

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 7, 2017 – 6:30 p.m.

CALL TO ORDER:

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

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from the July 10, 2017 Meeting (Pages 4-8)

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 9-10)

PUBLIC COMMENT:

PETITIONS:

1. **17-14- Kendall County Zoning Board of Appeals** (Pages 11-13)
Request: Text Amendment to Section 13.01.B.9 of the Kendall County Zoning Ordinance
Purpose: Amendment Would Set Guidelines for the Calling of Meetings on Items that Require a Public Hearing and for the Calling of Meetings on Items that do not Require a Public Hearing as Defined by State Law.
2. **17-15- Kendall County Zoning Board of Appeals** (Pages 14-16)
Request: Text Amendment to Section 13.01.B.11 of the Kendall County Zoning Ordinance
Purpose: Amendment Would Reduce the Number of Votes Required for the Zoning Board of Appeals to Reverse any Order, Requirements, Decision or Determination of the Zoning Administrator, or to Decide in Favor of the Applicant any Matter upon which It Is Authorized by the Ordinance to Render Decisions from Four to Three on Boards Consisting of Five Members and from Five to Four on Boards Consisting of Seven Members.
3. **17-16- Kendall County Zoning Board of Appeals** (Page 17)
Request: Text Amendment to Section 13.06.D of the Kendall County Zoning Ordinance
Purpose: Amendment Would Reduce the Number of Votes Required for the Zoning Board of Appeals to Reverse or Affirm, Wholly or Partly, or May Modify the Order, Requirement, Decision, or Determination of the Zoning Administrator from Four to Three on Boards Consisting of Five Members and from Five to Four on Boards Consisting of Seven Members.
4. **17-20- CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)**
Request: Special Use Permit to Operate a Grain Storage Operation
Location: 14676 Route 47, Newark (PIN: 08-16-400-007); Southeast Corner of Illinois Route 47 and U.S. 52 in Lisbon Township
Purpose: Special Use Permit would Allow Prospective Lessee to Operate a Grain Storage Business at the Subject Property (Page 18-63)

NEW BUSINESS:

1. Renewal of Mobile Permits
 - a. 10825B Corneils Road (Page 64)
2. Discussion of Reviewing Special Uses in the A-1 Agricultural Zoning District (Pages 65-69)

OLD BUSINESS:

1. Amendments to Outdoor Shooting Range Regulations (Pages 70-74)
2. Approval to Sign and Send Letter RE: Illinois Noxious Weed Law to Mayors and Township Supervisors (Pages 75-84)
3. Village of Millbrook Related Items (Pages 85-86)
 - a. Approval to Suspend Planning, Building, Zoning, Subdivision and Stormwater Inspections and Reviews within the Village of Millbrook
 - b. Approval of an Amended Intergovernmental Agreement Between the Village of Millbrook and Kendall County
4. Approval of Memo from PBZ Chairman to County Board Chairman Regarding 55 ILCS 5/5-12014 (c) Pertaining to Objections by Townships on Map and Text Amendments (Page 87)
5. Review of Memo Regarding the Regulation of Gaming Machines in Gas Stations in Neighboring Counties (Page 88)

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

1. Historic Preservation Commission will be Changing their Permanent Meeting Date and Time to the Third Monday of the Month at 6:30 p.m. Starting in August 2017.

REVIEW PERMIT REPORT: (Pages 89-105)

REVIEW REVENUE REPORT: (Page 106)

CORRESPONDENCE:

1. July 11, 2017 Email from Joe Phillips RE: Kendall County Gunrange Regulations (Page 107)
2. July 11, 2017 Letter from Donna McDonald RE: Alleged Zoning Violation at 14207 Church Road (Page 108)
3. July 13, 2017 Emails RE: Ordinance Regulating the Discharge of Firearms in Unincorporated Kendall County (Pages 109-110)
4. July 14, 2017 Letter to Arthur A. Hrvatin, Jr. RE: Potential Stormwater Management Ordinance Violation at the Southwest Corner of the Intersection of Frazier Road and Sandy Bluff Road. (Pages 111-120)
5. July 17, 2017 Letter to Patrick Benes from the Village of Oswego RE: Stormwater at 2575 Wolf's Crossing (Adjacent to Churchill Club Subdivision) (Pages 121-122)

6. July 25, 2017 Letter to Kendall County Regional Planning Commission from State's Attorney Eric Weis RE: Kendall County Forest Preserve District Zoning Compliance (Page 123)
7. Notice of Stormwater Management Oversight Committee Meeting RE: City of Plano Stormwater Variance Request for Foli Park Project (Page 124)

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 10, 2017 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Bob Davidson at 6:33 p.m.

ROLL CALL

Committee Members Present: Lynn Cullick (Arrived at 6:46 p.m.), Bob Davidson, Judy Gilmour, Scott Gryder and Matt Kellogg (Vice Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Greg Peterson, Todd Milliron, Jackie Kowalski, Steve Moeller, Ron Walker, Dan Kramer, Tom Tanner, Aaron Rybski, Commander Michael Peters and Deputy Commander Jason Langston

APPROVAL OF AGENDA

Motion by Member Gryder, seconded by Member Gilmour to move the Village of Millbrook Related Items to the first agenda item under Old Business. With a voice vote of four ayes, the motion carried. Motion by Member Gryder, seconded by Member Gilmour to approve the agenda as amended. With a voice vote of four ayes, the motion carried.

APPROVAL OF MINUTES

Motion by Member Gilmour, seconded by Member Gryder, to approve the minutes from the June 12, 2017 meeting. With a voice vote of four ayes, the motion carried.

EXPENDITURE REPORT

Committee reviewed the claims report. Motion by Member Kellogg, seconded by Member Gryder to approve the claims report. With a voice vote of four ayes, the motion carried.

PUBLIC COMMENT

Greg Peterson, Minooka, thanked the Committee for their work related to outdoor shooting range regulations. He would like to see stricter regulations related to outdoor shooting ranges.

Todd Milliron, Yorkville, echoed the comments of Mr. Peterson. He believed that outdoor shooting ranges should be located in quarries or other industrial areas.

PETITIONS

None

NEW BUSINESS

Request for Guidance Regarding 55 ILCS 5/5-12014 (c) Pertaining to Objections by Townships on Map Amendments and Text Amendments

Member Cullick arrived at this time (6:36 p.m.)

Mr. Asselmeier read his memo regarding the topic. Discussion occurred regarding unnecessarily delaying projects if a township chooses not to comment while still providing the townships an opportunity to comment. Mr. Asselmeier will draft a resolution for the Committee to consider at its next meeting requiring the Committee to wait thirty (30) days unless comments have been provided by the township(s) prior to the end of the thirty (30) day comment period.

Request for Guidance Regarding Gaming Machines in Gas Stations

Mr. Asselmeier reported that the County received a request for gaming machines in a gas station near Minooka. Presently, the County follows State regulations and does not have additional regulations related to gaming machines. Gaming machines are considered accessory uses in liquor license establishments allowed to have gaming machines. The Committee requested Staff to research the regulations of neighboring counties on the subject.

OLD BUSINESS

Village of Millbrook Related Items

Village of Millbrook Mayor Jackie Kowalski and Village Trustee Steve Moeller explained that Illinois Municipal League Risk Management Association, the Village's insurance provider, did not want the Village to carry primary auto and liability insurance for County personnel when the County did inspections on behalf of the Village of Millbrook. Mayor Kowalski proposed language reading, "Each party will maintain their own auto liability and general liability with amounts not less than \$1 Million per occurrence/\$2 Million aggregate and each would name the other as additional insured." The County will contact their insurance provider and see if an agreement can occur.

9111 Ashley Road Buffering Issue

Mr. Asselmeier explained that the County received complaints of noise coming from the banquet facility at 9111 Ashley Road. In addition, the Committee previously requested that the owner of the banquet facility attend a meeting to discuss the trees and berm.

Ron Walker, Yorkville, explained that they planted thirty (30) pine trees on the property and created a berm on the northeast corner of the open lot in front of the barn; the berm extends approximately fifty feet (50') east to west and fifty feet (50') north to south. Along the south exit, a one to two foot (1'-2') berm was placed with thirty (30) lilac bushes. He and his wife attended all but one (1) of the ten (10) weddings at the venue this year. The decibel levels are checked every half hour to hour. Noise levels remain below sixty (60) dBA at all times. Twenty (20) weddings are booked for 2017 and approximately twenty-five (25) weddings are booked for 2018. Mr. Walker stated that all work is completed by 11:45 p.m. No guests are at the venue after 11:00 p.m.

Member Kellogg stated that he thought a "berm" should be taller and wider. Mr. Walker stated the height of the berm and trees were never defined. He also said that the purpose of the berm and trees were to prevent lights and sound from leaving the property and the trees and berm are blocking light and sound.

Hideaway Lakes Campground Discussion

Mr. Asselmeier reported that the Law, Justice & Legislation Committee requested that the special use permit be revoked due to the criminal activity and public health and safety concerns at the property. Mr. Asselmeier reported that Code Inspector Brian Holdiman inspected the property earlier this year and discovered forty-three (43) violations of the Junk and Debris

Ordinance. The owner has fixed thirty (30) of these issues and requested an additional thirty (30) days to remedy the thirteen (13) remaining issues. The consensus of the Committee was that the PBZ Department should grant the thirty (30) day extension.

Aaron Rybski, of the Kendall County Health Department, discussed the violations to health related ordinances. The violations include a septic issue, public health nuisances (junk and backflow prevention issues) and drinking water regulations. The next inspection is July 27th.

Attorney Dan Kramer spoke on behalf of Tom Tanner and stated Mr. Tanner has replaced ninety percent (90%) of the anti-siphon devices on all water risers, replaced ninety percent (90%) of the caps on sewer openings, removed tires, caps and risers installed on septic tanks and pumped the septic system as requested. Mr. Tanner, Yorkville, explained that most the work is finished. Mr. Rybski will send Mr. Asselmeier a copy of the report following the July 27th inspection.

Commander Michael Peters of the Kendall County Sheriff's Department discussed the Pavlik Report on the activities at Hideaway Lakes. The calls for service included drug overdoses and domestic disputes. Approximately seventy-seven (77) vehicles are registered at the property. Some of the people at the campgrounds appear to be residing at the campground year-round. The Sheriff's Department is not informed of events and festivals at Hideaway Lakes.

Member Gryder asked if the special use permit allows events. Mr. Asselmeier responded that the special use permit allows for campgrounds.

Member Gilmour asked about arrests at the property. Commander Peters did not have arrest numbers.

Attorney Kramer explained the history of how the property became a campground. He requested the names of problem individuals. People cannot stay longer than four (4) months at a time. Mr. Tanner stated only one (1) overdose occurred in 2016. He expressed concerns regarding the Sheriff's Department patrolling the campground and counting those patrols as "service calls."

Chairman Davidson asked about street signs and numbering in the campground. Mr. Tanner installed street signs and is working on numbers at each trailer spot; he is approximately halfway finished with the numbers.

Mr. Tanner said he was allowed a maximum four thousand six hundred (4,600) people in the campground.

Mr. Tanner did not believe that seventy-seven (77) vehicles were registered at the property.

Member Kellogg asked about campers using the address for mail and vehicle registration. Mr. Tanner said they could register at that campground address, but not live there full-time.

Chairman Davidson asked about the school bus picking up kids. Mr. Tanner said that he restricts the number of people living in a trailer, but he cannot prevent kids from staying in the trailers.

Amendments to Outdoor Shoot Range Regulations

Mr. Asselmeier read his memo on the subject. He noted that no members of the County Board submitted comments to date; the Sheriff's Department submitted comments. Mr. Asselmeier noted that all of the existing ranges did not meet the requirements of the proposal. The State Park may also need to be exempted. The suggestion was made to lower the uninhabited downrange safety area for rifles with more or equal power to a .22 long rifle to seven thousand feet (7,000') and that baffles be constructed in such a way that bullets shot over the targets would not leave the site. The hours of operation need to be finalized. Noise regulations and road classification requirements are still required. Discussion occurred regarding whether ranges must be one thousand feet (1,000') from existing dwellings or one thousand feet (1,000') from setback lines. Clarification is needed related to down-range distances and including slugs in the definition of rifles. Discussion occurred regarding the distinction between tactical and stationary shooting; this portion of the regulations need to be finalized. The proposal will be back on the agenda at the August meeting.

Noxious Weed Related Procedures

Mr. Asselmeier read his memo on the subject. The State wants the County to designate someone as Noxious Weed Superintendent. The Thistle Commissioners for each township could be the County's Noxious Weed Superintendents. Mr. Asselmeier will send a letter to the townships on the subject. A list of noxious weeds will be provided at a future meeting.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

None

REVIEW PERMIT REPORT

The Committee reviewed the permit report. Fourteen (14) homes have been permitted in the unincorporated areas; there were eight (8) new homes built this time last year.

REVIEW REVENUE REPORT

The Committee reviewed the revenue report. Motion by Member Cullick, seconded by Member Gryder, to approve the Permit and Revenue Reports. With a voice vote of five ayes, the motion carried unanimously.

CORRESPONDENCE

June 20, 2017 Letter from Daniel J. Kramer RE: Delaney Public Hearing Shooting Range Petition 16-14

June 27, 2017 Email from Robert Velazquez RE: Petition Withdrawal Email

Mr. Asselmeier reported that Mr. Delaney and Mr. Velazquez withdrew their applications for their respective special use permits.

Correspondence Related to Banquet Facility at 1996 Johnson Road

Mr. Asselmeier stated that the Planning, Building and Zoning Department received a letter dated July 5, 2017, from Daniel J. Kramer and a police report from the Sheriff's Department regarding a call from a neighbor of the banquet facility at 1996 Johnson Road. No noise violations were found during the investigation.

Correspondence Related to Alleged Zoning Violation at 14207 Church Road

Mr. Asselmeier reported that the County Board members received an email on June 18, 2017. The address in question was found to be 14207 Church Road. The complaint stated that firearm classes were planned for the later in July at the site. Mr. Asselmeier stated that the classes have been removed from the website and that the owner is working with the class organizer to get the Groupon coupon removed from the Internet.

PUBLIC COMMENT

Todd Milliron, Yorkville, offered suggestions related to the insurance issue with Millbrook.

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Gryder motioned to adjourn, seconded by Member Cullick. With a voice vote of five ayes, Chairman Davidson adjourned the meeting at 8:10 p.m.

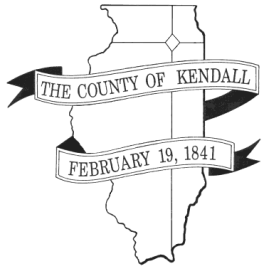
Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner

Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
BUILDING AND ZONING							
1 191522	SOURCE ONE OFFICE PRODUCTS	529217	OFFICE SUPPLIES	07/03/17	01020026200	OFFICE SUPPLIES	102.86
							102.86*
2 011327	AMERICAN PLANNING ASSOCIATION	MATT ASSELMEIER APA STATE CONFERENCE		07/03/17	01020026202	BOOKS/SUBSCRIPTIONS	375.00
							375.00*
3 020541	BUILDING & ZONING PETTY CASH	6/21 & 6/29/17	METRA TO CMAP CONFER	07/03/17	01020026204	CONFERENCES	36.00
							36.00*
4 090304	ICC CERTIFICATION & TESTING DE	0983182	ICC - ENERGY STICKER	07/03/17	01020026206	TRAINING	24.49
							24.49*
5 261005	RANDY ERICKSON	JUNE 2017	10 JUNE PLUMBING INS	07/03/17	01020026361	PLUMBING INSPECTIONS	1,400.00
							1,400.00*
6 230933	WBK ENGINEERING, LLC	17961	REVIEW SERVICES-6/6	07/03/17	01020026363	CONSULTANTS	189.00
							189.00*
7 091341	ILLINOIS EPA	ILR4002619(A)	STORMWATER MS4 FEE	07/03/17	01020026367	NPDES PERMIT FEE	1,000.00
							1,000.00*
8 020541	BUILDING & ZONING PETTY CASH	FEBRUARY	ANNUAL MEETING FOOD	07/03/17	01020026380	REGIONAL PLAN COMMISSION	37.32
							37.32*
Total BUILDING AND ZONING							3,164.67*
ENGINEERING/CONSULTING ESCROW ACCT							
9 230933	WBK ENGINEERING, LLC	17963	JOLIET PARK DISTRICT	07/03/17	59020000039	GROVE ROAD PARK SITE SP 1	1,715.63
							1,715.63*
10 230933	WBK ENGINEERING, LLC	17962	FOX METRO SERVICES 5	07/03/17	59020000046	FOX METRO WATER REC DIST	1,062.15
							1,062.15*
11 230933	WBK ENGINEERING, LLC	17964	7225 CANTON FARM ROAD	07/03/17	59020000051	CHRIS JENSEN SP 17-01	441.00
							441.00*
12 230933	WBK ENGINEERING, LLC	17965	ANR PIPELINE-SANDWIC	07/03/17	59020000053	NICOR PIPELINE ON ELDAMAI	393.75
							393.75*
Total ENGINEERING/CONSULTING ESCROW							3,612.53*
GRAND TOTAL							6,777.20**

frmPrctClaim	Kendall County	Supplemental Claims Listing				07/18/17	10:18:44 AM	Page 001
Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount	
BUILDING AND ZONING								
1 191522	SOURCE ONE OFFICE PRODUCTS	700605	OFFICE SUPPLIES	07/14/17	01020026200	OFFICE SUPPLIES	120.42 120.42*	
2 012018	AT & T MOBILITY	06282017	CELL PHONE 5/22/17 -	07/18/17	01020026207	CELLULAR PHONE	74.42 74.42*	
3 110531	KENDALL CO HIGHWAY DEPT	JULY 3, 2017	JUNE 2017 - 34.4 GAL	07/14/17	01020026217	VEHICLE MAINT/REPAIRS	65.36	
4 160189	PARADISE CAR WASH	223474	2008 TRUCK WASH	07/18/17	01020026217	VEHICLE MAINT/REPAIRS	17.00 82.36*	
5 030809	SCOTT CHERRY	4 MEETINGS	MILEAGE FOR MEETINGS	07/14/17	01020026381	ZONING BOARD OF APPEALS	34.32	
6 031217	KAREN CLEMENTI	7 MEETINGS	MILEAGE FOR MEETINGS	07/14/17	01020026381	ZONING BOARD OF APPEALS	67.59	
7 120395	TOM LECUYER	8 MEETINGS	MILEAGE FOR MEETINGS	07/14/17	01020026381	ZONING BOARD OF APPEALS	55.80	
8 130125	DONNA MC. KAY	4 MEETINGS	MILEAGE FOR MEETINGS	07/14/17	01020026381	ZONING BOARD OF APPEALS	32.19	
9 131353	RANDY MOHR	7 MEETINGS	MILEAGE FOR MEETINGS	07/14/17	01020026381	ZONING BOARD OF APPEALS	11.29	
10 190816	SHAW MEDIA	10101009	LEGAL NOTICES-3 JUNE	07/14/17	01020026381	ZONING BOARD OF APPEALS	420.00	
11 200812	DICK THOMPSON	6 MEETINGS	MILEAGE FOR MEETINGS	07/14/17	01020026381	ZONING BOARD OF APPEALS	96.60	
12 230851	DICK WHITFIELD	7 MEETINGS	MILEAGE FOR MEETINGS	07/14/17	01020026381	ZONING BOARD OF APPEALS	75.00	

Total BUILDING AND ZONING 1,069.99*

GRAND TOTAL 1,069.99**



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: August 1, 2017
Re: 17-14 Proposed Amendment to Section 13.01.B.9 Pertaining to Call of Meetings

At their May 1, 2017, the Kendall County Zoning Board of Appeals authorized Staff to submit an application for a text amendment to the following section of the Kendall County Zoning Ordinance.

Section 13.01.B.9 of the Zoning Ordinance currently states:

“All meetings (emphasis added) of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. There shall be at least fifteen days but not more than thirty days notice of the time and place of such meetings published in a paper of general circulation in Kendall County; said notice to contain a statement of the particular purpose of such meeting and a legal description of the location of the property or properties under consideration at such meeting. All meetings of the Board shall be open to the public.”

55 ILCS 5/5-12 states that when a hearing is required before the Zoning Board of Appeals, notice must be given at least fifteen days to thirty days by publication in a newspaper of general circulation.

An occasion may arise when the Zoning Board of Appeals may wish to meet on a matter when a public hearing is not necessary. For example, the Zoning Board of Appeals may want to hold a joint meeting with the Regional Planning Commission to discuss an issue. This joint meeting would not necessitate a public hearing.

A text amendment to the Zoning Ordinance could more clearly separate the meeting notification requirements of public hearings from other meetings. Matters requiring a public hearing would have to meet the fifteen to thirty day notice requirements while matters not requiring a public hearing would have to meet the requirement of the Open Meetings Act (posting notice and agenda forty-eight hours in advance).

ZPAC reviewed this proposal at their June 6, 2017 meeting and unanimously recommended approval of the proposed amendment.

The Kendall County Regional Planning Commission reviewed this proposal at their June 28, 2017 meeting and unanimously recommended approval of the proposed amendment.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on July 10, 2017 and unanimously recommended approval of the proposed amendment.

To date, no township submitted comments regarding this proposal.

A copy of a draft text amendment is enclosed.

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ORDINANCE # 2017-_____

**AMENDMENT TO SECTION 13.01.B.9 OF THE KENDALL COUNTY ZONING ORDINANCE
PERTAINING TO THE CALL OF MEETINGS OF THE KENDALL COUNTY ZONING BOARD OF
APPEALS**

WHEREAS, the Kendall County Zoning Board of Appeals requested an amendment to Section 13.01.B.9 of the Kendall County Zoning Ordinance related to the calling of meetings; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, 55 ILCS 5/5-12009 defines the notification requirements for hearings of Zoning Boards of Appeal on variance applications; and

WHEREAS, 55 ILCS 5/5-12009.5 defines the notification requirements for hearings of Zoning Boards of Appeal on special use applications; and

WHEREAS, 55 ILCS 5/5-12011 defines the notification requirements for hearings of Zoning Boards of Appeal on any order, requirement, decision or determination made by an administrative official charged with the enforcement of a zoning ordinance; and

WHEREAS, 55 ILCS 5/5-12014 defines the notification requirements for hearings of Zoning Boards of Appeal on text amendment and map amendment applications; and

WHEREAS, 5 ILCS 120 defines the notification requirements for meetings of public bodies within the State of Illinois; and

WHEREAS, all administrative procedures required prior to passing amendments to the Kendall County Zoning Ordinance have been followed, including holding a public hearing, before the Kendall County Zoning Board of Appeals, which occurred on July 10, 2017; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 13.01.B.9 of the Kendall County Zoning Ordinance by deleting the existing language and replacing it with the following:

“13.01.B.9 a. All meetings of the Board of Appeals on matters requiring a public hearing as defined by State law shall be held at the call of the Chairman and at such other times as the Board may determine. There shall be at least fifteen days but not more than thirty days notice of the time and place of such meetings published in a paper of general circulation in Kendall County; said notice to contain a statement of the particular purpose of such meeting and a legal description of the location of the property or properties under consideration at such meeting.

