\$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	\$51,036.50	\$8,427.50	\$32,819.28	\$5,000.00	\$97,283.28		\$179,956.60	