13.01.B.9.b All meetings of the Board of Appeals on matters not requiring a public hearing as defined by State law shall be held at the call of the Chairman and at such other times as the Board may determine provided that the requirements of the Illinois Open Meetings Act are fulfilled prior to the start of the meeting.

PBZ Memo
August 1, 2017

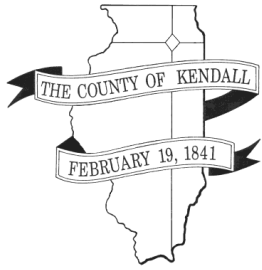
13.01.B.9.c All meetings of the Board of Appeals, regardless of the topic of the meeting, shall be open to the public.”

IN WITNESS OF, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this 15th day of August, 2017.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

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MEMORANDUM

To: Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: August 1, 2017

Re: 17-15 and 17-16 Proposed Amendment to Section 13.01.B.11 and Section 13.06.D Pertaining to Voting of the Zoning Board of Appeals

At their May 1, 2017, the Kendall County Zoning Board of Appeals authorized Staff to submit an application for text amendments to the following section of the Kendall County Zoning Ordinance pertaining to votes by the Zoning Board of Appeals:

Section 13.01.B.11 of the Zoning Ordinance currently states:

“The concurring vote of four members of a Board consisting of five members or **the concurring vote of five members of a board consisting of seven members is necessary to reverse any order, requirements, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized by this amended ordinance to render decisions** (emphasis added).”

Section 13.06.D of the Zoning Ordinance restates the vote related to reversing orders:

“In exercising its powers, the Zoning Board of Appeals may, upon the concurring vote of four members of a five member Board or **five members of a seven member Board, reverse or affirm, wholly or partly or may modify the order, requirement, decision, or determination appealed from as in its opinion ought to be done in the premises, and to that end have all the powers of the Zoning Administrator** (emphasis added).”

Public Act 92-128, adopted in 2001, amended 55 ILCS 5/5-12011 and lowered the vote requirements necessary for the Zoning Board of Appeals to take certain actions. The current law states:

“The concurring vote of 3 members of a board consisting of 5 members or **the concurring vote of 4 members of a board consisting of 7 members is necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant any matter upon which it is required to pass under any such ordinance or resolution, or to effect any variation in such ordinance or resolution, or to recommend any variation or modification in such ordinance or resolution to the county board** (emphasis added).”

Section 13.01.B.4 of the Zoning Ordinance defines a quorum as “a majority of the members of the Zoning Board of Appeals.”

A situation could arise where a quorum of the Board is present, but final action could not occur because a fifth member is unavailable. A proposed amendment may be desirable to remove the difference between the Kendall County Zoning Ordinance and State law and to allow a quorum of

PBZ Memo
August 1, 2017

members to decide certain matters before the Board. Accordingly, the Kendall County Zoning Board of Appeals requested text amendments to these sections of the Zoning Ordinance.

At their June 6, 2017 meeting, ZPAC unanimously recommended approval of both proposed amendments.

At their June 28, 2017 meeting, the Kendall County Regional Planning Commission unanimously recommended approval of both proposed amendments.

Following a public hearing on July 10, 2017, the Kendall County Zoning Board of Appeals unanimously recommended approval of both proposed amendments.

To date, no townships submitted comments regarding either proposal.

Copies of draft text amendments are enclosed.

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ORDINANCE # 2017-_____

**AMENDMENT TO SECTION 13.01.B.11 OF THE KENDALL COUNTY ZONING ORDINANCE
REDUCING THE NUMBER OF VOTES NECESSARY FOR THE ZONING BOARD OF APPEALS
TO REVERSE ANY ORDER, REQUIREMENTS OR DETERMINATION OF THE ZONING
ADMINISTRATOR, OR TO DECIDE IN FAVOR OF THE APPLICANT ANY MATTER UPON
WHICH THE ZONING BOARD OF APPEALS IS AUTHORIZED TO RENDER DECISIONS FROM
FOUR TO THREE ON BOARDS CONSISTING OF FIVE MEMBERS AND FROM FIVE TO FOUR
ON BOARDS CONSISTING OF SEVEN MEMBERS**

WHEREAS, the Kendall County Zoning Board of Appeals requested an amendment to Section 13.01.B.11 of the Kendall County Zoning Ordinance related to voting requirements of the Zoning Board of Appeals in order to have the Kendall County Zoning Ordinance correspond to State law; and

WHEREAS, Public Act 92-128 amended 55 ILCS 5/5-12011 by reducing the number of votes required by a Zoning Board of Appeals to reverse any order, requirements, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized to render decisions; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, all administrative procedures required prior to passing amendments to the Kendall County Zoning Ordinance have been followed, including holding a public hearing, before the Kendall County Zoning Board of Appeals, which occurred on July 10, 2017; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 13.01.B.11 of the Kendall County Zoning Ordinance by deleting the existing language in the first paragraph of this section and replacing it with the following:

“13.01.B.11 Jurisdiction The concurring vote of three (3) members of a board consisting of five (5) members or the concurring vote of four (4) members of a board consisting of seven (7) members is necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant any matter any matter upon which it is authorized by the Kendall County Zoning Ordinance to render decisions.

IN WITNESS OF, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this 15th day of August, 2017.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

ORDINANCE # 2017-_____

**AMENDMENT TO SECTION 13.06.D OF THE KENDALL COUNTY ZONING ORDINANCE
REDUCING THE NUMBER OF VOTES NECESSARY FOR THE ZONING BOARD OF APPEALS
TO REVERSE OR AFFIRM, WHOLLY OR PARTLY, OR MODIFY THE ORDER, REQUIREMENT,
DECISION OR DETERMINATION OF THE ZONING ADMINISTRATOR, FROM FOUR TO
THREE ON BOARDS CONSISTING OF FIVE MEMBERS AND FROM FIVE TO FOUR ON
BOARDS CONSISTING OF SEVEN MEMBERS**

WHEREAS, the Kendall County Zoning Board of Appeals requested an amendment to Section 13.06.D of the Kendall County Zoning Ordinance related to voting requirements of the Zoning Board of Appeals in order to have the Kendall County Zoning Ordinance correspond to State law; and

WHEREAS, Public Act 92-128 amended 55 ILCS 5/5-12011 by reducing the number of votes required by a Zoning Board of Appeals to reverse any order, requirements, decision or determination of the Zoning Administrator; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, all administrative procedures required prior to passing amendments to the Kendall County Zoning Ordinance have been followed, including holding a public hearing, before the Kendall County Zoning Board of Appeals, which occurred on July 10, 2017; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 13.06.D of the Kendall County Zoning Ordinance by deleting the existing language and replacing it with the following:

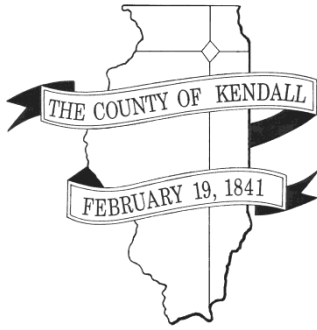
“13.06.D. DECISION ON APPEAL. In exercising its powers, the Zoning Board of Appeals may, upon the concurring vote of three (3) members of a five (5) member Board or four (4) members of a seven (7) member Board, reverse or affirm, wholly or partly or may modify the order, requirement, decision, or determination appealed from as in its opinion ought to be done in the premises, and to that end have all the powers of the Zoning Administrator.”

IN WITNESS OF, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this 15th day of August, 2017.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 17-20

**CHS, Inc. (Prospective Lessee) and
NGH Farms, LLC (Current Owner)
A-1 Special Use – Grain Storage**

INTRODUCTION

CHS, Inc., on behalf of property owner NGH Farms, LLC, submitted a petition for a special use permit to operate a grain storage and shipping business at 14676 Route 47. CHS, Inc. would like to lease the property from NGH Farms, LLC for three (3) years to operate the proposed business.

SITE INFORMATION

PETITIONER CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

ADDRESS 14676 Route 47, Newark

LOCATION Southeast Corner of the Intersection of Illinois Route 47 and U.S. 52



TOWNSHIP Lisbon

PARCEL # 08-16-400-007

LOT SIZE 26.5 +/- acres

EXITING LAND USE Agricultural

ZONING A-1 Agricultural District

LRMP	Land Use	County: Agricultural Village of Lisbon: Commercial and Mixed Use Business
	Roads	Illinois Route 47 and U.S. 52 are Arterial Roads
	Trails	A Multi-Use Trail is Shown along Illinois Route 47
	Floodplain/ Wetlands	Lisbon Creek Runs Through the Property

REQUESTED ACTION A-1 Special Use to Operate a Grain Storage Business

APPLICABLE REGULATIONS Section 7.01 D.21 – A-1 Special Uses – Permits Grain Storage Facilities as a Special Use

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farming	B-3 (Highway Business) and A-1 (Agricultural)	Agricultural and Prairie Parkway Overlay (County) Commercial (Lisbon)	B-3 and A-1 (County)
South	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Commercial and Agricultural (Lisbon)	A-1 (County)
East	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Agricultural (Lisbon)	A-1 (County)
West	Agricultural/Farming	A-1 (Agricultural)	Agricultural and Commonwealth Edison ROW (County) Mixed Use Business and Mining (Lisbon)	A-1 (County)

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated; see Attachment 3.

NATURAL RESOURCES INVENTORY

Application was submitted 6.28.17. To date, the application remains under review. Kendall County Soil and Water Conservation District recently had computer issues.

ACTION SUMMARY

LISBON TOWNSHIP

Petition information was sent to Lisbon Township on 6.30.17. Lisbon Township discussed this petition on 7.11.17, but did not submit any comments.

VILLAGE OF LISBON

Petition information was sent to the Village of Lisbon 6.30.17. To date, no comments received from the Village of Lisbon.

ZPAC

ZPAC reviewed this proposal at their meeting on 7.11.17. The minutes of this meeting are included as Attachment 10. ZPAC unanimously recommended approval of the proposal.

KENDALL COUNTY REGIONAL PLANNING COMMISSION

The Kendall County Regional Planning Commission reviewed this petition on 7.26.17. The Kendall County Regional Planning Commission expressed concerns regarding the new ingress/egress point on Route 47 after the road construction is completed. They would like an updated site plan reflecting the ingress/egress and showing the traffic flow on the property. Significant discussion occurred regarding potential traffic concerns on Route 47. The Kendall County Regional Planning Commission unanimously recommended approval of the proposal with two (2) new conditions. The minutes of this meeting are included as Attachment 15.

SPECIAL USE HEARING OFFICER

The public hearing before the Special Use Hearing Officer was on 7.31.17. The minutes of the hearing are included as Attachment 16. A draft ordinance, including the Findings of Fact approved by the Special Use Hearing Officer, is included at Attachment 17. The Special Use Hearing Officer recommended approval of the special permit subject to the restrictions listed in Attachment 17.

BUSINESS OPERATION

The petitioner provided information of business operations; this document is Attachment 2. According to this information, CHS will deliver and receive corn and soybeans at the property via truck. CHS will send the corn and soybeans to market from the location via "grain hopper" trailer or "container" trailer. "Container" units are not intended to stay on the property for long periods of time. The petitioner indicated that containers and trucks will not be disconnected.

As part of their operations, CHS plans to construct a load out shelter at a cost of approximately Thirty Thousand Dollars (\$30,000). The shelter is approximately eight hundred (800) square feet in size and might be removed after the lease expires.

CHS will lease the site for an initial period of three (3) years with one (1) five (5) year extension.

In the application materials, the petition stated that the anticipated hours of operation are Monday-Friday from 7:30 a.m. until 5:00 p.m. Saturdays and Sundays from 7:30 a.m. until Noon during harvest. At the ZPAC meeting, the petitioners indicated that no set hours of operation would exist during harvest. As a co-op, they would be open for business to meet the needs of their member farmers.

If the special use permit is secured, CHS hopes to start operations September 1st.

BUILDING CODES

The site currently has five (5) structures, a scale and scale house, three (3) grain bins, and one (1) dryer

PBZ Memo – Prepared by Matt Asselmeier – August 1, 2017

building. These structures were permitted for personal use only. An occupancy inspection and change of occupancy permit for the scale house would be required, if the special use permit was approved.

A proposed shelter approximately eight hundred (800) square feet in size is proposed. Any new structures constructed would be required to follow applicable building codes.

ACCESS

The property fronts Illinois Route 47. There will be a dedicated left turn lane on southbound Illinois Route 47 to access the property. A portion of the apron may be asphalted as part of the Illinois Route 47 widening project.

TRAILS

A multi-use trail is planned along Route 47. Staff believes that adequate right-of-way exists in this area for the proposed trail.

PARKING

CHS will provide parking to a maximum two (2) employees onsite.

ODORS

No new odors are foreseen.

LIGHTING AND SECURITY

Presently three (3) lights are located on the dryer building and six (6) lights are located on scale house. No additional lighting is planned.

Several security cameras are located on the scale house building.

SIGNAGE

No signage presently exists onsite. The petitioners are considering placing a sign on the premises. Per Chapter 12 of the Zoning Ordinance, the sign would be a maximum thirty-two (32) square feet in size and would not be illuminated. Directional signs located on the property are exempt from the signage calculations.

SCREENING

No fencing or buffer is planned for the property.

STORMWATER

Lisbon Creek runs through the property. The County's stormwater engineer reviewed this proposal and the petitioner agreed to the request mentioned in the stormwater related correspondence; see Attachments 11-14.

UTILITIES

The proposed new shelter will have single phase electricity. No water facilities will be placed in the building.

The existing well is located to the northwest of the scale house. The existing septic field is under the pavement north of the scale house; there is a bathroom inside the scale house.

RELATION TO OTHER SPECIAL USE PERMITS

Two properties (9512 Helmar Road and 60 U.S. Route 52) have special use permits for some form of grain storage. Applicable restrictions from these special use permits to the subject property could include:

1. Permanent storage of containers shall be prohibited.
2. Containers shall not be stacked or racked.
3. Containers shall not be separated from chassis except for temporary repair or emergency.
4. No containers may be stored in the required setbacks.
5. No parking shall be permitted in the required setbacks.
6. A routing system that includes radio communication between trucks shall be developed that facilitates the movement of containers onto Illinois Route 47 and which prevents the stopping or idling of containers on the roadway (**Not applicable due to turning lane**).

7. The septic field shall be physically protected from the encroachment of vehicles (**Not applicable because the septic field is already in place**).
8. Direction signage placement (**Not applicable due to turning lane on Route 47**).
9. Photometric plan (Not applicable; no additional lighting is planned).
10. Building permits must be obtained for structures proposed to be built on the property (the property will not qualify for an agricultural exemption building permit).

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed business allowed by the special use permit is an agricultural related operation using agricultural structures already onsite. Provided the new shelter is constructed to code, no threats to the public health and safety are anticipated. Traffic backups on south bound Illinois Route 47 could occur if the turn lane is not installed on a timely basis.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. CHS is leasing the paved area only from the petitioners. The proposed use will not change the existing use of the property greatly; the use will be a more intense grain storage operation in an agricultural area. The proposed use fits in with other agricultural uses in the area.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities are onsite. If construction on Illinois Route 47 is delayed, traffic congestion could arise if the left turn lane on south bound Illinois Route 47 is not installed in a timely manner. After the installation of the turning lane, no access issues are foreseen. The petitioners agreed to a construction restriction regarding the placement of the proposed shelter building in relation to the waterway onsite.

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

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with agricultural uses outlined in the Land Resource Management Plan because of the nature of the proposed business and building allowed by the special use permit.

RECOMMENDATION

Staff recommends approval of the proposed special use as described in Attachment 1 subject to the following conditions:

1. A building permit shall be secured for the new shelter shown on Attachment 1. The building shall not qualify for agricultural exemption.
2. The new building shown on Attachment 1 shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.
3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.

4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.
7. No parking of vehicles shall occur within the required setbacks.
8. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations. **(Kendall County Regional Planning Commission Recommendation)**
9. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. (The Kendall County Regional Planning Commission recommends that the renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) be waived.) **(Kendall County Regional Planning Commission Recommendation)**
10. The business allowed by this special use permit shall comply with all applicable Federal, State and Local laws related to the operation of this type of business. (Recommendation added by Staff after Kendall County Regional Planning Commission Meeting)
11. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

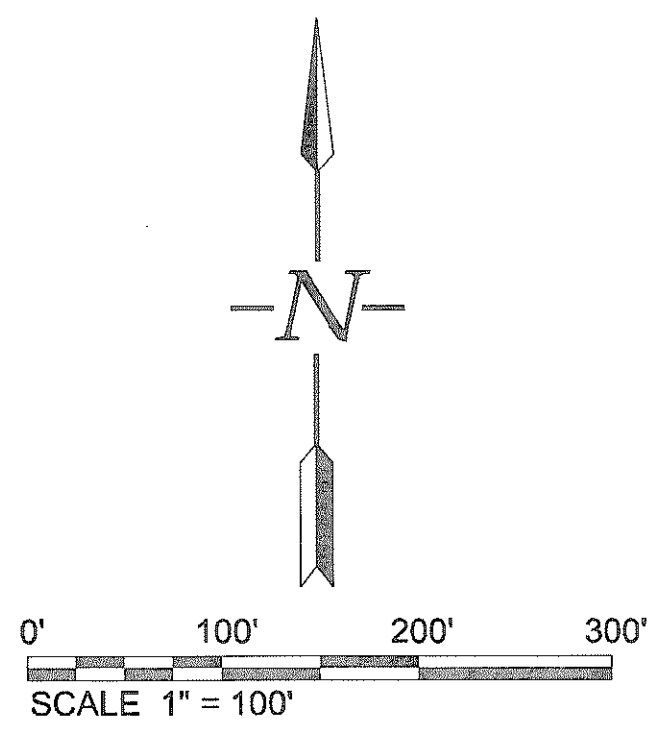
ATTACHMENTS

1. Zoning Sketch and Site Plan
2. Site Operations
3. EcoCat
4. Applicant's Findings of Fact
5. Aerial
6. Subject Property Picture
7. Ditch Looking South
8. Ditch Looking North
9. Driveway
10. ZPAC Minutes 7.11.17
11. Chismark Letter 7.10.17
12. Burroughs Email 7.11.17
13. Chismark Email 7.13.17
14. Chismark Email 7.14.17
15. Kendall County Regional Planning Commission Minutes 7.26.17
16. Special Use Hearing Minutes 7.31.17
17. Draft Ordinance

ZONING SKETCH

OF

LOT NUMBER SEVEN, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP 35 NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR ROAD PURPOSES AND THE PORTIONS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES AND ALSO EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 16, SOUTH 88 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 1614.15 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1243.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 52 PER CONVEYANCE FILED FOR RECORD MAY 3, 1933 IN BOOK 86, PAGE 182 AS MONUMENTED AND OCCUPIED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 88 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF 1614.11 FEET TO THE NORTHWARDLY PROJECTION OF THE EAST LINE OF SAID SECTION 16 LYING SOUTH OF AN INDIAN BOUNDARY LINE, SAID POINT BEING 152.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHWARDLY PROJECTION, SOUTH 00 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 358.34 FEET TO A POINT OF INTERSECTION WITH SAID INDIAN BOUNDARY LINE AND SAID EAST LINE OF SECTION 16; THENCE ALONG SAID EAST LINE OF SECTION 16, SOUTH 00 DEGREES 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 882.26 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.



08-16-200-011
JAMES T. CLOW
9025 CHICAGO ROAD
NEWARK, ILLINOIS 60541
ZONED B-3

08-16-200-010
JACOB & EMILY FRIESTAD
12316 BUSHNELL SCHOOL RD.
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-004
MANNING FAMILY LTD. PARTNERSHIP
15108 S. HARTONG ST.
PLAINFIELD, ILLINOIS 60544
ZONED A-1

08-16-100-006
LISBON BETHLEHEM LUTHERAN CHURCH
108 E. WOODMAN STREET
NEWARK, IL. 60541
ZONED A-1

08-16-100-003
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FLOOR
OAK BROOK TERRACE, ILLINOIS 60181
ZONED A-1

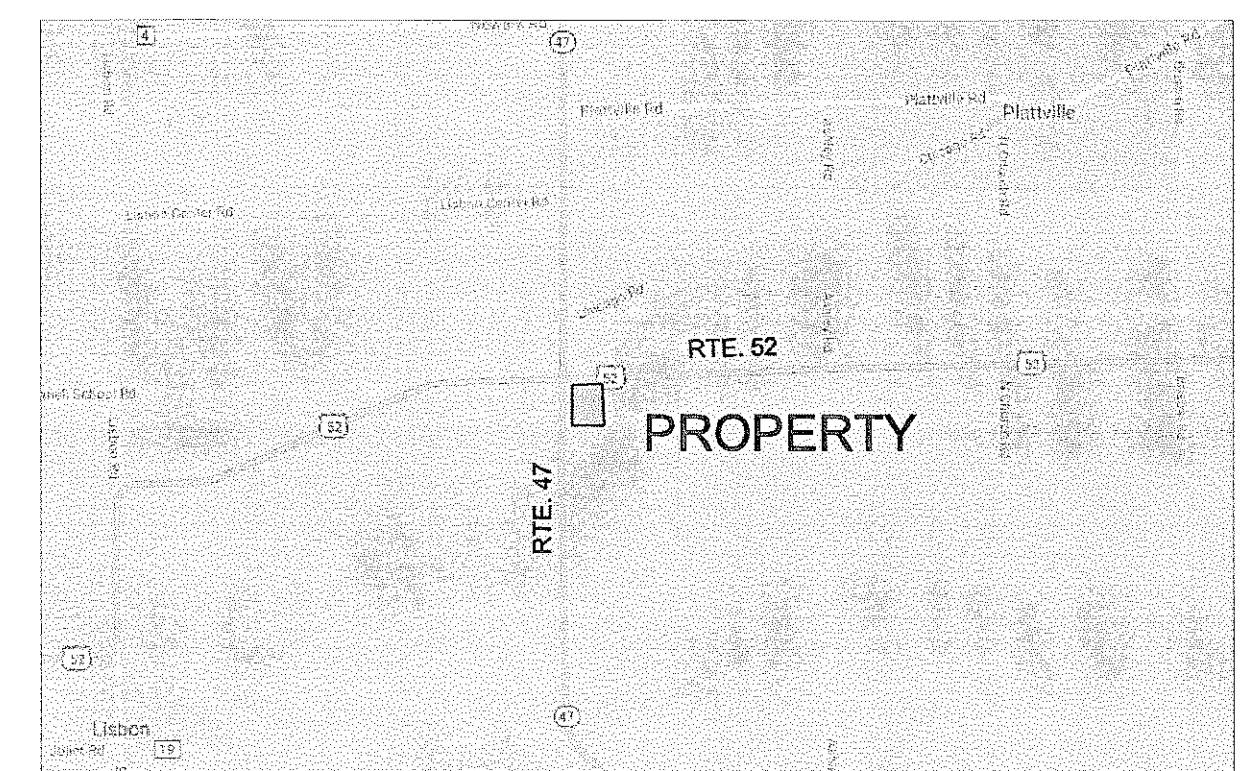
08-16-300-004
66 LAND VENTURES LLC
P.O. BOX 246
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-009
SCOTT & KRISTINE A. FRIESTAD
16950 QUARRY ROAD
MORRIS, ILLINOIS 60450
ZONED A-1

OWNER/DEVELOPER:
NGH FARMS LLC.
C/O CAROL S. HAMMAN
13351B FAXON ROAD
PLANO, IL. 60545

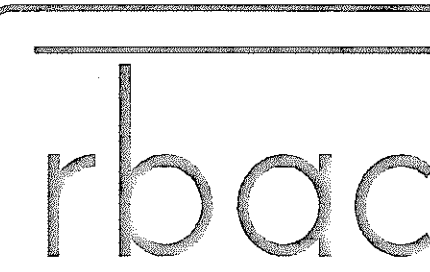
GENERAL NOTES:

- 1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON FIRM NUMBER 17093C0125G
- 2) ACCORDING TO THE WETLANDS INVENTORY MAPS, THERE IS NO WET LANDS LOCATED ON SAID PROEPRTY
- 3) THIS PROPERTY DOES NOT HAVE ANY WOODED AREAS



LOCATION MAP

PREPARED JUNE 26, 2017



**RB & ASSOCIATES
CONSULTING, INC**

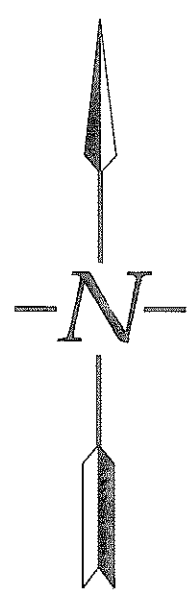
4 W MAIN STREET
PLANO, IL 60545
(630) 552-7452

DESIGN FIRM #
184-004475
www.rb-associates.net

BOUNDARY SURVEY

OF

THAT PART OF LOT 7, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 726.43 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 86.53 FEET TO A POINT ON THE EAST LINE OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT #2014-06373 FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 215.64 FEET; THENCE NORTH 69 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 65.82 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 78 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.36 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 128.16 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 114.78 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 384.92 FEET; THENCE NORTH 53 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 245.09 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 12.00 FEET TO SAID EAST LINE OF ILLINOIS ROUTE 47; THENCE NORTH 01 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 90.55 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LISBON, KENDALL COUNTY, ILLINOIS.



Scale: 1" = 50'

ILLINOIS

ROUTE

#52

#47

ROUTE

ILLINOIS

APPROXIMATE RIGHT OF WAY ILLINOIS RT. #47

S. 00°16'53" E. 726.43'

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16-35-7

RIGHT OF WAY ILLINOIS RT. #47 ACC. DOC. 2014-06373

INDIAN BOUNDARY LINE

N. 89°43'07" E. 86.53'
 MEAS. 37.27'
 N. 82°55'32" W. 12.00'

N. 61°11'46" E. 90.55'

N. 89°32'55" E. 215.64'
 N. 69°57'18" E. 65.82'
 N. 87°08'50" E. 66.00'
 S. 78°11'11" E. 77.36'

N. 53°02'23" W. 245.09'

S. 88°15'39" W. 384.92'

S. 03°04'50" W. 114.78'

S. 00°14'44" E. 128.16'

TEMPORARY
 ENTRANCE
 RECONSTRUCTION
 EASEMENT
 PER DOC.
 #2014-06372

ASPHALT CHIP DRIVE

ASPHALT CHIP DRIVE

AREA = 3.0048 ACRES

ASPHALT CHIP DRIVE

SURVEYOR'S CERTIFICATE

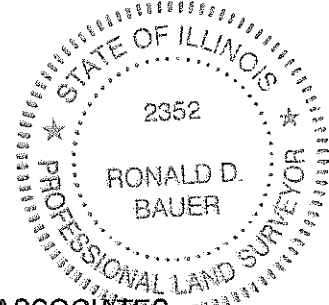
STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

THIS IS TO CERTIFY TO THE CLIENT, NGH FARMS LLC., THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 26th DAY OF JUNE, 2017.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 27th DAY OF JUNE, 2017 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
 REGISTRATION EXPIRES 11-30-2018

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.



GENERAL NOTES:

1) THERE WERE NO IRONS SET AT THE CORNERS OF THIS PARCEL.
 SURVEY WAS FOR LEASING PURPOSES ONLY AT THIS TIME.

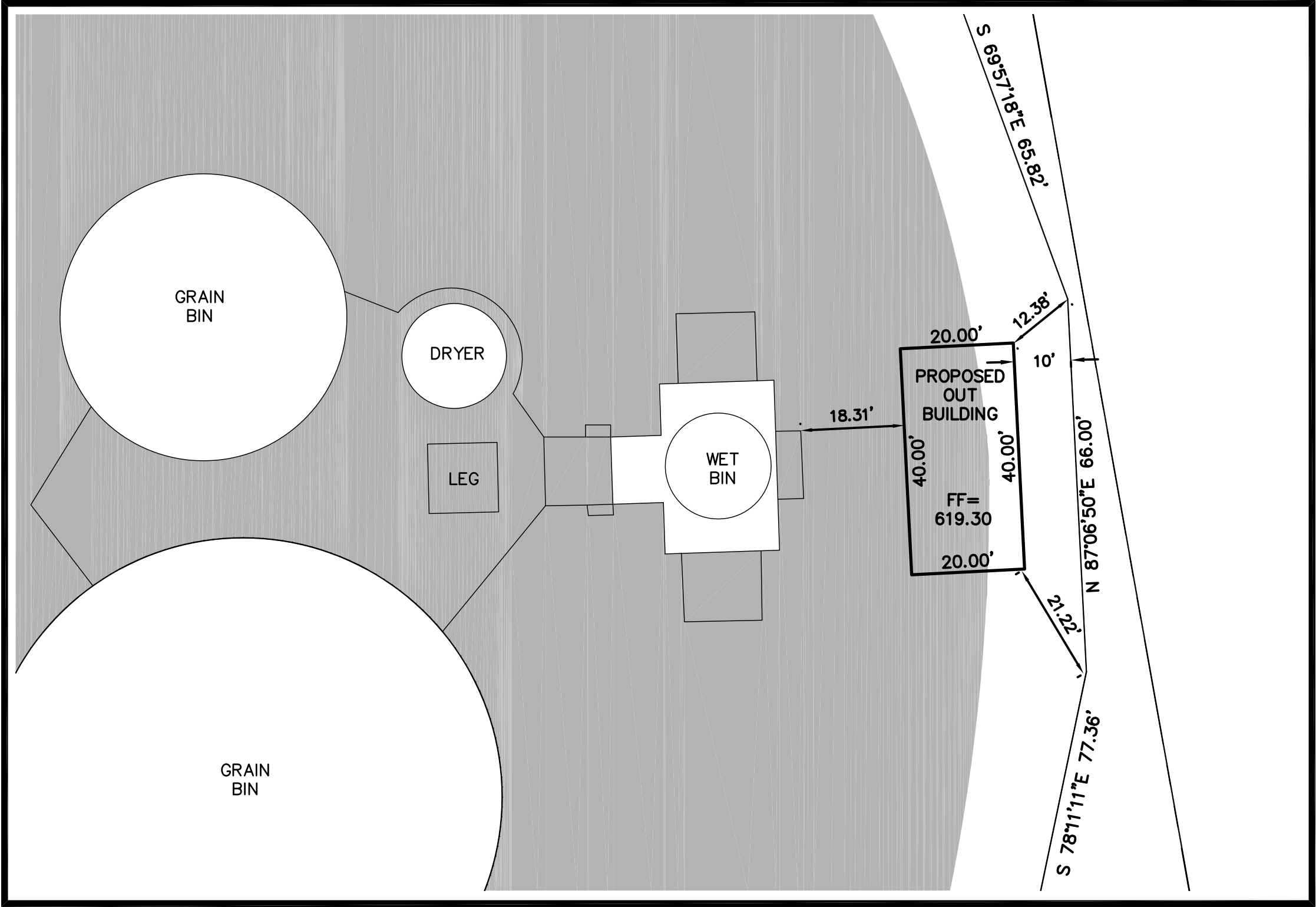
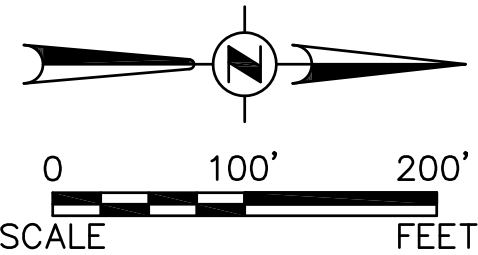
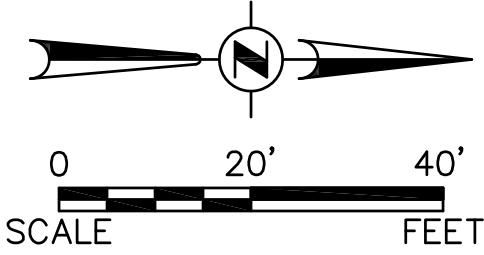
rbac

RB & ASSOCIATES
 CONSULTING, INC

4 W MAIN STREET
 PLANO, IL 60545
 (630) 552-7452

DESIGN FIRM #
 184-004475
 www.rb-associates.net

SITE PLAN
FOR
CHS, INC
PROPOSED OUT BUILDING
UNINCORPORATED LISBON TOWNSHIP
KENDALL COUNTY, ILLINOIS



DETAIL "A"

SITE DATA

TOTAL ACRES	23.13
NUMBER OF PROPOSED PARKING STALLS	—
NUMBER OF REQUIRED PARKING STALLS	—
NUMBER OF PROPOSED HANDICAP PARKING STALLS	—
NUMBER OF REQUIRED HANDICAP PARKING STALLS	—

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED
UNDER MY DIRECT SUPERVISION.

DATED AT SUGAR GROVE, ILLINOIS,


THIS ____ DAY OF _____, 2017.

DAVID R. BURROUGHS
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-045276
EXPIRATION DATE: 11/30/17



Plotted: June 27, 2017 @ 1:52 PM By: Jim Schmidt = Tab: 01 Site-Cover (22x34)

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Engineering Enterprises, Inc.
CONSULTING ENGINEERS
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 630.466.6700 / www.eeiweb.com

CHS INC.

108 N. MAIN STREET

SYCAMORE, ILLINOIS 60178

NO.	DATE	REVISIONS


CHS INC.

PROPOSED OUT BUILDING

14676 ILLINOIS ROUTE 47

SITE PLAN

DATE:	JUNE	2017
PROJECT NO:	P17021	
FILE:	P17021-SITE PLAN	
SHEET	1	OF 1



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Engineering Enterprises, Inc.

June 27, 2017

14676 Route 47- Description of Proposed Use

CHS-Elburn will utilize the existing site and facilities as they are today – as a country grain elevator. CHS-Elburn and its customer/owners (area farmers) will deliver corn and soybeans to the grain elevator via truck. CHS-Elburn will then direct the grain out of the elevator to be delivered to a destination location – processor, export, etc. Delivery to a destination location will also be via truck – either via a “grain hopper” trailer or a cargo “container” trailer. CHS-Elburn expects the majority of the grain leaving the elevator to be loaded on to a “container” trailer bound for export due to the proximity to the Joliet rail yards. To load the “container” units, CHS-Elburn intends to utilize a portable torpedo type auger system. This will not be an attachment to property. CHS-Elburn also intends to improve the property to provide cover “load out shelter” for this function. Estimated cost for improvement “shelter” to be approx. \$30,000 with potential to be removed after 3-year lease has expired or not renewed. CHS-Elburn does not anticipate any short or long term storage of “container” units. “Container” units will remain attached to trailer with full anticipation they will continue in transit to destination.

CHS-Elburn will lease the site.

Hours of operation:	M-F	7:30 to 5pm
	Saturday	7:30 to Noon during Harvest (October/November)
	Sunday	7:30 to Noon during Harvest (October/November)

Likely for only a few Sundays.

Parking:

We anticipate only 1 to 2 employees on site. Will utilize ample parking that exists. Will not deviate current site.



Applicant: Engineering Enterprises
Contact: Tyler Meyer
Address: 52 Wheeler Road
 Sugar Grove, IL 60554

IDNR Project Number: 1712608
Date: 06/28/2017

Project: 14676 Route 47
Address: 14676 Route 47, Newark

Description: CHS-Elburn intends to improve the property by constructing a "load out shelter" to improve processing and exporting for the grain elevator. The load out shelter will be approximately 20' x 40'.

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:
 35N, 7E, 16



IL Department of Natural Resources Contact

Keith Shank
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
 Amy Dragovich
 1021 North Grand Avenue East
 P.O. Box 19276
 Springfield, Illinois 62794 -9276

Disclaimer

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

Terms of Use

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

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

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

The facility is an existing agricultural/grain storage operation. The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site and therefore, will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare of the public.

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

The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site. The area surrounding the facility will still be used for growing crops and therefore the special use will not be substantially injurious to the use and enjoyment of the other properties in the immediate vicinity nor diminish or impair property values within the neighborhood.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

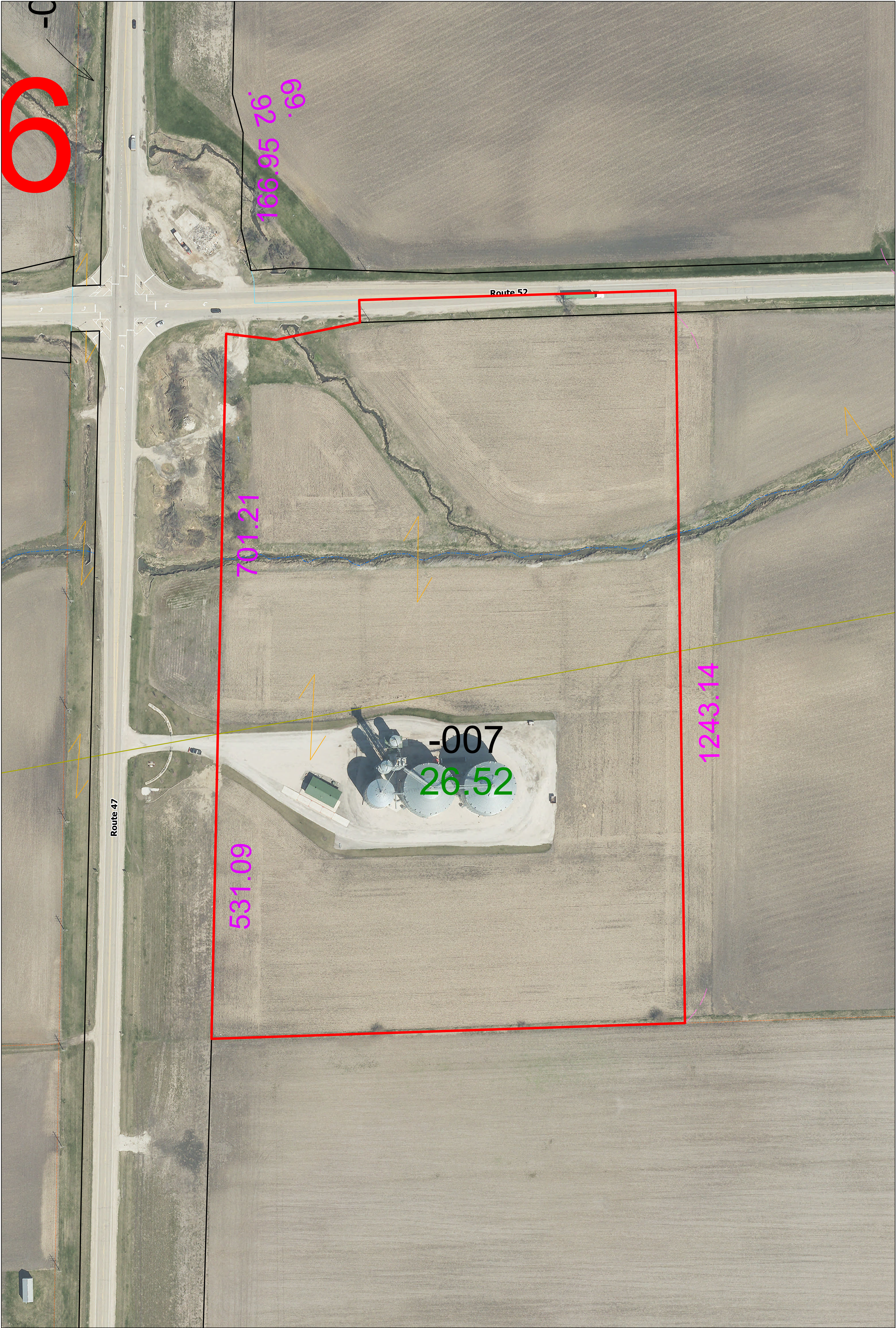
The site has been used for several years as a grain storage facility and has adequate access to IL Route 47. The current access will not be changed and the load out building is an upgrade for the operation of the site so it will improve the efficiency of the grain storage operation.

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

The grain storage facility has been in operation at this location for several years and conforms to the applicable regulations of the A-1 zoning district. The load out building is an upgrade for the operation of the site and will improve the efficiency of the grain storage operation.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

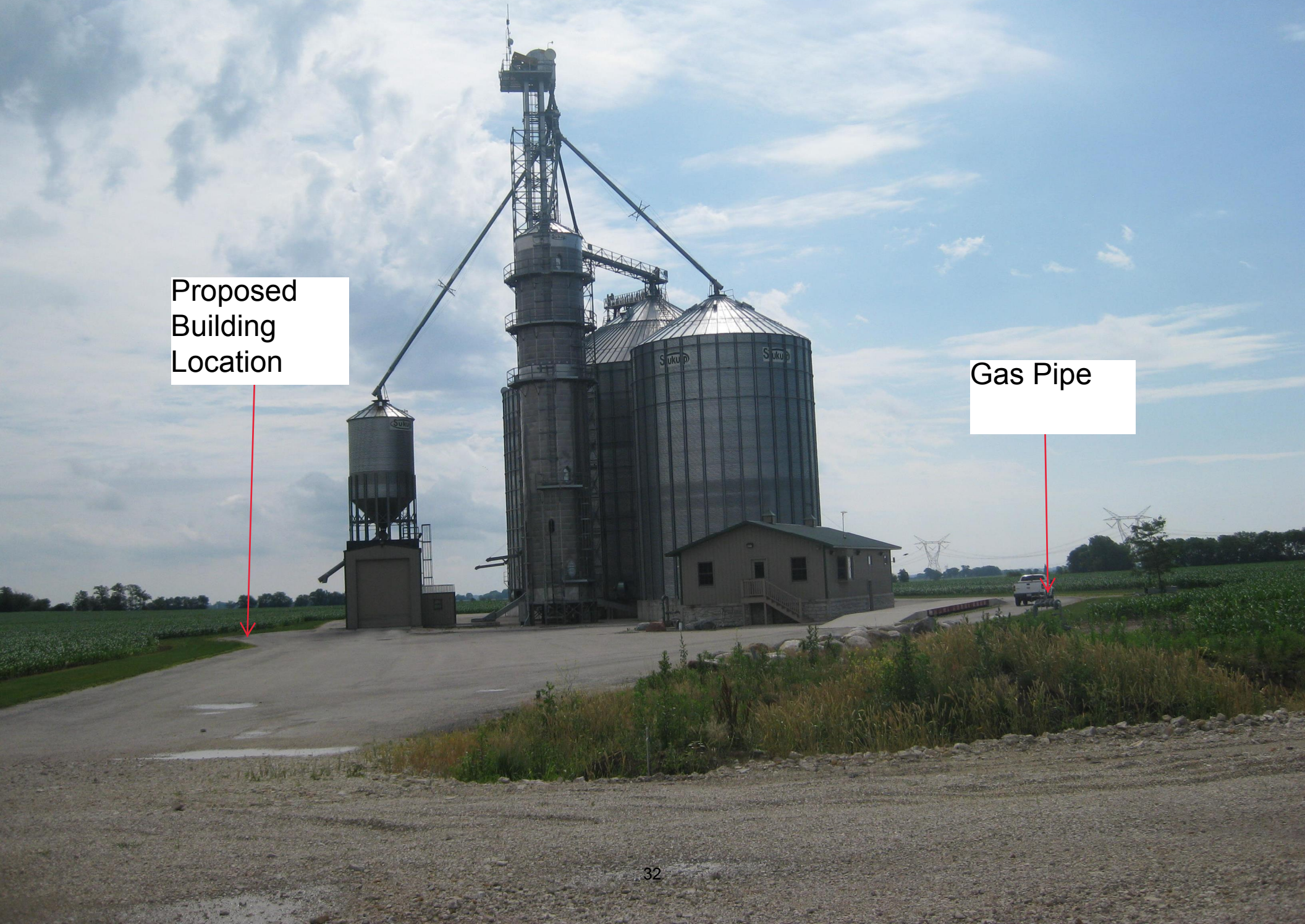
The growing of crops and a grain storage facility are acceptable uses in the A-1 Zoning District and are therefore consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County Plans and policies for this area.



<div data-bbox="70 2905 191 3030"></div> <div data-bbox="262 2921 473 2999"><p>Kendall County GIS 111 West Fox Street - Room 309 Yorkville, Illinois 60560-1498 630.553.4030</p></div> <div data-bbox="574 3008 665 3030"><p>Aerial: Spring 2016</p></div>	<div data-bbox="856 2905 1169 2999"><p>08-16-400-007 Lisbon Twp. Kendall County Illinois</p></div>	<div data-bbox="1360 2905 1945 3030"><div data-bbox="1370 2905 1451 2968"></div><div data-bbox="1481 2905 1935 2968"></div></div> <div data-bbox="1360 2977 1945 3030"><div data-bbox="1360 2977 1481 3030"><p><small>This map is provided as a reference only. It is not a legal document. The user assumes all responsibility for the accuracy and completeness of the information. The user agrees to hold the County harmless for any and all damages, including attorney's fees, arising from the use of this map. The County does not warrant the accuracy or completeness of the information. The County is not responsible for any errors or omissions. The County is not responsible for any damages, including attorney's fees, arising from the use of this map. The County is not responsible for any errors or omissions. The County is not responsible for any damages, including attorney's fees, arising from the use of this map.</small></p></div><div data-bbox="1481 2977 1945 3030"><p>1 inch = 75 feet</p></div></div>
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Proposed
Building
Location

Gas Pipe









**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 11, 2017 – Meeting Minutes**

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

Present:

Fran Klaas – Highway Department
Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Megan Andrews – Soil & Water Conservation District
Greg Chismark – WBK Engineering, LLC
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Tom Knief and David Burroughs

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the June 6, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITION

17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner) – Special Use Permit to Operate a Grain Storage Facility at 14676 Route 47, Newark (PIN: 08-16-400-007) Southeast Corner of Illinois Route 47 and U.S. 52 in Lisbon Township

Mr. Asselmeier provided a summary of this proposed special use permit. CHS desires to construct a shelter approximately eight hundred (800) square feet in size at a cost of approximately Thirty Thousand Dollars (\$30,000) at the subject property for their operations. The shelter might be removed when the three (3) year lease expires.

Mr. Asselmeier said the petitioners will have to obtain a building permit and are not considered agriculturally exempt.

Mr. Klaas asked why the special use was necessary. Mr. Asselmeier stated the Zoning Ordinance required a special use when a grain storage business is more of an industrial scale and not for an onsite farming operation.

No concerns were expressed regarding the paving material. The apron may be paved as part of the IL 47 widening project.

Ms. Andrews asked if any other buildings were planned for the site. The petitioners responded that no other buildings besides the proposed shelter and existing buildings are planned for the site. The petitioners said they are only leasing the paved area.

The petitioners agreed to the restriction that all containers shall stay connected to chassis. The petitioners also agreed to no overnight storage of the containers.

Mr. Asselmeier read Mr. Chismark's letter. The petitioners are working on obtaining the flow numbers from IDOT to address Mr. Chismark's concerns.

Signage could be placed per the County's Ordinances. A thirty-two square (32) foot sign would be allowed per the Zoning Ordinance. The sign cannot be illuminated.

Since this business operation is a co-op, the petitioners could not guarantee that they will not be working before or after the hours of operation listed in the proposal. Therefore, the consensus was that hours of operation not be included as a restriction because no residential uses are near the site.

Mr. Rybski expressed concerns about the septic system being located under the driveway area.

Deputy Commander Langston asked about additional traffic. No additional traffic is planned that could not be handled by the existing roads. Mr. Klaas encouraged the applicants to restrict their traffic to State highways and not drive on County highways when the containers are full due to weight restrictions.

Mr. Klaas made a motion, seconded by Ms. Andrews, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on July 26th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

Mr. Asselmeier reported that the Delaney Gun Range Case and the Semper Fi, Inc Case were withdrawn by the petitioners.

Mr. Asselmeier reported one (1) special use permit renewal application is being finalized.

OLD BUSINESS

None

NEW BUSINESS

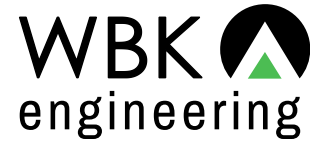
None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:30 a.m., adjourned.



July 10, 2017

Mr. Matt Asselmeier
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: CHS Inc and NGH Farms (Route 47 / Lisbon Creek)
Kendall County (WBK Project No. 16-0100)

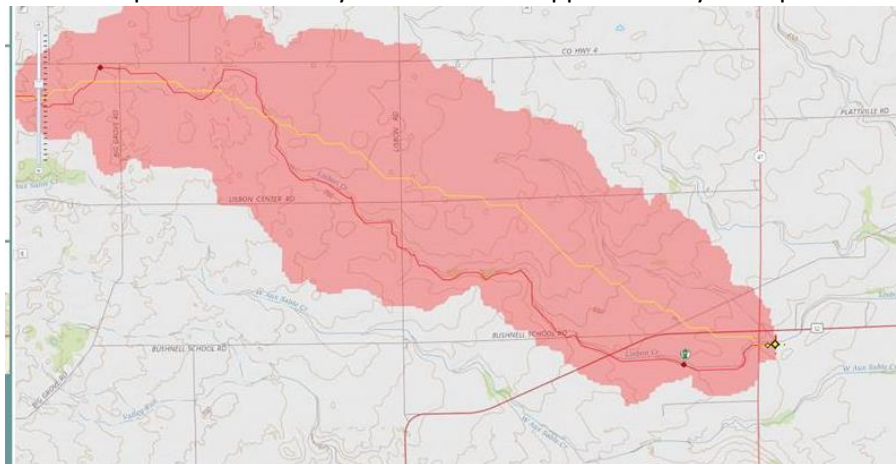
Dear Mr. Asselmeier:

Wills Burke Kelsey Associates, Ltd. (WBK) has reviewed the information submitted for the subject petition. WBK received the following information via e-mail:

- ZPAC Agenda and Special Use petition No. 17-20 including project narrative and site plans.

We have no objection to consideration of this special use conditioned on resolution of the following issue.

- The drainage way (Lisbon Creek) adjacent to the proposed building is of a concern relative to the proposed building. It is recommended that the engineer establish a 100 year water surface elevation in the adjacent channel to ensure the building is elevated and protected. Although the creek is not floodplain the tributary area the site is approximately 7.5 square miles.



Please do not hesitate to contact me directly with any questions or comments at (630) 443-7755.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Chismark", written over a horizontal line.

Greg Chismark, P.E.
Municipal Practice Principal
WBK Engineering, LLC.

WBK Engineering, LLC
WBKEngineering.com



Part of the Mno-Bmadsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630.701.2245

Matt Asselmeier

From: David Burroughs [REDACTED]
Sent: Tuesday, July 11, 2017 4:23 PM
To: Matt Asselmeier
Cc: Greg Chismark ([REDACTED]); CO-Elburn, Thomas Knief
Subject: FW: Flood Elevation Report - P17021
Attachments: P17021 Flood Elevation Report.pdf; Waterway Information IDOT 66B84.pdf

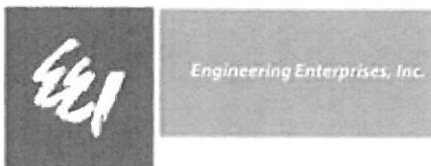
Matt,

The attached report is in response to Greg Chismark's comments from yesterday. I was able to recover the stormwater design from IDOT (see attached) and they had calculated a discharge from the culvert under IL Route 47 of 852 CFS for the 100 year storm event and 1,092 CFS for the 500 year storm. I then created a cross-section at the proposed building location and determined the high water level (HWL) from the 100 year and 500 year storm event at 917.41 and 917.43. The proposed elevation of the building is at 919.30 so almost 2' higher than both storm events. Let me know if you have any further comments.

Thanks,

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554
Tel. [REDACTED]
Dir. [REDACTED]
Fax [REDACTED]
www.eeiweb.com
[REDACTED]



**Supporting the Communities
We Work and Live In**

From: Tyler Meyer
Sent: Tuesday, July 11, 2017 4:14 PM
To: David Burroughs <[REDACTED]>
Subject: Flood Elevation Report - P17021

Dave

Attached is the floodplain report for P17021

Tyler Meyer, E.I.
Project Engineer

Irregular Section (P17021 Flood Elevation Model.fm8) Report

Label	Solve For	Friction Method	Roughness Coefficient
100YR ELEV	Normal Depth	Manning Formula	0.036
500YR ELEV	Normal Depth	Manning Formula	0.036

Channel Slope (ft/ft)	Water Surface Elevation (ft)	Elevation Range	Discharge (ft³/s)
0.00500	617.41	612.00 to 620.62 ft	852.00
0.00500	617.53	612.00 to 620.62 ft	1092.00

Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)
368.80	527.09	0.70	519.00
434.21	547.06	0.79	538.98

Normal Depth (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)
5.41	2.97	0.01590	2.31
5.53	5.19	0.02346	2.51

Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
0.08	5.49	0.48	Subcritical
0.10	5.63	0.49	Subcritical



Cross Section for 100YR ELEV

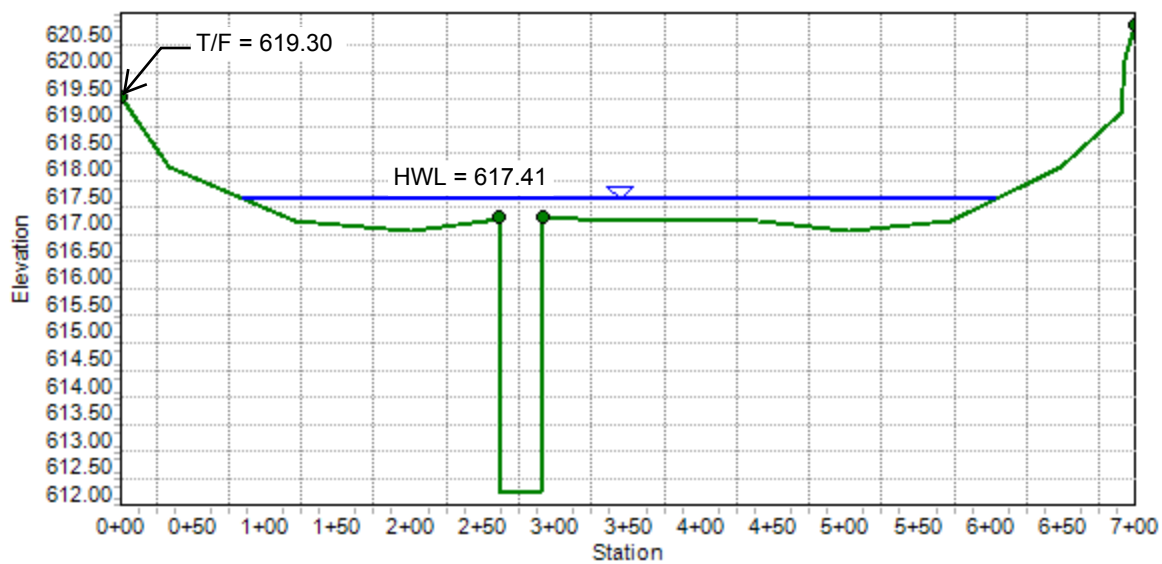
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	5.41	ft
Discharge	852.00	ft ³ /s

Cross Section Image



Cross Section for 500YR ELEV

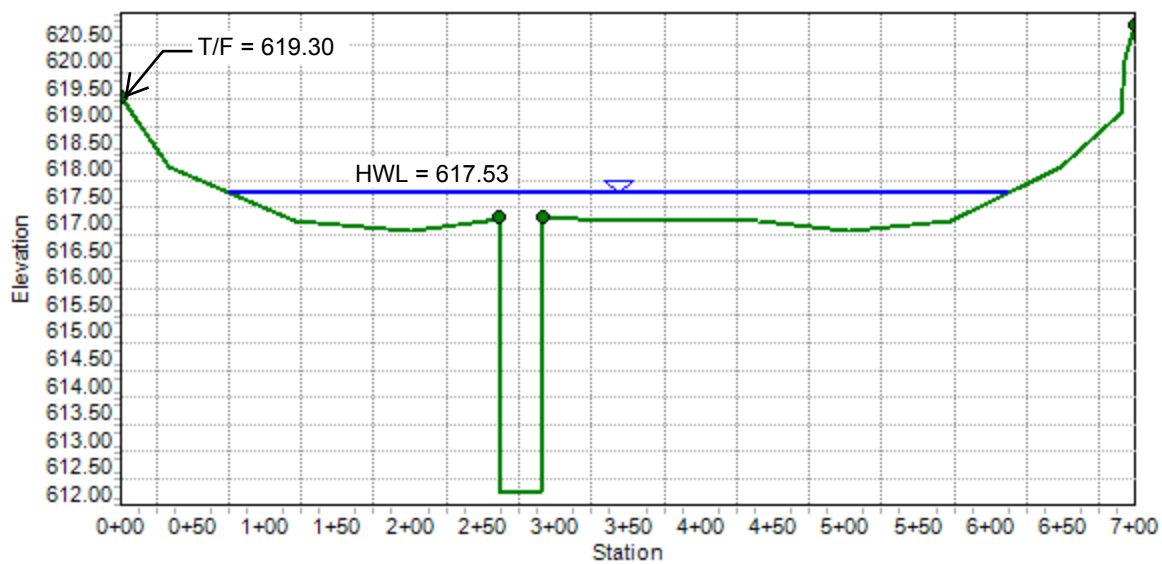
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	5.53	ft
Discharge	1092.00	ft ³ /s

Cross Section Image



No Salvage.

1. General Plan & Elevation
2. General Data
3. Culvert Details
4. Soil Borings

2012 AASHTO LRFD Bridge Design Specifications,
6th Edition

Allow 50#/sq. ft. for future wearing surface.

$f'_c = 3,500 \text{ psi}$
 $f_y = 60,000 \text{ psi (Reinforcement)}$

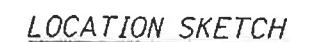
$f'_c = 5,000 \text{ psi}$
 $f_y = 60,000 \text{ psi (Reinforcement)}$
 $f_y = 65,000 \text{ psi (Welded Wire Fabric)}$

Layout of the slope protection system may be varied to suit ground conditions in the field as directed by the Engineer.

The last section of precast culvert on each end shall have reinforcing bars extending from the precast culvert to be incorporated into the cast-in-place end sections as shown on sheet 3 of 4.

Precast concrete box culverts shall conform to the design requirements of ASTM C1577.

(Along IL Rte 47 P.G.)



IL. RTE. 47 OVER

LISBON CREEK

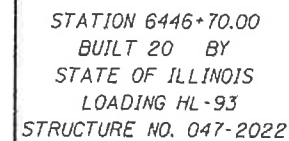
F.A.P. RTE. 326

SEC-(109, 110)R-1

KENDALL COUNTY

STATION 6446+70.00

STRUCTURE NO. 047-2022



See Std. 515001

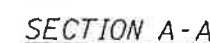


Design Scour Elevation (ft.)	U.S. Invert	D.S. Invert
	609.15	608.84

Drainage Area = 5.01 sq mi			Exist. Low Grade Elev. 623.54 Prop. Low Grade Elev. 624.19						
Flood	Freq. Yr.	Q C.F.S.	Opening Sq. Ft.		Nat. H.W.E.	Head - Ft.		Headwater Elev.	
			Exist.	Prop.		Exist.	Prop.	Exist.	Prop.
	10	501	116	115	618.8	0.3	0.3	619.1	619.1
Design	50	751	122	124	619.3	0.9	0.9	620.2	620.2
Base	100	852	122	126	619.5	1.2	1.2	620.7	620.7
Overtopping			-	-	-	-	-	-	-
Max. Calc.	500	1092	122	126	619.8	2.1	2.0	621.9	621.8

10 year velocity through Existing Structure = 4.3 fps
10 year velocity through Proposed Structure = 4.4 fps

ITEM	UNIT	TOTAL
Porous Granular Embankment	Cu. Yd.	72
Stone Riprap, Class A4	Sq. Yd.	83
Filter Fabric	Sq. Yd.	83
Removal of Existing Structures No. 4	Each	1
Reinforcement Bars	Pound	9510
Name Plates	Each	1
Concrete Box Culverts	Cu. Yd.	54.2
Precast Concrete Box Culvert 9'x7'	Foot	282.5
*Membrane Waterproofing for Culverts	Sq. Yd.	395



*Waterproofing membrane shall cover the top surface of the culvert, including the top and inside face of edge beams at stage lines, and extend 6 inches up the inside face of the headwall. For precast box culverts, the waterproofing membrane shall cover the top 1 foot of the outside face of the sidewalls. For cast in place box culverts, the waterproofing membrane shall extend to 6 inches below the construction joint between the culvert sidewall and the top slab on the outside face of the sidewalls.



Vincent P. Tebar 7/14/2011

Vincent P. Tabor
Licensed Structural Engineer
State of Illinois No. 081-007047
Expires 11/30/2014

REVISED	USER NAME	DESIGNED
REVISED	FILE NAME	CHECKED
REVISED	PLOT SCALE	DRAWN
REVISED	PLOT DATE	CHECKED

LE LIN ENGINEERING LTD.
Consulting Engineers
Springfield, Illinois

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

GENERAL PLAN & ELEVATION
STRUCTURE NO. 047-2022

SHEET NO. 1 OF 4 SHEETS

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
326	109, 110R-1	KENDALL	619	376
CONTRACT NO. 66884				
ILLINOIS FED. AID PROJECT				

Matt Asselmeier

From: Greg Chismark [REDACTED]
Sent: Thursday, July 13, 2017 7:57 AM
To: David Burroughs; Matt Asselmeier
Cc: CO-Elburn, Thomas Knief
Subject: RE: Flood Elevation Report - P17021

Dave,

Thanks. This report and the detail are perfect. I appreciate your quick response. The only comment I have is the basis for the channel slope at 0.5%. The culvert under IL 47 is at 0.2% and the Streamstats data indicates a slightly flatter slope. If you have information to verify the 0.5% then just note that. If not, quickly run the channel at 0.2% and see what that does to the water surface elevation. I suspect it will work fine but that may be a better representation of freeboard.

Thanks,

Greg

Greg Chismark P.E.

Municipal Practice Principal

WBK Engineering, LLC

116 West Main Street, Suite 201, St. Charles, Illinois 60174

P: 630.333.1111 D: 630.333.1112

www.wbkengineering.com | Mediating the Built & Natural Environments | [Part of the Mno-Bmadsen Family](#)

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From: David Burroughs [mailto:[REDACTED]]
Sent: Tuesday, July 11, 2017 4:23 PM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Greg Chismark <[REDACTED]>, CO-Elburn, Thomas Knief <[REDACTED]>
Subject: FW: Flood Elevation Report - P17021

Matt,

The attached report is in response to Greg Chismark's comments from yesterday. I was able to recover the stormwater design from IDOT (see attached) and they had calculated a discharge from the culvert under IL Route 47 of 852 CFS for the 100 year storm event and 1,092 CFS for the 500 year storm. I then created a cross-section at the proposed building location and determined the high water level (HWL) from the 100 year and 500 year storm event at 917.41 and 917.43. The proposed elevation of the building is at 919.30 so almost 2' higher than both storm events. Let me know if you have any further comments.

Thanks,

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.

Matt Asselmeier

From: Greg Chismark [mailto:greg.chismark@wbkengineering.com]
Sent: Friday, July 14, 2017 7:19 AM
To: David Burroughs
Cc: Matt Asselmeier
Subject: RE: 14676 Route 47 Newark - Flood Elevation Report

Thank you Dave. All looks good on this.
Greg

Greg Chismark P.E.
Municipal Practice Principal

WBK Engineering, LLC
116 West Main Street, Suite 201, St. Charles, Illinois 60174
P: 630.443.7755 D: 630.338.8527

www.wbkengineering.com | Mediating the Built & Natural Environments | **Part of the Mno-Bmadsen Family**

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From: David Burroughs [mailto:david.burroughs@eeiweb.com]
Sent: Thursday, July 13, 2017 10:21 AM
To: Greg Chismark <greg.chismark@wbkengineering.com>
Subject: FW: 14676 Route 47 Newark - Flood Elevation Report

Greg,

Here is the calculation for a 0.2% slope. The slope of 0.50% was calculated using the average distance between the bounding contours shown on the topo. But either way we are well above the 100 year flood elevation.

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554
Tel. [REDACTED]
Dir. [REDACTED]
Fax [REDACTED]
www.eeiweb.com
[REDACTED]

Attachment 15

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved Meeting Minutes of July 26, 2017

Chairman Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Budd Wormley and Angela Zubko

Staff Present: Matthew H. Asselmeier, Senior Planner

Members Absent: Roger Bledsoe and Claire Wilson

In the Audience: David Burroughs and Jeff Neisler

APPROVAL OF AGENDA

Mr. Nelson made a motion, seconded by Mr. Wormley, to approve the agenda as presented. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Wormley made a motion, seconded by Mr. Casey, to approve the June 28, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITION

17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

Mr. Asselmeier summarized the request. CHS, Inc. desires to lease the paved area from the current owners for a period of three (3) years. CHS, Inc. would like to construct an approximately eight hundred (800) square foot shelter on the north side of the dryer building. The anticipated cost of the shelter is approximately Thirty Thousand Dollars (\$30,000) and the shelter could be removed at the end of the lease. CHS, Inc. will deliver and receive corn and soybeans by truck at the property. The crops will be sent to market via “grain hopper” trailer or “container” trailer.

The area around the subject property is used agriculturally and all of the adjoining properties are zoned A-1 with the exception of the property to the north which is zoned B-3.

Neither Lisbon Township nor the Village of Lisbon submitted comments regarding this proposal. ZPAC unanimously recommended approval of the proposal.

The existing structures on the property were allowed for personal use only; discussion occurred regarding change of occupancy.

Chairman Ashton asked about the relocation of the ingress/egress point to the south property line; the site plan does not show this information. Mr. Burroughs said a revised site plan showing the new ingress/egress point does not exist.

Mr. Nelson asked why the entire property would be granted a special use. The petitioner said that they would only lease the paved area. Mr. Asselmeier noted that any amendments to the site plan would have to be approved by the County.

Mr. Wormley asked if the area by the creek would be farmed. Mr. Neisler said that everything that is farmed today will continue to be farmed.

No access off of U.S. 52 is planned.

Extensive discussion occurred regarding the routing of trucks onsite. There will be a left turn lane on southbound Route 47 after construction is finished. Concerns about traffic backups on Route 47 were expressed by several Commissioners; Commissioners desired a site plan that more accurately explained the traffic flow. The petitioners said that staging would occur onsite; the scale situation will be a bottleneck. Trucks will circle to get weighed, dump their loads or obtain their loads, get weighed again and then circle the property again to leave.

Mr. Rodriguez asked about the number of trucks backed up on Route 47. Mr. Neisler said that trucks would not be backed up on Route 47, if CHS was doing its job. Mr. Neisler said that they would try to schedule drop-offs and pick-ups to reduce the chance of backups.

Mr. Neisler said that the facility can dump ten thousand (10,000) bushels per hour. Intake will be reduced depending on moisture content of crops and ability of dryer.

Mr. Casey asked where the grain that they plan to receive currently goes. Who were they taking business from? Grainco was the consensus answer.

Discussion occurred regarding having the special use go with the land, with a specific entity or for a set timeframe. Mr. Asselmeier advised that a timeframe be set instead of connecting the special use permit with a certain entity or owner. The consensus was that a one (1) year timeframe would be appropriate given the construction on Route 47 and the potential changes to the site plan. The application fee should be waived.

The petitioners said that they hoped to be operational by September 1st; they would start working on the property at the beginning of September. The lease is subject to obtaining approval of the special use permit.

Mr. Asselmeier stated that according to County Highway Engineer Fran Klaas the Route 47 project should be completed in fall or winter 2018.

Mr. Wormley asked how much time would elapse from the time trucks enter the property to the time they leave. Mr. Neisler responded three (3) minutes.

Discussion occurred regarding the ticket delivery system.

Ms. Zubko made a motion to recommend approval of the petition with the addition of the following restrictions:

1. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations.
2. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use

permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. (The Kendall County Regional Planning Commission recommends that the renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) be waived).

Mr. Nelson seconded the motion.

The representatives from CHS agreed to the addition of the above proposed restrictions.

Yes – Ashton, Casey, Nelson, Rodriguez, Shaw, Wormley and Zubko (7)

No – None

Absent – Bledsoe and Wilson (2)

The motion passed. This proposal will go to the Special Use Hearing Officer on July 31, 2017 at 7:00 p.m.

OLD BUSINESS

Letter to Kendall County State's Attorney's Office RE: Forest Preserve Compliance with the Kendall County Zoning Ordinance

Mr. Asselmeier presented a letter from State's Attorney Eric Weis stating that forest preserves are exempt from local zoning regulations and Mr. Weis considers this matter closed. Mr. Nelson will email Mr. Asselmeier the Attorney General's opinion referenced in Mr. Weis' letter; Mr. Asselmeier will email the opinion to the other Commissioners.

NEW BUSINESS

Mr. Asselmeier stated that, pending the outcome of the ZPAC meeting, there will be three (3) petitions on the August agenda.

The Commission requested Staff to investigate an alleged banquet facility on U.S. 52 between Jughandle Road and Arbeiter Road.

Discussion occurred about evaluating the number and type of special uses in the A-1 Zoning District.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

The Commission's concerns for the property on Ashley Road south of Plattville and the swimming pool at the house on Grove Road north of Chicago Road were discussed.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Mr. Wormley made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Planning Commission meeting adjourned at 8:14 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner

**UNAPPROVED MINUTES
KENDALL COUNTY
SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
July 31, 2017 – 7:00 p.m.**

CALL TO ORDER- SPECIAL USE HEARING

At 7:27 p.m., Special Use Hearing Officer Walter Werderich called the Special Use Hearing to order.

ROLL CALL

Member Present: Walter Werderich, Special Use Hearing Officer

Staff Present: Matthew Asselmeier, AICP, Senior Planner

In the Audience: Robert Davidson, David Burroughs and Jeff Neisler

MINUTES

Mr. Werderich approved the June 5, 2017 Special Use Hearing Officer Meeting minutes as written.

Mr. Werderich introduced himself and explained how the meeting will be conducted.

Mr. Werderich swore in all members of the audience that wished to speak about the proposed special use.

PETITION

17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

Request: Special Use Permit to Operate a Grain Storage Operation

Location: 14676 Route 47, Newark (PIN: 08-16-400-007) Southeast Corner of the Intersection of Illinois Route 47 and U.S. 52, Lisbon Township

Purpose: Prospective Lessee Desires to Operate a Grain Storage Operation at the Property.

Mr. Asselmeier summarized the case. CHS desired to lease the paved area from NGH Farms, LLC for three (3) years with a five (5) year option. Staff is still waiting on the Natural Resource Inventory. The Kendall County Regional Planning Commission reviewed the proposal and expressed concerns regarding traffic circulation on Illinois Route 47 and on the property. Mr. Asselmeier stated that the site plan shows the current ingress/egress from Illinois Route 47. After the widening of Illinois Route 47 is completed, a new ingress/egress point will be created south of the existing access point with a dedicated left turning lane for south bound traffic. The petitioners intend to maintain both ingress/egress points. The northern access point will be right-in, right-out. The Kendall County Regional Planning Commission recommended that the special use permit be valid for a period of one (1) year. The proposed use is a permitted use only in the M-2 Heavy Industrial District. He listed the recommended conditions proposed by Staff:

1. A building permit shall be secured for the new shelter shown on Attachment 1. The building shall not qualify for agricultural exemption.
2. The new building shown on Attachment 1 shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.

3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.
4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.
7. No parking of vehicles shall occur within the required setbacks.
8. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.
9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Werderich opened the public hearing for audience comment at 7:50 p.m.

Mr. Burroughs presented an exhibit, a copy of the Illinois Department of Transportation's access plans for the corner of Illinois Route 47 and U.S. 52. Mr. Werderich accepted the exhibit as Petitioner's Exhibit 1. The pink entrance will be the new entrance and the green entrance is the existing entrance.

Mr. Werderich asked if the proposed one (1) year duration of the special use permit was to rectify concerns regarding traffic flow. Mr. Asselmeier responded that the site plan would change after the completion of Illinois Route 47. The Kendall County Regional Planning Commission had concerns regarding the difference between the proposed site plan and the site plan that would exist after the completion of Illinois Route 47.

Mr. Werderich asked the petitioners how they envision the traffic situation. Mr. Neisler stated he did not believe traffic congestion on Illinois Route 47 will occur. Some traffic backups could occur.

Mr. Werderich asked why the lease was for only three (3) years. Mr. Neisler responded that he believes this will be a long-term lease; the property owners are not ready to sell the land at the present time.

Mr. Werderich asked about the floodplain issues. Mr. Asselmeier said that Lisbon Creek runs through the property and the proposal will not impact the waterway. However, the County's stormwater consultant wanted a restriction related to elevation of the one hundred (100) year event water surface. Mr. Burroughs stated that the proposed building will be constructed two feet (2') above the calculated one hundred (100) year event water surface elevation.

Mr. Davidson talked about the other facilities that currently engage in similar business activities and the traffic flow around these businesses. He has not heard any complaints regarding traffic flow related to these businesses.

Mr. Asselmeier noted that the petitioner submitted green cards and proof of publication of the notice of the hearing and are on file.

Mr. Werderich closed the public hearing at 7:52 p.m.

Mr. Werderich reviewed the following Findings of Fact for the special use and made the following findings:

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed business allowed by the special use permit is an agricultural related operation using agricultural structures already onsite. Provided the new shelter is constructed to code, no threats to the public health and safety are anticipated. Traffic backups on south bound Illinois Route 47 could occur if the turn lane is not installed on a timely basis.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. CHS is leasing the paved area only from the petitioners. The proposed use will not change the existing use of the property greatly; the use will be a more intense grain storage operation in an agricultural area. The proposed use fits in with other agricultural uses in the area.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities are onsite. If construction on Illinois Route 47 is delayed, traffic congestion could arise if the left turn lane on south bound Illinois Route 47 is not installed in a timely manner. After the installation of the turning lane, no access issues are foreseen. The petitioners agreed to a construction restriction regarding the placement of the proposed shelter building in relation to the waterway onsite.

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

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with agricultural

uses outlined in the Land Resource Management Plan because of the nature of the proposed business and building allowed by the special use permit.

Mr. Werderich said the proposed special use meets the required Findings of Fact. Accordingly, his recommendation is to approve the special use as proposed subject to the following restrictions:

1. A building permit shall be secured for the new shelter shown on Attachment 1. The building shall not qualify for agricultural exemption.
2. The new building shown on Attachment 1 shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.
3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.
4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.
7. No parking of vehicles shall occur within the required setbacks.
8. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations.
9. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. (The renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) shall be waived.)
10. The business allowed by this special use permit shall comply with all applicable Federal, State and Local laws related to the operation of this type of business.
11. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

This proposal shall go before the Planning, Building and Zoning Committee at their August 7, 2017 meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATE ON PETITIONS

Mr. Asselmeier reported that the Delaney Gun Range petition and Semper Fi Land, Inc. petition were withdrawn.

NEW BUSINESS/OLD BUSINESS

Mr. Asselmeier reported that, pending recommendations from ZPAC and the Kendall County Regional Planning Commission, there will be two (2) special use petitions at the August hearing.

PUBLIC COMMENT

None

ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 7:54 p.m.




Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner

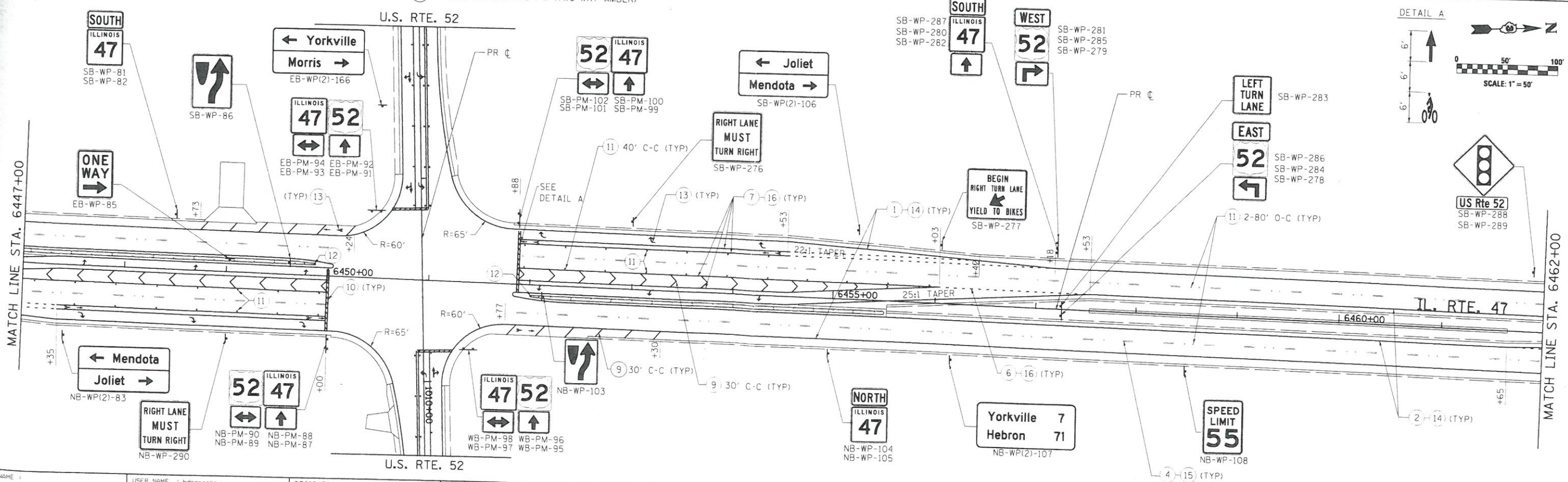
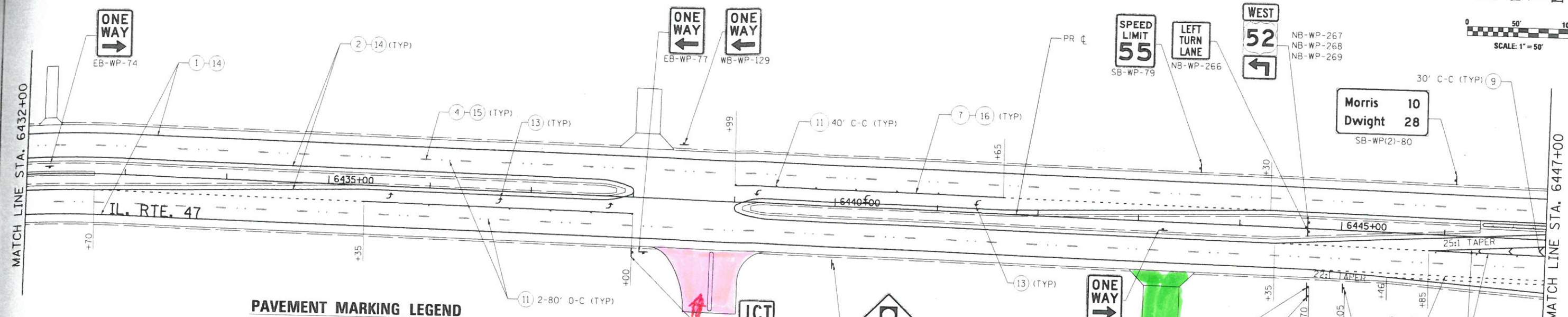
Exhibits:

1. Staff Report Dated July 27, 2017
2. Publication Notice and Mailing to Neighbors (not included with the minutes, but on file)
3. Petitioner's Exhibit 1-IL 47 Pavement Marking and Signing Plans

KENDALL COUNTY
ZONING BOARD OF APPEALS &/or HEARING OFFICER
July 31, 2017

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Don Kramer 17-17	1107 A S Brady Yorkville Ill	
David Burroughs	52 Wheeler Rd. Sugar Grove,	
Jeff Neulen	200 North 4th Ave N Morris IL	



FILE NAME : \\3195\66884 (North Section)\CADD Sheets\10368884-shr.pmk-07.dgn		DESIGNED - SL		REVISED -		STATE OF ILLINOIS		IL. RTE. 47		F.A.P. RTE. 326		SECTION (109, 110)R-1		COUNTY KENDALL		TOTAL SHEETS 619		SHEET NO. 320	
PLOT SCALE : 1"=50'		DRAWN - SL		REVISED -		DEPARTMENT OF TRANSPORTATION		PAVEMENT MARKING AND SIGNING PLANS		SCALE: 1"=50'		SHEET NO. 7 OF 20 SHEETS		STA. 6432+00 TO STA. 6462+00		CONTRACT NO. 66884			
PLOT DATE : 7/14/2014		CHECKED - ST		REVISED -															
		DATE : 7/01/2014		REVISED -															

State of Illinois
County of Kendall

Zoning Petition
#17-20

ORDINANCE NUMBER 2017 - _____

**GRANTING A SPECIAL USE PERMIT FOR
THE OPERATION OF A GRAIN STORAGE BUSINESS AT
14676 ROUTE 47 (THE SOUTHEAST CORNER OF THE INTERSECTION OF
ILLINOIS ROUTE 47 AND U.S. 52)**

WHEREAS, CHS, Inc. on behalf of property owner NGH Farms, LLC has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 26.5 acre property located on the southeast corner of the intersection of Illinois Route 47 and U.S. 52, commonly known as 14676 Route 47 (PIN# 08-16-400-007), in Lisbon Township, and;

WHEREAS, said petition is to allow the operation of a grain storage business; and

WHEREAS, said property is currently zoned A-1 Agricultural; and

WHEREAS, said property is legally described as:

LOT NUMBER SEVEN, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP 35 NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR ROAD PURPOSES AND THE PORTIONS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES AND ALSO EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 16, SOUTH 88 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 1614.15 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1243.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 52 PER CONVEYANCE FILED FOR RECORD MAY 3, 1933 IN BOOK 86, PAGE 182 AS MONUMENTED AND OCCUPIED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 88 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF 1614.11 FEET TO THE NORTHWARDLY PROJECTION OF THE EAST LINE OF SAID SECTION 16 LYING SOUTH OF AN INDIAN BOUNDARY LINE, SAID POINT BEING 152.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHWARDLY PROJECTION, SOUTH 00 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 358.34 FEET TO A POINT OF INTERSECTION WITH SAID INDIAN BOUNDARY LINE AND SAID EAST LINE OF SECTION 16; THENCE ALONG SAID EAST LINE OF SECTION 16, SOUTH 00 DEGREES 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 882.26 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on July 31, 2017; and

State of Illinois
County of Kendall

Zoning Petition
#17-20

WHEREAS, the findings of fact were approved as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The proposed business allowed by the special use permit is an agricultural related operation using agricultural structures already onsite. Provided the new shelter is constructed to code, no threats to the public health and safety are anticipated. Traffic backups on south bound Illinois Route 47 could occur if the turn lane is not installed on a timely basis.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **CHS is leasing the paved area only from the petitioners. The proposed use will not change the existing use of the property greatly; the use will be a more intense grain storage operation in an agricultural area. The proposed use fits in with other agricultural uses in the area.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Adequate utilities are onsite. If construction on Illinois Route 47 is delayed, traffic congestion could arise if the left turn lane on south bound Illinois Route 47 is not installed in a timely manner. After the installation of the turning lane, no access issues are foreseen. The petitioners agreed to a construction restriction regarding the placement of the proposed shelter building in relation to the waterway onsite.***

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

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with agricultural uses outlined in the Land Resource Management Plan because of the nature of the proposed business and building allowed by the special use permit; and***

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

State of Illinois
County of Kendall

Zoning Petition
#17-20

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

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby grants approval of a special use zoning permit to operate a grain storage business in accordance to the submitted Site Plan included as “Exhibits A-1, A-2 and A-3” attached hereto and incorporated herein subject to the following conditions:

1. A building permit shall be secured for the new shelter shown on “Exhibit A-3”. The building shall not qualify for agricultural exemption.
2. The new building shown on “Exhibit A-3” shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.
3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.
4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.
7. No parking of vehicles shall occur within the required setbacks.
8. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations.
9. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. The renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) shall be waived.
10. The business allowed by this special use permit shall comply with all applicable Federal, State and Local laws related to the operation of this type of business.

State of Illinois
County of Kendall

Zoning Petition
#17-20

11. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.

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

IN WITNESS OF, this ordinance has been enacted on August 15, 2017.

Attest:

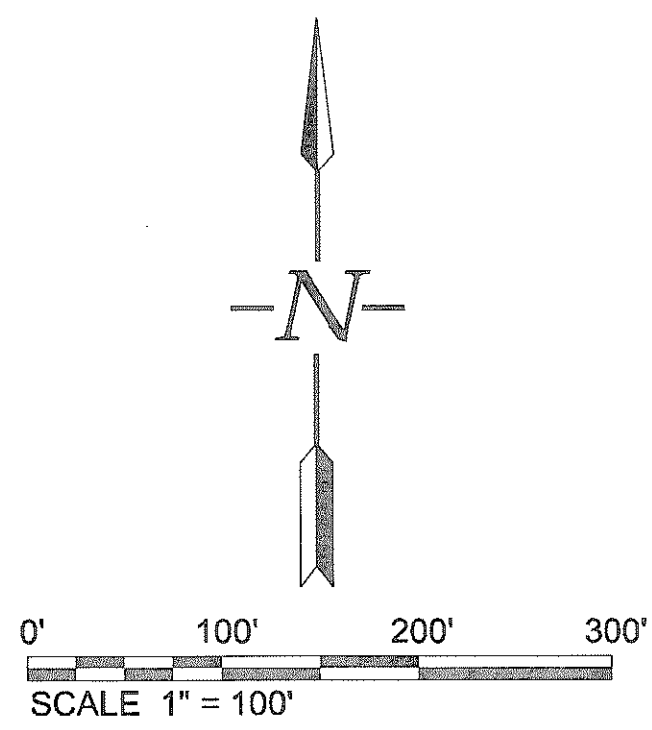
Debbie Gillette
Kendall County Clerk

Scott R. Gryder
Kendall County Board Chairman

ZONING SKETCH

OF

LOT NUMBER SEVEN, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP 35 NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR ROAD PURPOSES AND THE PORTIONS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES AND ALSO EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 16, SOUTH 88 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 1614.15 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1243.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 52 PER CONVEYANCE FILED FOR RECORD MAY 3, 1933 IN BOOK 86, PAGE 182 AS MONUMENTED AND OCCUPIED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 88 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF 1614.11 FEET TO THE NORTHWARDLY PROJECTION OF THE EAST LINE OF SAID SECTION 16 LYING SOUTH OF AN INDIAN BOUNDARY LINE, SAID POINT BEING 152.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHWARDLY PROJECTION, SOUTH 00 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 358.34 FEET TO A POINT OF INTERSECTION WITH SAID INDIAN BOUNDARY LINE AND SAID EAST LINE OF SECTION 16; THENCE ALONG SAID EAST LINE OF SECTION 16, SOUTH 00 DEGREES 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 882.26 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.



08-16-200-011
JAMES T. CLOW
9025 CHICAGO ROAD
NEWARK, ILLINOIS 60541
ZONED B-3

08-16-200-010
JACOB & EMILY FRIESTAD
12316 BUSHNELL SCHOOL RD.
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-004
MANNING FAMILY LTD. PARTNERSHIP
15108 S. HARTONG ST.
PLAINFIELD, ILLINOIS 60544
ZONED A-1

08-16-100-006
LISBON BETHLEHEM LUTHERAN CHURCH
108 E. WOODMAN STREET
NEWARK, IL. 60541
ZONED A-1

08-16-100-003
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FLOOR
OAK BROOK TERRACE, ILLINOIS 60181
ZONED A-1

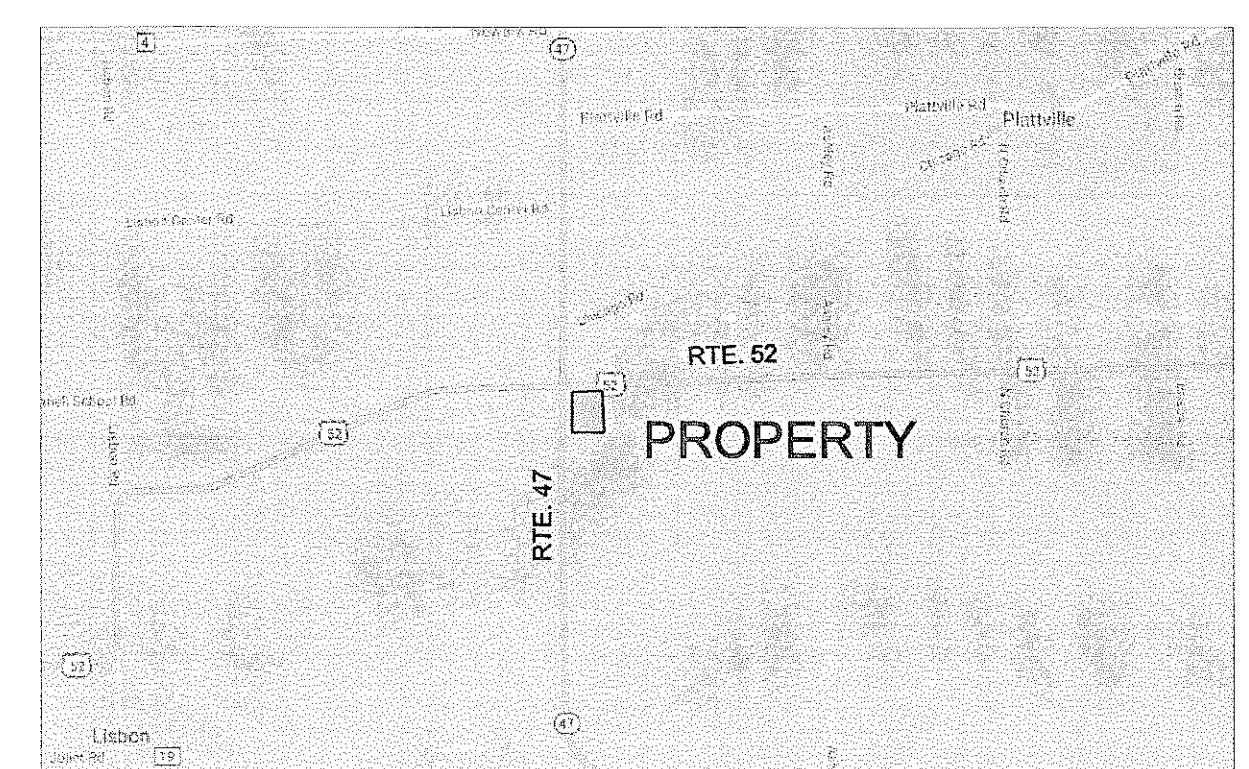
08-16-300-004
66 LAND VENTURES LLC
P.O. BOX 246
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-009
SCOTT & KRISTINE A. FRIESTAD
16950 QUARRY ROAD
MORRIS, ILLINOIS 60450
ZONED A-1

OWNER/DEVELOPER:
NGH FARMS LLC.
C/O CAROL S. HAMMAN
13351B FAXON ROAD
PLANO, IL. 60545

GENERAL NOTES:

- 1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON FIRM NUMBER 17093C0125G
- 2) ACCORDING TO THE WETLANDS INVENTORY MAPS, THERE IS NO WET LANDS LOCATED ON SAID PROEPRTY
- 3) THIS PROPERTY DOES NOT HAVE ANY WOODED AREAS



LOCATION MAP

PREPARED JUNE 26, 2017

rbac

**RB & ASSOCIATES
CONSULTING, INC**

4 W MAIN STREET
PLANO, IL 60545
(630) 552-7452

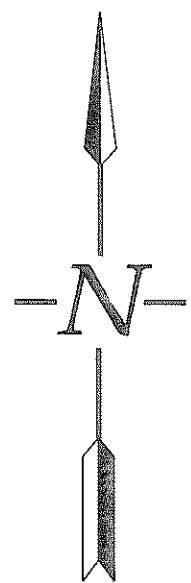
DESIGN FIRM #
184-004475
www.rb-associates.net

DWG # 2017-15180-001 C (ZONING)

BOUNDARY SURVEY

OF

THAT PART OF LOT 7, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 726.43 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 86.53 FEET TO A POINT ON THE EAST LINE OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT #2014-06373 FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 215.64 FEET; THENCE NORTH 69 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 65.82 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 78 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.36 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 128.16 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 114.78 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 384.92 FEET; THENCE NORTH 53 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 245.09 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 12.00 FEET TO SAID EAST LINE OF ILLINOIS ROUTE 47; THENCE NORTH 01 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 90.55 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LISBON, KENDALL COUNTY, ILLINOIS.



Scale: 1" = 50'

ILLINOIS

ROUTE

#52

#47

ROUTE

ILLINOIS

APPROXIMATE RIGHT OF WAY ILLINOIS RT. #47

RIGHT OF WAY ILLINOIS RT. #47 ACC. DOC. 2014-06373

S. 00°16'53" E. 726.43'

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16-35-7

INDIAN BOUNDARY LINE

TEMPORARY
ENTRANCE
RECONSTRUCTION
EASEMENT
PER DOC.
#2014-06372

ASPHALT CHIP DRIVE

ASPHALT CHIP DRIVE

AREA = 3.0048 ACRES

ASPHALT CHIP DRIVE

SURVEYOR'S CERTIFICATE

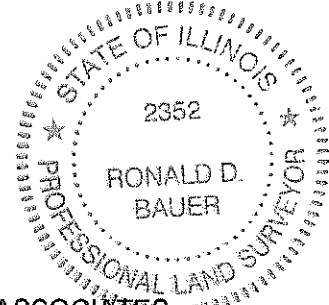
STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

THIS IS TO CERTIFY TO THE CLIENT, NGH FARMS LLC., THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 26th DAY OF JUNE, 2017.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 27th DAY OF JUNE, 2017 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
REGISTRATION EXPIRES 11-30-2018

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

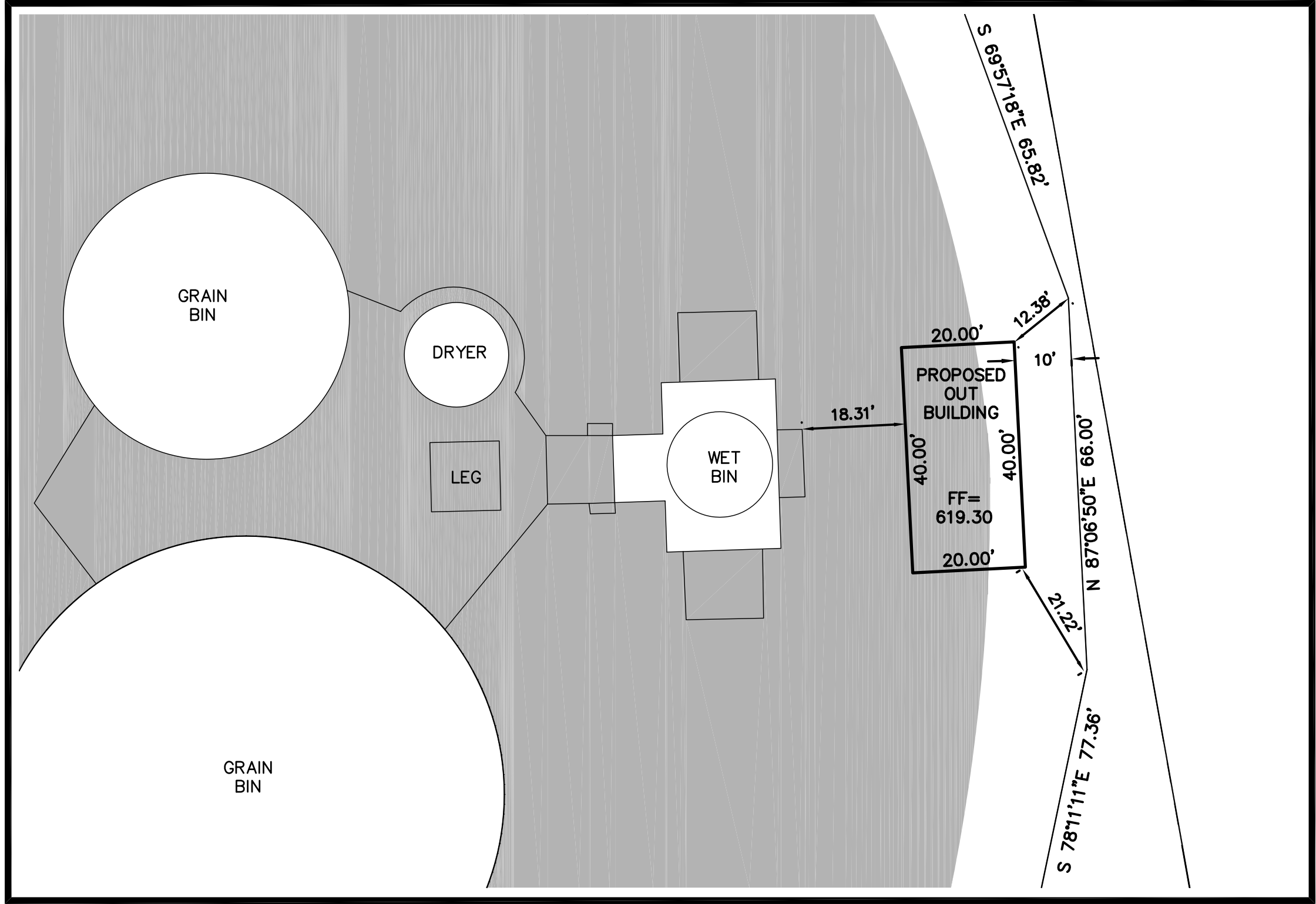
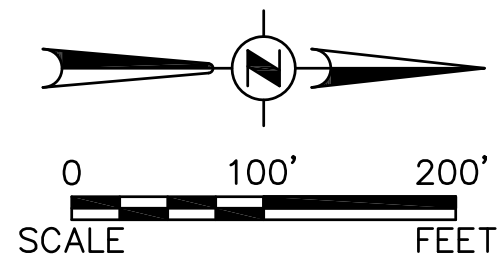
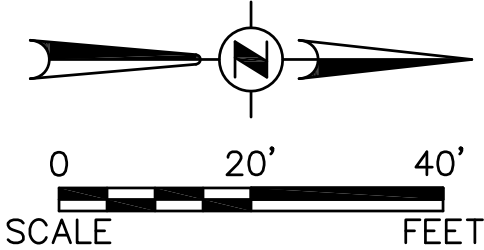


GENERAL NOTES:

1) THERE WERE NO IRONS SET AT THE CORNERS OF THIS PARCEL.
SURVEY WAS FOR LEASING PURPOSES ONLY AT THIS TIME.

rbac	RB & ASSOCIATES CONSULTING, INC	
	4 W MAIN STREET PLANO, IL 60545 (630) 552-7452	DESIGN FIRM # 184-004475 www.rb-associates.net

SITE PLAN
FOR
CHS, INC
PROPOSED OUT BUILDING
UNINCORPORATED LISBON TOWNSHIP
KENDALL COUNTY, ILLINOIS



DETAIL "A"

SITE DATA

TOTAL ACRES	23.13
NUMBER OF PROPOSED PARKING STALLS	—
NUMBER OF REQUIRED PARKING STALLS	—
NUMBER OF PROPOSED HANDICAP PARKING STALLS	—
NUMBER OF REQUIRED HANDICAP PARKING STALLS	—

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED
UNDER MY DIRECT SUPERVISION.

DATED AT SUGAR GROVE, ILLINOIS,

THIS ____ DAY OF _____, 2017.

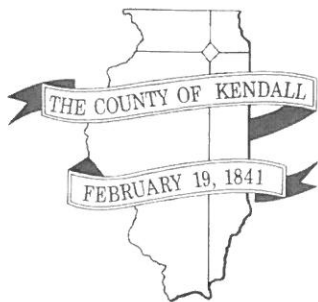
DAVID R. BURROUGHS
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-045276
EXPIRATION DATE: 11/30/17



Plotted: June 27, 2017 @ 1:52 PM By: Jim Schmidt - Tab: 01 Site-Cover (22x34)

COPYRIGHT © 2017 ENGINEERING ENTERPRISES, INC.

	Engineering Enterprises, Inc. CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	CHS INC. 108 N. MAIN STREET SYCAMORE, ILLINOIS 60178				CHS INC. PROPOSED OUT BUILDING 14676 ILLINOIS ROUTE 47	SITE PLAN	DATE: JUNE 2017
								PROJECT NO: P17021
								FILE: P17021-SITE PLAN
	NO.	DATE	REVISIONS					SHEET 1 OF 1

**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

MOBILE HOME APPLICATION

PERMIT #: 97-03

APPLICANT INFORMATION

NAME OF APPLICANT

MAILING ADDRESS

CITY, STATE - ZIP

Gary Bennett

10791 Corneils Road

Plano, IL 60545

PHONE #

SITE INFORMATION

ACRES

SITE ADDRESS OR LOCATION

ASSESSOR'S ID NUMBER

47.15 ACRES

10825 B Corneils Road

02-08-300-008

EXISTING LAND USE

CURRENT ZONING

Residential and Agricultural

A-1 Conditional Use

CHECK ONE:



Needs Medical Care (Attach Affidavit from Physician)

☐ Building House on Same Lot☐ Emergency☐ Residence for Agricultural Employee on the Same Lot

1) Months Occupied (ie. May to August, 2001):

2) Name(s) and Phone Number of Occupant(s):

3) Primary Occupation of Occupant(s):

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

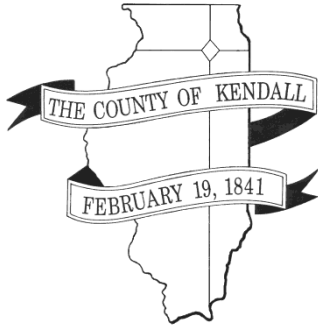
SIGNATURE OF APPLICANT

DATE

7/22/17

SIGNATURE OF ATTORNEY/AGENT

DATE



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: August 2, 2017
Re: Special Uses in A-1 Zoned Areas

Discussion recently occurred regarding evaluating the list of special uses within the A-1 zoning district. The list of special uses in A-1 is attached to this memo.

A map highlighting the A-1 zoned areas is also included with this memo; yellow areas are zoned A-1 and non-yellow areas are either located inside a municipality or are zoned something other than A-1. A-1 properties with special uses are yellow on the map.

Special use permits possesses several advantages and disadvantages compared to map amendments (rezoning).

Advantages:

1. Restrictions can be placed on the special use specifically for that use and/or the location of that use.
2. Allows flexibility within zoning districts. This is particularly helpful for non-conforming structures.
3. The official objections and recommendations of townships, municipalities and other advisory bodies do not impact the final number of votes required at the County Board to approve a special use.
4. An individual use is evaluated during each special use petition. If a map amendment occurred, the appropriateness of all of the permitted uses within the proposed zoning district would require evaluation.

Disadvantages:

1. The Planning, Building and Zoning Department would be responsible for enforcing every restriction on every special use. Given current staffing levels, this task could be difficult.
2. If a proposed special use meets all of the restrictions, there is a legal argument that the County Board cannot deny the special use. The list of restrictions for a given use may not be comprehensive and could cause a use to go in an undesirable location. Also, if the County Board cannot deny the special use request, why should a petitioner, the petitioner's neighbors, PBZ Staff and the County go through the special use process if the outcome is already determined?
3. Municipalities, township and other advisory boards may get upset if the County Board votes against their recommendation.

Staff would like to note that the overwhelming majority of special uses in the A-1 zoning district are business or manufacturing related. Many of these special uses were created for one-time only

occurrences. Residential uses are not special uses in the A-1 zoning district; if someone wants to put a house on less than forty (40) acres, they usually seek a map amendment. The home occupation rules are also enclosed with this memo for your reference.

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

MHA

ENC: A-1 Special Use List
A-1 Zoning Map
Agricultural Home Occupation Rules

A-1 Special Uses Permitted in Other Districts

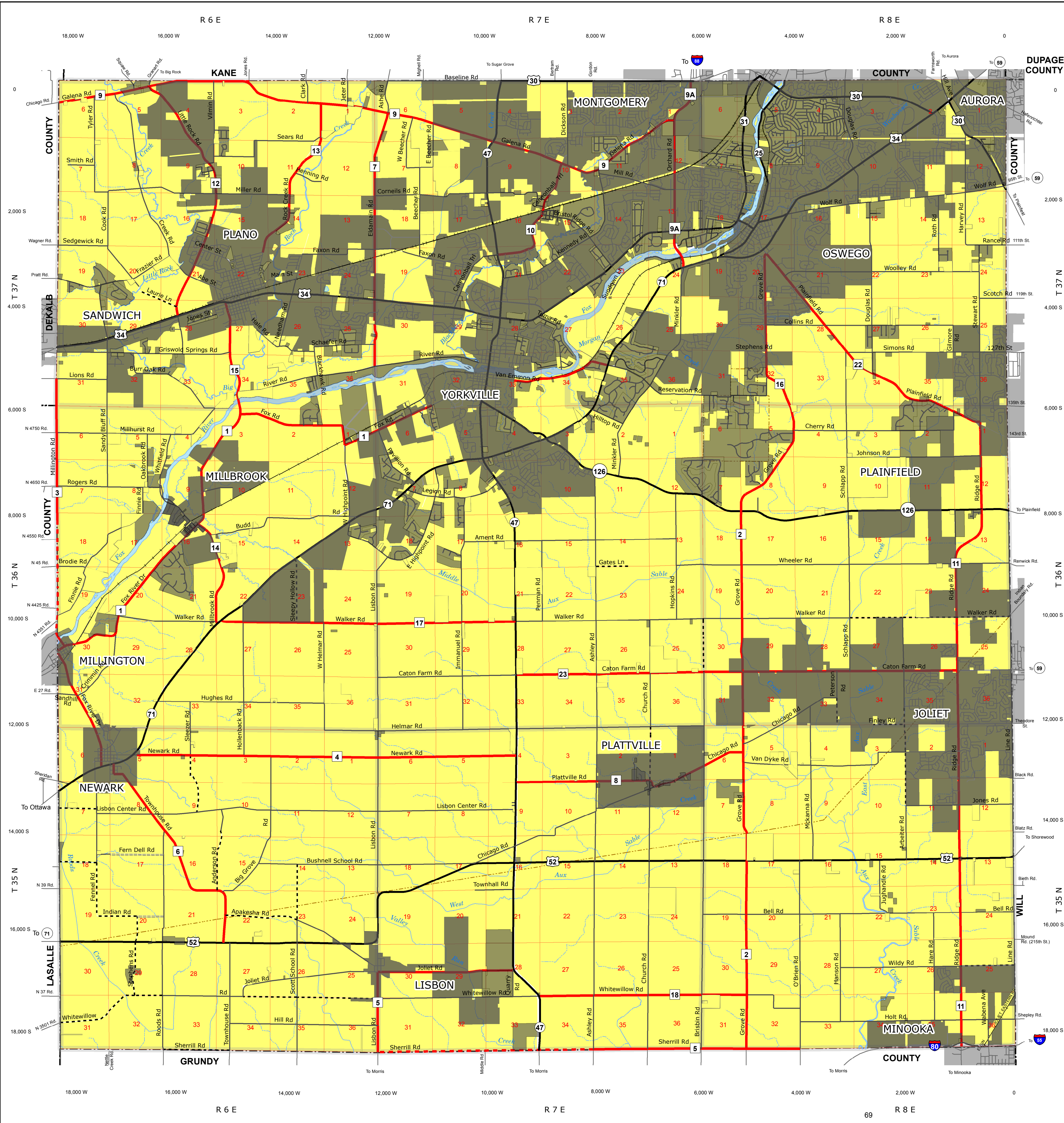
1. Adult Day Care or Respite Care (B-1, B-2, B-3)
2. Agency Licensed Family Residential Care Homes - Transitional Halfway house (Special Use in Other Districts)
3. Agency Licensed Group Residential Care Home- Permanent (Special Use in Other Districts)
4. Agricultural implement sales and service (B-3)
5. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair (Special Use in Other Districts)
6. Animal feed; preparation, grinding, mixing and storage (M-1 and M-2)
7. Athletic Field with lights (Special Use in Other Districts)
8. Auction Facility (B-2, B-3, B-4, M-1, M-2)
9. Bait Shop with items not produced on the property (B-1, B-2, B-3)
10. Banquet Halls (B-3, B-4, M-1, M-2)
11. Bed and breakfast establishments (Special Use in Other Districts)
12. Cemeteries, including crematoriums and mausoleums (Special Use in Other Districts)
13. Child Day Care Facilities (B-4)
14. Clean up and restoration services (B-3, M-1, M-2)
15. Communication Use (Special Use in Other Districts)
16. Composting of landscape waste and food waste (Special Use Only in A-1)
17. Correctional Facilities (Special Use in Other District)
18. Fertilizer and seed sales, including bulk storage and mixing (Special Use Only in A-1)
19. Golf courses, club houses, country clubs, and membership riding clubs (B-4)
20. Governmental buildings and facilities (B-1, B-2, B-3, B-4, B-6, M-1, M-2)
21. Grain Storage, when not accessory to the pursuit of agriculture. (M-2)
22. Group Homes (Special Use in Other Districts)
23. Halfway house (Special Use in Other Districts)
24. Hospice (Special Use in Other Districts).
25. Indoor Target Practice (Special Use in Other Districts)
26. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board. (Special Use in Other District)
27. Kennels (Special Use in Other Districts)
28. Landscaping business (Special Use in Other Districts)
29. Micro Distillery (M-1 and M-2)
30. Nano Breweries (B-1, B-2, B-3, M-1, M-2)
31. Offices of architects, brokers, engineers, insurance agents, lawyers, real estate agents, planners and other professionals, medical and dental practitioners, clergy, salesmen, sales representatives or manufacturing representatives (Special Use in A-1 Only)
32. Outdoor Commercial Sporting Activities including but not limited to swimming facilities and

- motocross sports. Outdoor commercial sporting activities shall exclude outdoor target practice, athletic fields with lights, paintball facilities and riding stables; including but not limited to polo clubs, and similar uses. (Special Use in A-1 only)
33. Outdoor Target Practice or Shooting (not including private shooting in your own yard) (Special Use in Other Districts).
 34. Paintball Facilities (Special Use in Other Districts)
 35. Parks (R-1, RPDs, R-2, R-3)
 36. Performing arts center (B-4)
 37. Philanthropic institutions and institutions supported by charity (B-4)
 38. Places of Worship (Special Use in Other Districts)
 39. Public or Private Utilities and Service uses: (M-1 and M-2)
 - 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
 40. Private Airstrip and/or heliports (Special Use in Other Districts)
 41. Private clubs or lodges not including indoor or outdoor gun clubs and uses regulated in Section 4.16 (Adult Book Store, Adult Motion Picture Theater, Adult Mini-Motion Picture Theater, Adult Entertainment Facilities, Adult Use, Adult Massage Parlors or Spas, Tattoo Parlors and Permanent Body Art Establishments, Striptease Club or Gentlemen's Club and Adult Video Store.) (Special Use in Other Districts)
 42. 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 (Special Use in Other Districts)
 43. Recreational camps and recreational vehicle parks (Special Use in Other Districts)
 44. 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 (Special Use in Other Districts)
 45. Retail or Wholesales sale of pottery, art, or home décor products, *alone or together* with the operation of a tea room, sit-down food sale area for food sales on-premises incidental to the operation of the primary retail sales use (Special Use Only in A-1)
 46. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses (Special Use in Other Districts)
 47. Service Clubs (Special Use Only in A-1)
 48. Small Poultry & Small animal Processing Plant (Special Use Only in A-1)
 49. Storage facilities for motor vehicles, boats, trailers, and other recreational vehicles (M-1 and M-2)
 50. Telecommunications Stations (M-1 and M-2)
 51. Veterinary establishments (B-2 and B-3)
 52. Wind Farms, Commercial, (Special Use in Other Districts)

HOME OCCUPATION - AGRICULTURAL. A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be "home occupation".

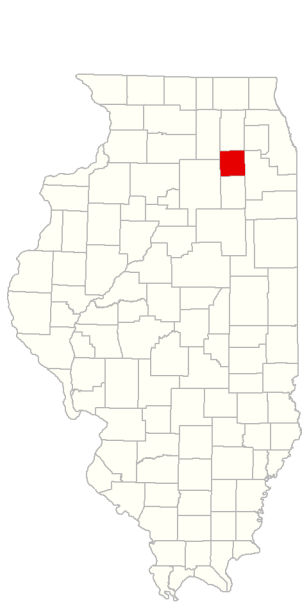
HOME OCCUPATION- AGRICULTURAL provided:

1. It is conducted entirely within the dwelling or permitted accessory building by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence.
2. A maximum sign of 8 square feet will be permitted but must meet setback requirements in section 11 of the Zoning Ordinance and be unlit.
3. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises except that items incidental to the home occupation may be sold, i.e., hair products may be sold at a salon.
4. No person shall be employed on site other than members of the family residing on the premises and two persons outside the family, providing that additional persons outside of the family may be permitted by the Zoning Board of Appeals pursuant to an application for special use filed in accordance with the provisions of this ordinance.
5. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.
6. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines.



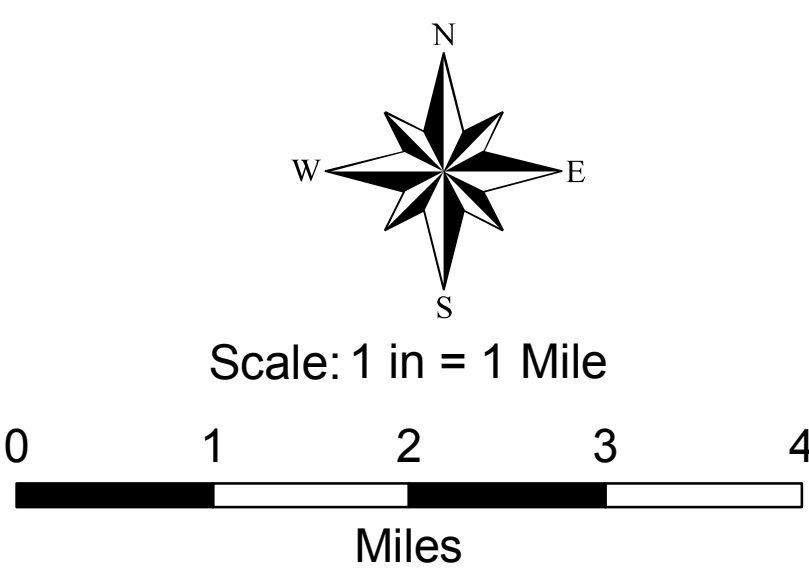
ZONING MAP : A1-SU & A1-SU-BP
KENDALL COUNTY
- 2016 -

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



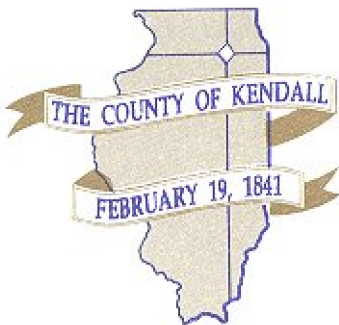
Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

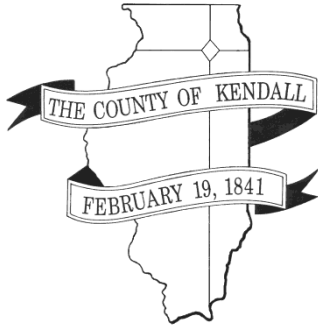


Legend

- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- RAILROAD
- SECTIONS
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- A1/A1-SU/A1-SU-BP
- All Other Zoning/Municipalities



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 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: August 1, 2017
Re: Outdoor Shooting Range Regulations

Below please find updates to the outdoor shooting range proposal.

Items in red are changes to the existing regulations.

Items in black are changes to the existing regulations and changes to proposal presented at previous PBZ Committee meetings.

If you have any questions, please let me know.

Thanks,

MHA

No Amendment to 3.02 (Definitions)

RECREATIONAL AREAS. Parks and open space devoted primarily to the pursuit of outdoor recreational activities such as golf courses, fishing lakes, playgrounds, trails and nature preserves; does not include outdoor commercial sporting activities. (Permitted Use in RPD 1, 2 and 3).

Amendment to 7.01.D.32 (Special Uses in A-1)

Outdoor Commercial Sporting Activities including but not limited to swimming facilities and motocross sports. Appropriate regulations for lighting noise and hours of operation shall be included in the conditions. Outdoor commercial sporting activities shall exclude outdoor target practice **(including archery and/or shooting ranges not located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State parks)** **(added 8.1.17)**, athletic fields with lights, paintball facilities and riding stables; including but not limited to polo clubs, and similar uses. (This is a special use only in A-1).

Outdoor Target Practice or Shooting (not including private shooting in your own yard) and **Archery Ranges and/or Shooting Ranges not located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State parks) (added 8.1.17)** with the following conditions:

- a. **Range layout** ~~R~~requires conformity with **National Rifle Association** standards with regard to layout and dimensions. ~~;~~ ~~provide appropriate berming based on surrounding land use and type(s) of firearms to be used. Such as berming shall generally be consistent with standards established in the NRA Source Book.~~ The petitioner shall submit a site capacity a calculation and a detailed site plan showing the layout and design of the proposed shooting range, including all required setbacks and landscaping and the existing and proposed structures, their floor areas and impervious surfaces. The scale of the site plan shall be no greater than one inch equals one hundred feet (1"=100').
- b. **Ranges designed for the use of handguns and rifles shall provide berms at least twenty feet (20') high and six feet (6') thick at the top, made of soft earth or other material that is unlikely to cause ricochets, and containing no large rocks. Berms shall be located as follows:**
 1. **Shotgun ranges – No berming required.**
 2. **Ranges for handguns and rifles not more powerful than .22 long rifle and archery ranges**
 - a. **Backstop at least one hundred fifty feet (150') from the firing line.**
 - b. **Lateral not closer than thirty feet (30') from the firing line.**
 3. **Ranges for rifles more or equal power than a .22 long rifle**
 - a. **Backstop at least three hundred feet (300') from the firing line.**
 - b. **Lateral not closer than thirty feet (30') from the firing line.**
 4. **All required berms shall be constructed prior to the commencement of operations and shall be maintained for the duration of the special use permit.**
 5. **In addition to berms, appropriate baffling shall be installed over the targets to prevent projectiles from overshooting the berm for hand gun and rifle ranges. (added 8.1.17)**
- c. **Ranges shall be located on a site where an uninhabited downrange safety area is available. The required length of the safety area shall be as follows:**
 1. **Shotgun ranges – one thousand five hundred feet (1500'), provided that shot size is limited to #4 or smaller.**
 2. **Ranges for handguns and rifles not more powerful than .22 long rifle and archery ranges – seven thousand feet (7,000').**

3. **Ranges for rifles more or equal power than a .22 long rifle – thirteen thousand five hundred feet (13,500') (left unchanged, per Matt Kellogg).**
 4. **The downrange safety area requirement for handgun, rifle and archery ranges may be waived by the County Board if the firing line is provided with overhead baffling meeting the standards of the National Rifle Association.**
 5. **The safety area shall conform to National Rifle Association standards for the shape and width. The safety area shall have signs posted at intervals stated in the special use permit warning of the potential danger from stray bullets.**
 6. **For the purposes of this regulation, the term “downrange safety area” shall mean the area away from the launching site towards the target. For example, for ranges where the shooters fire in all directions, the downrange safety area would be three hundred sixty (360) degrees from where the gun was discharged. (amended 8.1.17). Requires clarification to incorporate berm height and baffles.**
- d. **Requires minimum parcel size of ~~5~~ forty (40) acres for firearms and twenty (20) acres for an archery range, ~~depending on the venue~~.**
 - e. **The range, including the safety area, must be under the control of the operator of the range, by ownership or lease.**
 - f. **The petitioner shall submit a detailed written narrative describing the proposed use. This narrative shall, at minimum, describe the type of range (i.e. public, private, or government), the type(s) of firearms and targets expected to be used and the proposed days and hours of operation.**
 - g. **Must have a sign that lists allowed firearm types, rules of operation; hearing and vision protection required.**
 - h. **At least one (1) ~~S~~state recognized, nationally recognized or National Rifle Association Certified range supervisor must be present at all times when firing is taking place. The supervisor shall be certified for the type of shooting being supervised and shall know and enforce all range rules.**
 - i. **At least one (1) ~~R~~range flag flown, a sign or red light lit at all times that firing is taking place. If a range flag is used, the flagpole shall be at least eighteen feet (18') high and the flag shall be bright red forty inches (40") long and twenty inches (20") inches wide at the pole and six inches (6") wide a the free end.**
 - j. **Hours and days of operation ~~as specified in the Special Use Permit to be determined by the County Board~~ shall be as follows: No range shall open**

prior to 9:00 am any day of the week. No range shall remain open after 5:00 6:00 pm Mondays through Fridays, 3:00 5:00 pm on Saturdays and ranges shall be closed 3:00 pm on Sundays (amended 8.1.17).

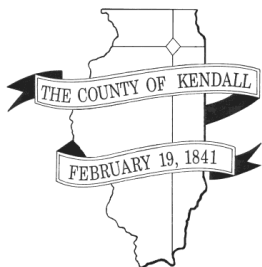
- k. Access must be controlled by a lockable gate. **The range proper shall be fenced in a manner so to prohibit entrance on the property by members of the public and shall have signed posted at one hundred foot (100') intervals warning members of the public of the danger.**
- l. Hazardous waste plan addressing lead management required **at the time of application for a special use permit. Any changes to the hazardous waste plan addressing lead management shall be promptly forwarded to the Kendall County Planning, Building and Zoning Department.**
- m. No discharge of lead shot into wetland.
- j. Must be at least one thousand feet (1,000') from ~~existing dwellings and~~ property lines of ~~schools, daycares, places of worship and airstrips~~ **adjoining properties (Amended 8.1.17).**
- k. No alcohol allowed.
- l. No projectiles shall leave the boundaries of the site.
- m. The range shall provide restroom facilities to employees and patrons.**
- n. Everyone on the firing line is required to wear hearing protection and safety glasses.**
- o. The outdoor target practice or shooting range allowed by this special use permit shall provide the Kendall County Planning, Building and Zoning Department proof of accident and liability insurance prior to the commencement of operations; sufficient accident and liability insurance for outdoor target practice or shooting ranges must be maintained during the duration of the special use permit.**
- p. All applicable Federal, State and County rules and regulations shall be adhered to.
- q. Must meet all requirements of the Kendall County Health Department.
- r. Water and drainage plans must be approved by the Kendall County Planning, Building and Zoning Office.
- s. Signage is permitted but must meet the Sign Ordinance regulations of Section

12 of the Zoning Ordinance.

- t. Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance. (Where non-residential sites are adjacent to residential sites (existing or future residential areas as shown on the officially adopted version of the Land Resource Management Plan (LRMP)), the light level at the property line produced by the non-residential lighting shall not exceed 0.2 foot-candles. The lighting shall be designed to avoid casting direct light or glare onto the adjacent residential property. Acceptable means to prevent glare or direct light onto the residential property include pole/luminary-mounted shields and dense vegetation. On abutting nonresidential properties (existing or future nonresidential as shown on the officially adopted version of on the Land Resource Management Plan (LRMP)), or public streets the maximum illumination at the property line shall be five (5.0) foot-candles. Where residential is across a street, the maximum illumination at the use's boundary shall be two (2.0) foot-candles.

Higher maintained foot-candle levels may be appropriate for certain uses such as illuminated ball fields, auto dealerships, or gas stations. In such instances, information will be reviewed during Site Plan review. The Zoning Administrator may approve higher light levels for specific uses during the review process without the need for a variation. The Zoning Administrator may refer such instances to the Planning, Building, and Zoning Committee of the County Board. Such decisions made by the Zoning Administrator may be appealed to the Planning, Building, and Zoning Committee of the County Board. (Amended 7/19/2011))

- u. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance (Not more than sixty percent (60%) of the area of the lot may be covered by buildings or structures, including accessory buildings).
- v. **Ranges must have direct access to a public road. For the purposes of this restriction "direct access" shall mean frontage; "direct access" shall not mean access via easement across property not owned by the range owner (Added 8.1.17).**
- w. **Noise level need to be determined**
- x. **Outdoor target practice and shooting ranges in existence prior to the date of the adoption of this ordinance shall follow the restrictions on their respective special use permits (Added 8.1.17).**



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

August 8, 2017

RE: Illinois Noxious Weed Law

Dear Township Supervisors and Mayors:

The Illinois Department of Agriculture recently informed Kendall County that the County must do more work in relation to the enforcement of the Illinois Noxious Weed Law (505 ILCS 100). In particular, the State requires the County to create and submit prior to December of each year an annual report and create and submit on or before the first day of November of each year a comprehensive work plan for the next calendar.

In order to comply with State law, we request that you inform us of any noxious weed cases that you receive, the location of the complaint and if the complaint was resolved. Please send this information to Matthew Asselmeier, Kendall County Senior Planner, 111 W. Fox Street, Yorkville, IL 60560 or masselmeier@co.kendall.il.us.

We do not request that you undertake any additional work related to the enforcement of the Illinois Noxious Weed Law or that you alter your procedures for process noxious weed complaints except that you inform us of noxious weed complaints.

Kendall County hopes to partner with each township and municipality in order to comply with this law. A list of State of Illinois recognized noxious weeds is included with this letter.

If you have any questions, please contact me at XXX-XXX-XXXX.

Sincerely,

XXXX

XXX

Enc: List of Noxious Weeds

Section 220.60 Noxious Weeds

The following plants within the sovereign territory of the State of Illinois are designated and declared noxious weeds:

- a) Marihuana (*Cannabis sativa* L.);
- b) Giant Ragweed (*Ambrosia trifida* L.) within the corporate limits of cities, villages, and incorporated towns;
- c) Common Ragweed (*Ambrosia artemisiifolia* L.) within the corporate limits of cities, villages, and incorporated towns;
- d) Canada Thistle (*Cirsium arvense*);
- e) Perennial Sowthistle (*Sonchus arvensis*);
- f) Musk Thistle (*Carduus nutans*);
- g) Perennial members of the sorghum genus, including johnsongrass (*Sorghum halepense*), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and
- h) Kudzu (*Pueraria lobata*).

(Source: Amended at 26 Ill. Reg. 14644, effective September 23, 2002)

Bureau of Environmental Programs

State Fairgrounds • P.O. Box 19281 • Springfield, IL 62794-9281 • 217/785-2427 (voice) • Fax 217/524-4882 • 866/287-2999 (TTY/TDD)
Pesticide Misuse Hotline 1-800-641-3934 (voice)

May 5, 2017

Kendall County Board
Scott Gryder
111 W Fox St
Yorkville, IL 60560

Pursuant to 505 ILCS 100/4, the Director of the Illinois Department of Agriculture is issuing this Notice of Noncompliance with regard to certain requirements of the Illinois Noxious Weed Law. Links to the aforementioned statute and associated regulations are shown below. Under their provisions, the governing body of each county is designated as a *Control Authority* and is to do the following:

- 1) establish a coordinated program for control and eradication of noxious weeds within the county;
- 2) conduct an examination of all land under its jurisdiction for compliance with the Act;
- 3) compile data on infested areas and areas eradicated;
- 4) advise persons responsible for controlling and eradicating noxious weeds of the best and most practical methods of noxious weed control and eradication;
- 5) investigate or aid in the investigation and prosecution of violations of the Act;
- 6) publish notices for control and eradication of noxious weeds as set forth in the Act and rules and as prescribed by the Director; and
- 7) cooperate with Federal, State, and local authorities in carrying out the provisions of the Act and its rules.

Control Authorities may employ one or more *weed control superintendents* who must be certified by the Director of the Illinois Department of Agriculture to carry out many of the various activities authorized in the Act including the examination of lands under the *Control Authority's* jurisdiction, the investigation of complaints, the issuance of control notices, the creation and submittal prior to December of each year of an annual report, and the creation and submittal on or before the first day of November of each year of a comprehensive work plan for the next calendar year.

Please take a few minutes and review the statute and associated regulations, the status of your current noxious weed control program, and whether improvements might be made to improve its effectiveness.

The statute and associated regulations can be found by following the links as indicated:

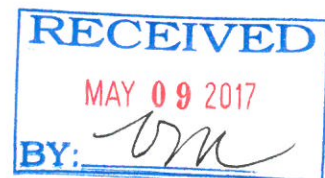
Statute – <http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1693&ChapterID=40>
Rule – <http://ilga.gov/commission/jcar/admincode/008/00800220sections.html>

If you have any questions or comments, please feel free to contact us at the Department of Agriculture at your convenience.

Sincerely,



Warren D. Goetsch, P.E.
Deputy Director and Acting Bureau Chief, Environmental Programs



Information maintained by the Legislative Reference Bureau

Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law.

For information concerning the relationship between statutes and Public Acts, refer to the Guide.

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

AGRICULTURE
(505 ILCS 100/) Illinois Noxious Weed Law.

(505 ILCS 100/1) (from Ch. 5, par. 951)

Sec. 1. This Act shall be known and may be cited as the Illinois Noxious Weed Law.

(Source: P.A. 77-1037.)

(505 ILCS 100/2) (from Ch. 5, par. 952)

Sec. 2. As used in this Act:

(1) "Person" means any individual, partnership, firm, corporation, company, society, association, the State or any department, agency, or subdivision thereof, or any other entity.

(2) "Control", "controlled" or "controlling" includes being in charge of or being in possession, whether as owner, lessee, renter, or tenant, under statutory authority, or otherwise.

(3) "Director" means the Director of the Department of Agriculture of the State of Illinois, or his or her duly appointed representative.

(4) "Department" means the Department of Agriculture of the State of Illinois.

(5) "Noxious weed" means any plant which is determined by the Director, the Dean of the College of Agricultural, Consumer and Environmental Sciences of the University of Illinois and the Director of the Agricultural Experiment Station at the University of Illinois, to be injurious to public health, crops, livestock, land or other property.

(6) "Control Authority" means the governing body of each county, and shall represent all rural areas and cities, villages and townships within the county boundaries.

(7) "Applicable fund" means the fund current at the time the work is performed or the money is received.

(Source: P.A. 99-539, eff. 7-8-16.)

(505 ILCS 100/3) (from Ch. 5, par. 953)

Sec. 3. Every person shall control the spread of and eradicate noxious weeds on lands owned or controlled by him and use such methods for that purpose and at such times as are approved and adopted by the Director of the Department of Agriculture.

(Source: P.A. 77-1037.)

(505 ILCS 100/4) (from Ch. 5, par. 954)

Sec. 4. The duty of enforcing this Act and carrying out its provisions is vested in the Director, and the authorities

designated in this Act acting under the supervision and direction of the Director. If a Control Authority fails to carry out its duties and responsibilities under this Act or fails to follow the Department's rules, the Director shall enforce this Act or rules by sending a Notice of Noncompliance to the Control Authority. The Director, the Dean of the College of Agricultural, Consumer and Environmental Sciences of the University of Illinois and the Director of the Agricultural Experiment Station at the University of Illinois, shall determine what weeds are noxious for the purposes of this Act, and shall compile and keep current a list of such noxious weeds, which list shall be published and incorporated in the rules and regulations of the Department. The Director shall, from time to time, adopt and publish methods as official for control and eradication of noxious weeds and make and publish such rules and regulations as in his judgment are necessary to carry out the provisions of this Act.
(Source: P.A. 99-539, eff. 7-8-16.)

(505 ILCS 100/5) (from Ch. 5, par. 955)

Sec. 5. The Director is authorized to investigate the subject of noxious weeds; to require information and reports from any Control Authority as to the presence of noxious weeds and other information relative to noxious weeds and the control and eradication thereof in localities where such Control Authority has jurisdiction; to cooperate with Control Authorities in carrying out other acts administered by him; to cooperate with agencies of Federal and State Governments and persons, in carrying out his duties under this Act, and, with the consent of the Governor, in the conduct of investigations outside this State in the interest of the protection of the agricultural industry of this State from noxious weeds not generally distributed therein; with the consent of the Federal agency involved, to control and eradicate noxious weeds on Federal lands within this State, with or without reimbursement, when deemed by him to be necessary to an effective weed control and eradication program; to advise and confer as to the extent of noxious weed infestations and the methods determined best suited to the control and eradication thereof; to call and attend meetings and conferences dealing with the subject of noxious weeds; to disseminate information and conduct educational campaigns with respect to control and eradication of noxious weeds; to procure materials and equipment and employ personnel necessary to carry out his duties and responsibilities; and to perform such other acts as may be necessary or appropriate to the administration of this Act.

(Source: P.A. 77-1037.)

(505 ILCS 100/7) (from Ch. 5, par. 957)

Sec. 7. Each Control Authority shall carry out the duties and responsibilities vested in it under this Act with respect to land under its jurisdiction in accordance with rules and regulations prescribed by the Department. Such duties shall include the establishment, under the general direction of the Control Authority, of a coordinated program for control and eradication of noxious weeds within the county.

A Control Authority may cooperate with any person in

carrying out its duties and responsibilities under this Act.
(Source: P.A. 77-1037.)

(505 ILCS 100/8) (from Ch. 5, par. 958)

Sec. 8. Each Control Authority may employ one or more Weed Control Superintendents who shall be certified by the Director to be qualified to detect and treat noxious weeds. The same person may be a Weed Control Superintendent for more than one Control Authority. Such employment may be for such tenure, and at such rates of compensation and reimbursement for travel expenses, as the Control Authority may prescribe. Each Weed Control Superintendent may be bonded for such sum as the Control Authority may prescribe.

Each Control Authority shall examine all land under its jurisdiction for the purpose of determining whether the provisions of this Act and the regulations of the Director have been complied with; compile such data on infested areas and areas eradicated and such other reports as the Director or Control Authority may require; consult and advise upon matters pertaining to the best and most practical methods of noxious weed control and eradication, and render assistance and direction for the most effective control and eradication; investigate or aid in the investigation and prosecution of any violation of this Act. Control Authorities may cooperate and assist one another to the extent practicable in the carrying out of a coordinated control and eradication program within their counties.

(Source: P.A. 77-1037.)

(505 ILCS 100/9) (from Ch. 5, par. 959)

Sec. 9. Notices for control and eradication of noxious weeds shall be on a form prescribed by the Director and shall consist of 2 kinds: general notices and individual notices. Failure to publish general weed notices or to serve individual notices as provided in this Section does not relieve any person from the necessity of full compliance with this Act and regulations thereunder. In all cases such published notice is legal and sufficient notice.

General notice shall be published by each Control Authority, or any combination of Control Authorities among counties, in one or more legal newspapers of general circulation throughout the area, or areas, over which the Control Authority, or Control Authorities, have jurisdiction at such times as the Director may direct or the Control Authority may determine.

Whenever any Control Authority finds it necessary to secure more prompt or definite control or eradication of noxious weeds than is accomplished by the general published notice, it shall serve individual notices upon the person owning and the person controlling such land, and give notification of such notice to the record owner of any encumbrance thereon, giving specific instructions and methods when and how certain named weeds are to be controlled or eradicated.

(Source: P.A. 77-1037.)

(505 ILCS 100/10) (from Ch. 5, par. 960)

Sec. 10. Whenever the owner or person in control of the land on which noxious weeds are present has neglected or

failed to control or eradicate them as required in this Act and any notice is given pursuant to Section 9, the Control Authority having jurisdiction shall have proper control and eradication methods used on such land, and shall advise the owner, person in control, and record holder of any encumbrance of the cost incurred in connection with such operation. The cost of any such control or eradication shall be at the expense of the owner. If unpaid for 6 months, or longer, the amount of such expense shall become a lien upon the property. Nothing contained in this Section shall be construed to require satisfaction of the obligation imposed hereby in whole or in part from the sale of the property or to bar the application of any other additional remedy otherwise available. Amounts collected under this Section shall be deposited in the Noxious Weed Control Fund or other appropriate general fund of the Control Authority.
(Source: P.A. 77-1037.)

(505 ILCS 100/11) (from Ch. 5, par. 961)

Sec. 11. When it appears to a Control Authority that upon any tract of land under its jurisdiction there is an infestation of noxious weeds beyond the ability of the owner and the person in control of such land to eradicate, the Control Authority, with the approval of the Director, may quarantine such land and put into immediate operation the necessary means for the eradication of such noxious weeds. The Control Authority shall, prior to the entry upon such land, serve individual notices on the owner and the person in control thereof and the record owner of any encumbrance thereon of such quarantine and entry, and shall also advise such persons of the completion of the eradication operation, and the cost thereof. The expense of such quarantine and eradication shall be borne as follows: 1/2 from the Noxious Weed Control Fund or other appropriate general fund of the Control Authority; and 1/2 from the person owning such land, which may be collected and deposited as provided in Section 10.
(Source: P.A. 77-1037.)

(505 ILCS 100/12) (from Ch. 5, par. 962)

Sec. 12. The cost of controlling and eradicating noxious weeds on all land, including highways, roadways, streets, alleys and rights-of-way, owned or controlled by a State department, agency, commission or board shall be paid by the State department, agency, commission or board in control thereof out of funds appropriated to its use.

The cost of controlling and eradicating noxious weeds on all land including highways, roadways, streets, alleys and rights-of-way, owned or controlled by a Control Authority shall be paid by the Control Authority in control thereof out of the Noxious Weed Control Fund, and until the establishment of such Fund, out of the general funds of such Control Authority. Until the establishment of the Noxious Weed Control Fund by a Control Authority, the cost of controlling and eradicating noxious weeds on all land, including highways, roadways, streets, alleys and rights-of-way, owned or controlled by a township or city or other municipal corporation shall be paid by the township or city or other municipal corporation in control thereof out of the general

funds of such township or city or other municipal corporation. After the establishment of the Noxious Weed Control Fund of the county in which such township or city is located, such cost shall be paid from the Noxious Weed Control Fund of such county.

(Source: P.A. 77-1037.)

(505 ILCS 100/13) (from Ch. 5, par. 963)

Sec. 13. Notwithstanding any other provisions of this Act relating to payment of cost, when determined by a Control Authority to be justified in the interest of an effective weed control program, such Control Authority may control and eradicate noxious weeds on land under its jurisdiction, without cost to the owner or person in control thereof.

(Source: P.A. 77-1037.)

(505 ILCS 100/14) (from Ch. 5, par. 964)

Sec. 14. To prevent the dissemination of noxious weeds through any article, including machinery, equipment, plants, materials and other things, the Director, in consultation with the Dean of the College of Agricultural, Consumer and Environmental Sciences of the University of Illinois and the Director of the Agricultural Experiment Station at the University of Illinois, shall, from time to time, publish a list of noxious weeds which may be disseminated through articles and a list of articles capable of disseminating such weeds, and designate treatment of such articles as, in his opinion, would prevent such dissemination. Until such article is treated in accordance with the applicable regulations, it shall not be moved from such premises except under and in accordance with the written permission of the Control Authority having jurisdiction of the area in which such article is located, and the Control Authority may hold or prevent its movement from such premises. The movement of any such article which has not been so decontaminated, except in accordance with such written permission, may be stopped by the Control Authority having jurisdiction over the place in which such movement is taking place and further movement and disposition shall only be in accordance with such Control Authority's direction.

(Source: P.A. 99-539, eff. 7-8-16.)

(505 ILCS 100/15) (from Ch. 5, par. 965)

Sec. 15. A Noxious Weed Control Fund may be established as provided in Section 16 for each Control Authority, without fiscal year limitation, which shall be available for expenses authorized to be paid from such Fund, including the necessary expenses of the Control Authority in carrying out its duties and responsibilities under this Act. The Weed Control Superintendents within the county shall ascertain each year the approximate amount of land within the county infested with noxious weeds, and the location thereof, and transmit such information to the Director and the Control Authority. On the basis of such information the Control Authority shall make payments from the Noxious Weed Control Fund. If a Noxious Weed Control Fund is not established as provided in Section 16, the expenses authorized to be paid from such Fund shall be paid out of any other appropriate general fund of the Control

Authority.

(Source: P.A. 77-1037.)

(505 ILCS 100/17) (from Ch. 5, par. 967)

Sec. 17. Control Authorities, independently or in combination, may purchase or provide for needed or necessary materials, machinery and equipment, including the cost of operation and depreciation of such machinery and equipment, for the control and eradication of weeds as provided in Sections 10 and 11, whether or not declared noxious on land owned or controlled by them or on other land under their jurisdiction. All funds received from such control and eradication of weeds shall be deposited in the Noxious Weed Control Fund or other appropriate general fund of the Control Authority. Each Control Authority shall keep a record showing the procurement, sale and rental of materials, machinery and equipment, which record shall be open to inspection by citizens of this State. A Control Authority may use any equipment or material procured as provided for in this Section upon lands owned or directly controlled by it, or owned or controlled by a township or city which is not a Control Authority, for the treatment and eradication of weeds which have not been declared noxious.

(Source: P.A. 77-1037.)

(505 ILCS 100/18) (from Ch. 5, par. 968)

Sec. 18. If any person is dissatisfied with the amount of any charge made against him by a Control Authority for control or eradication work, he may, within 5 days after being advised of the amount of the charge, file a protest with the Director. The Director shall hold a hearing thereon and has the power to adjust or affirm such charge.

(Source: P.A. 77-1037.)

(505 ILCS 100/19) (from Ch. 5, par. 969)

Sec. 19. All final administrative decisions of the Director or his representative are subject to judicial review under the Administrative Review Law. The term "administrative decision" is defined as in Section 3-101 of the Code of Civil Procedure. The filing for judicial review shall stay the order of the Director or his representative pending disposition of the order on judicial review. The court, upon its own initiative or upon motion by the Director, may in its discretion, when it deems it necessary to protect the interests involved, require the posting of additional bond in an amount it deems advisable, as a prerequisite to judicial review.

(Source: P.A. 82-783.)

(505 ILCS 100/20) (from Ch. 5, par. 970)

Sec. 20. The Director, any Control Authority, Weed Control Superintendent, or anyone authorized thereby, may enter upon all land under their jurisdiction for the purpose of performing their duties and exercising their powers under this Act, including the taking of specimens of weeds or other materials, without the consent of the person owning or controlling such land and without being subject to any action for trespass or damages, if reasonable care is exercised.

(Source: P.A. 77-1037.)

(505 ILCS 100/21) (from Ch. 5, par. 971)

Sec. 21. All individual notices, service of which is provided for in this Act, shall be in writing. Service of such notices shall be in the same manner as service of a summons in a civil action in the circuit court or by certified mail to the last known address to be ascertained, if necessary, from the last tax list.

(Source: P.A. 77-1037.)

(505 ILCS 100/22) (from Ch. 5, par. 972)

Sec. 22. Any person violating any provision of this Act or any regulation issued hereunder is guilty of a petty offense and shall be fined not more than \$100 for the first offense and not more than \$200 for each subsequent offense.

(Source: P.A. 78-255.)

(505 ILCS 100/23) (from Ch. 5, par. 973)

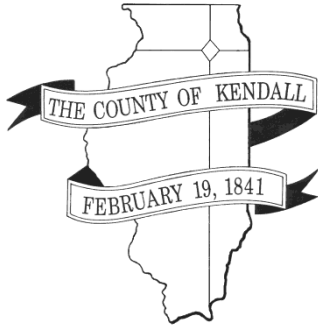
Sec. 23. The Director may participate in any noxious weed control program and, when called upon to do so by any such program, may use any funds available to him for the purposes of this Act in the matching of any federal funds made available to this State.

(Source: P.A. 77-1037.)

(505 ILCS 100/24) (from Ch. 5, par. 974)

Sec. 24. If any Section or provision of this Act is declared invalid for any reason, such invalidity shall not affect or impair any of the remaining Sections or provisions of the Act which can be given effect without the invalid Section or provision, and to this end the Sections and provisions of this Act are declared to be severable.

(Source: P.A. 77-1037.)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: August 1, 2017
Re: Update on Negotiations for a Proposed Intergovernmental Agreement Between Kendall County and the Village of Millbrook

On July 28th, PBZ Chairman Robert Davidson, Acting County Administrator Scott Koeppel and Senior Planner Matt Asselmeier held a conference call with representatives from the Village of Millbrook, the County's insurance provider and Millbrook's insurance provider. The scenarios that arose from that meeting include the following:

1. The Village of Millbrook remains the primary insured for auto and general liability.
2. The Village of Millbrook offered the following amendment: "Each party will maintain their own auto liability and general liability with amounts not less than \$1 Million per occurrence/\$2 Million aggregate."
3. The Village of Millbrook collects the fees related to inspections and the County charges the Village for our services. Staff continues to research the County's costs for providing inspection services.
4. The Village of Millbrook remains the primary insured for general liability and the County becomes the primary insured for auto liability.
5. Kendall County ceases providing services in Millbrook.

The County's insurance provider recommended the first choice.

Choice 1 is the only scenario that does not require a vote by the PBZ Committee because the Committee previously recommended this option to the County Board. Choices 2-5 would require a recommendation by the PBZ Committee.

The 2016 contract with Millbrook expired earlier this year. The contract does not have any continuation provisions. Accordingly, Staff requests guidance as to whether or not the PBZ Committee would like the PBZ Department to continue providing services to the Village of Millbrook without a contract.

MHA

Matt Asselmeier

From: Brian Holdiman
Sent: Monday, July 31, 2017 1:11 PM
To: Scott Koeppel
Cc: Matt Asselmeier
Subject: Millbrook Inspections

Scott

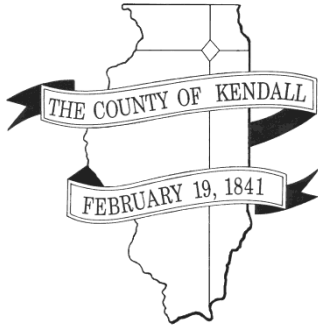
Jan 1, 2013 – July 31, 2017 I have issued 15 building permits in the corporate limits of the Village of Millbrook. A total of 45 inspections/site visits were performed in conjunction with those permits.

Our violation investigations are tracked via my outlook calendar until they are confirmed to be a violation and a letter is sent then it is entered into our tracking system. It appears 4 formal violation letters were sent in the time frame above. Based upon that info and scrolling through my outlook calendar and memory by best guess for total violation investigations or follow ups would be about 12.

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*



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

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MEMORANDUM

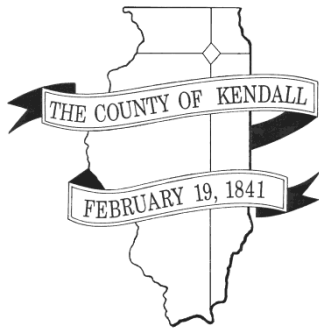
To: County Board Chairman Scott Gryder
From: Planning, Building and Zoning Committee Chairman Robert Davidson
Date: August 8, 2017
Re: Protocols for Recommending Map and Text Amendments to the County Board

It has recently come to my attention that 55 ILCS 5/5-12014 gives townships with a plan commission 30 days to file formal objections to proposed map and text amendments. The 30 days starts the day after the conclusion of public hearing by the Kendall County Zoning Board of Appeals.

It is my desire that, to the greatest extent possible, that the Planning, Building and Zoning Committee have the input of the township(s) before issuing a recommendation on petitions to the full County Board. Accordingly, the Planning, Building and Zoning Committee may not issue recommendations to the County Board on petitions unless input from the township(s) have been received or the 30 day objection period has expired. The Planning, Building and Zoning Committee reserves the right to issue conditional recommendations to the County Board on petitions where the township(s) has not submitted input and the 30 day objection period has not expired.

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

Robert Davidson, Chairman
Planning, Building and Zoning Committee



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

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MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: July 25, 2017
Re: Regulation of Gaming Machines in Gas Stations

At the July 10th meeting, Staff was asked to research the regulations neighboring counties use regarding allowing gaming machines at fuel stations.

DuPage County is the only neighboring county that does not allow gaming devices in fuel stations. They restrict the number of “entertainment devices” inside gas stations and regulate them through the liquor code.

DeKalb County said that they did not have any gas stations in the unincorporated area.

Grundy, LaSalle and Kane Counties follow State law and impose no other restrictions on this type of use.

To date, Will County has not responded to our request for information.

If you have any questions, please let me know.

MHA

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	19	1	2	2	3	4	2	4	1	0	0	0	0
Garage	8	0	0	1	1	2	4	0	0	0	0	0	0
Accessory Buildings	36	0	8	4	4	11	1	8	0	0	0	0	0
Additions	8	0	0	1	2	2	1	2	0	0	0	0	0
Remodeling	12	0	2	1	1	3	3	2	0	0	0	0	0
Barns/Farm Buildings	4	0	2	0	1	0	0	1	0	0	0	0	0
Signs	1	1	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	0	0	0	1	0	0	0	0	0	0	0
Swimming Pools	21	0	0	5	1	2	5	8	0	0	0	0	0
Decks	14	0	0	0	3	4	4	3	0	0	0	0	0
Demolitions	4	1	1	0	0	1	1	0	0	0	0	0	0
Electrical Upgrades	2	0	1	1	0	0	0	0	0	0	0	0	0
Change in Occupancy	1	0	0	0	0	1	0	0	0	0	0	0	0
Driveway	6	0	0	1	1	1	1	2	0	0	0	0	0
Fire Restoration	3	1	0	1	1	0	0	0	0	0	0	0	0
Patio	1	0	0	1	0	0	0	0	0	0	0	0	0
Wind Turbine	1	0	1	0	0	0	0	0	0	0	0	0	0
Generator	1	0	0	0	1	0	0	0	0	0	0	0	0
	143	4	17	18	19	32	22	30	1	0	0	0	0

8 houses 1/1/16 - 7/31/16

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	\$1,280,000	\$7,935	\$7,885
Accessory Buildings	8	\$245,218	\$550	\$0
Additions	2	\$205,000	\$594	\$0
Remodeling	2	\$115,600	\$288	\$0
Barns/Farm Buildings	1	\$39,000	\$0	\$0
Swimming Pools	8	\$232,220	\$950	\$0
Decks	3	\$14,900	\$600	\$0
Driveway	2	\$5,000	\$400	\$0
	30	\$2,136,938	\$11,317	\$7,885

Permit Approval Date Report **Kendall County**

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/19/2017	012017144	01 House	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
7/17/2017	022017102	02 Garage	0406300002 WEISBROOK JOSEPH R	6874 MILLINGTON RD SANDWICH, IL 60548-		
7/11/2017	032017137	03 Accessory Buildings	0235310002 DAVIES WILLIAM & KATHI	7779 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
7/19/2017	032017100	03 Accessory Buildings	0307177011 JOE GRIFFIN	5400 LIGHT RD OSWEGO, IL 60543-		CLEARY BUILDING CORP.
7/17/2017	032017135	03 Accessory Buildings	0507403001 FRENCH LARRY & SHARON	11480 A LEGION RD YORKVILLE, IL 60560-		
7/18/2017	032017141	03 Accessory Buildings	0305404003 HEIMER MICHAEL W & NICKOLETTE	106 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
7/20/2017	032017145	03 Accessory Buildings	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
7/14/2017	032017076	03 Accessory Buildings	0419100002 CLANCY GERALD E & ROBIN R	9517 FINNIE RD NEWARK, IL 60541-		DIY
7/12/2017	032017103	03 Accessory Buildings	0222126004 LEIFHEIT ELMER B & NANCY	26 LAKEVIEW DR YORKVILLE, IL 60560-		Doug Leifheit
7/27/2017	032017152	03 Accessory Buildings	0308154018 CURCIO SAMUEL J	1432 ROUTE 31 OSWEGO, IL 60543-	SARTAIN SUB	
7/31/2017	042017146	04 Additions	0216226006 JENNINGS WILLIAM L & MONICA	9180 CORNELIS RD BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	OWNER

Permit Approval Date Report **Kendall County**

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/11/2017	042017132	04 Additions	0223328002 HALL ROD	7736 ROUTE 34 YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	
7/6/2017	052017128	05 Remodeling	0421126003 RISSMAN MARK	9010 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	DKW Homes, LLC
7/18/2017	082017142	08 Barns/Farm Buildings	0808300007 BELL FARMS LIMITED PARTNERSHIP	10600 LISBON CENTER RD NEWARK, IL 60541-		
7/6/2017	122017127	12 Swimming Pools	0416126002 BAKER JOHN P & MEREDITH A	15 FOXHURST LN MILLBROOK, IL 60536-	FOXHURST UNIT 1	
7/27/2017	122017151	12 Swimming Pools	0602176004 PFLEDERER DANAL	120 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSONS RESUB	A & J Recreational Services
7/27/2017	122017148	12 Swimming Pools	0125454002 CYKO DANIEL & JENNIFER	12477 WOODVIEW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	OWNER
7/18/2017	122017143	12 Swimming Pools	0512226008 NICHOLS MARK & LOLA	6145 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DesRochers Backyard Pools
7/12/2017	122017136	12 Swimming Pools	0235310004 CALIENDO JAMES A & CALIENDO CYNTHIA M	7765 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	AMERICAN SALE
7/10/2017	122017129	12 Swimming Pools	0235382008 TEMES CHRISTOPHER J & DEVON M	5812 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
7/14/2017	132017139	13 Decks	0304181008 MCINTOSH KEITH R & DEBRA A	52 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	AARON MAGGIO - CLEAN EDGE CONSTRUCTION
7/11/2017	132017131	13 Decks	0235310004 CALIENDO JAMES A & CALIENDO CYNTHIA M	7765 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	William Alvarez

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/6/2017	132017130	13 Decks	0416204011 WALLEN WILLIAM R JR & MICHELLE L	15 HUDSON ST MILLBROOK, IL 60536-		H & S Contracting, Inc.
7/25/2017	182017150	18 Driveway	0136100028 SNYDER ERIC M	12630 B RIVER RD PLANO, IL 60545-	DOCKSTADERS SUB	
7/10/2017	182017134	18 Driveway	0235382008 TEMES CHRISTOPHER J & DEVON M	5812 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/29/2017	0120177101	01 House	0607402002 MCCUE BUILDERS INC	7620 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	Same
3/3/2017	012017028	01 House	0605301001 CHRIS AND LORI BAILEY	4811 CHERRY ROAD OSWEGO, IL 60543	HENNEBERRY WOODS UNIT 4	CL DESIGN/CHERYL LEE
4/5/2017	012017050	01 House	0720200005 BROMELAND ANDREW J & JENNIFER L	15375 ROODS RD NEWARK, IL 60541-		CL Design-Build, Inc. (Cheryl Lee)
1/18/2017	012017015	01 House	0135100012 MESSER OLETH JR & ROSE L	13524 D HALE ROAD PLANO, IL. 60545		
7/19/2017	012017144	01 House	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
5/31/2017	012017099	01 House	0430200003 DIPPOLD JEREMY & SAMANTHA	10135 FOX RIVER DRIVE NEWARK, IL		
5/31/2017	012017074	01 House	0236102003 HENCZEL DAVID C DECL OF TRUST & DANIEL A HENZEL REWILLCE 0932300004	385 COUNTRY ROAD YORKVILLE, IL. 60560	FARM COLONY	SELF
5/10/2017	012017067	01 House	GUZMAN MARIA	17840 GROVE RD MINOOKA, IL 60447-		
3/24/2017	012017036	01 House	0417300002 DICKSON VALLEY MINISTRIES	8250 FINNIE RD NEWARK, IL 60541-		Same
5/2/2017	012017062	01 House	0421125027 TIM & JESSICA SCHOFIELD	15781 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	TJS BUILDERS, INC.
5/17/2017	012017070	01 House	0811100029 AUSTIN NANCY	13090 ASHLEY ROAD PLATTVILLE, IL. 60560		TIM GREYER BUILDERS

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/3/2017	012017032	01 House	0420226005	GOODLET TIMOTHY J	16077 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	Self
6/22/2017	012017119	01 House	0535200010	SLEEZER CONNIE K & SETH C	7214 CATON FARM RD YORKVILLE, IL 60560-		
1/3/2017	012017009	01 House	0513300003	GATES ROBERT A & PATRICIAL	8813 "B" HOPKINS RD YORKVILLE, IL. 60560		
2/16/2017	022016192	02 Garage	0304479042	TERRAZAS JUAN	72 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	Self
6/20/2017	022017121	02 Garage	0235227011	WAYDA JEFFERY & SUSAN	283 FARM CT YORKVILLE, IL 60560-	FARM COLONY	
6/28/2017	022017123	02 Garage	0304476015	GAMBOA ALEJANDRO	79 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	DANLEY'S GARAGE WORLD
6/7/2017	022017108	02 Garage	0402226006	SVOBODA JAROMIR & JODIA	6147 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	Self
4/26/2017	022017063	02 Garage	0116427010	FRIEDERS FRANK D & JULIE L	30 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	Self
6/9/2017	022017111	02 Garage	0332352003	MERSMAN RYAN D & JENIFER L	4862 RESERVATION RD OSWEGO, IL 60543-	ARROWHEAD HILLS	
5/23/2017	022017089	02 Garage	0602177006	SMITH CHERYL	143 OSWEGO PLAINS DR OSWEGO, IL 60543-		Upscale Remodel
6/26/2017	022017045	02 Garage	0234151010	JOHNSON GREGORY J & SHELLEY	66 QUINSEY RD YORKVILLE, IL 60560-	QUINSEY SUB	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/17/2017	022017102	02 Garage	0406300002 WEISBROOK JOSEPH R	6874 MILLINGTON RD SANDWICH, IL 60548-		
3/3/2017	032017035	03 Accessory Buildings	0216228007 SCHOON RICHARD W & BARBARA A	43 HUNTER LN BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	WILLMAN & GROESCH
2/21/2017	032017025	03 Accessory Buildings	0105251002 PETITJEAN LEONARD E JR TR & PETITJEAN ANITA	16318 GALENA ROAD PLANO, IL. 60545		SELF
3/1/2017	032017027	03 Accessory Buildings	0219100003 CAMACHO MIGUEL & SANDRA E	11728 FAXON RD PLANO, IL 60545-		FBI BUILDINGS INC.
7/11/2017	032017137	03 Accessory Buildings	0235310002 DAVIES WILLIAM & KATHI	7779 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
3/2/2017	032017034	03 Accessory Buildings	0508101001 JAMES MICHAEL STOCCHERO	10925 ROUTE 71 YORKVILLE, IL 60560-		
2/9/2017	032017022	03 Accessory Buildings	0214426006 ENTILE MATTHEW R	86 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
2/28/2017	032017020	03 Accessory Buildings	0105176005 BOND MICHAEL E & CHERIE L	232 CREEK RD PLANO, IL 60545-		Cleary Building Corp.
2/8/2017	032017018	03 Accessory Buildings	0926400007 LUNDQUIST ROBERT & CAROL	16801 RIDGE RD MINOOKA, IL 60447-		
6/16/2017	032017113	03 Accessory Buildings	0909100002 GUZMAN RAMIRO A JR	13039 MCKANNA ROAD MINOOKA, IL 60447		SELF
5/31/2017	032017105	03 Accessory Buildings	0235130003 LOIKETS WILLIAM & TERESA	46 COUNTRY RD YORKVILLE, IL 60560-	HITEMAND SUB	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/27/2017	032017152	03 Accessory Buildings	0308154018 CURCIO SAMUEL J	1432 ROUTE 31 OSWEGO, IL 60543-	SARTAIN SUB	
6/1/2017	032017095	03 Accessory Buildings	0905400018 QUIROZ, TEOFILO	4080 VAN DYKE ROAD MINOOKA, IL		SELF
6/1/2017	032017096	03 Accessory Buildings	0905400018 QUIROZ, TEOFILO	4080 VAN DYKE ROAD MINOOKA, IL 60447		SELF
7/12/2017	032017103	03 Accessory Buildings	0222126004 LEIFHEIT ELMER B & NANCY	26 LAKEVIEW DR YORKVILLE, IL 60560-		Doug Leifheit
5/22/2017	032017083	03 Accessory Buildings	0905400018 QUIROZ, TEOFILO	4080 VAN DYKE ROAD MINOOKA, IL		
5/16/2017	032017081	03 Accessory Buildings	0122282005 BAGLEY RAYMOND O & NANCY A	3340 OLD MILL RD PLANO, IL 60545-		Self
7/14/2017	032017076	03 Accessory Buildings	0419100002 CLANCY GERALD E & ROBIN R	9517 FINNIE RD NEWARK, IL 60541-		DIY
5/16/2017	032017085	03 Accessory Buildings	0909100014 HOLZ LIVING TRUST	13270 MCKANNA RD MINOOKA, IL 60447-		Self
5/25/2017	032017090	03 Accessory Buildings	0924300007 MARECI GREGORY L & NATALIE M	532 BELL RD MINOOKA, IL 60447-		
4/27/2017	032017069	03 Accessory Buildings	0435300006 LEGGETT BRANDON D & JULIE A	13600 HUGHES RD NEWARK, IL 60541-		
7/19/2017	032017100	03 Accessory Buildings	0307177011 JOE GRIFFIN	5400 LIGHT RD OSWEGO, IL 60543-		CLEARY BUILDING CORP.

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/11/2017	032017056	03 Accessory Buildings	0308154002 KAYER TODD M & JEANNA D	10 SHORE DR OSWEGO, IL 60543-	MARINA VILLAGE	SAME
3/14/2017	032017043	03 Accessory Buildings	0615100008 ODONOVAN-MAYA SUSAN	2884 ROUTE 126 PLAINFIELD, IL 60544-		
3/13/2017	032017042	03 Accessory Buildings	0508176008 BASTIAN JOHN C & DONNA K	86 MAPLE LN YORKVILLE, IL 60560-	WOODLAND ACRES	WILLMAN & GROESCH G.C.
3/9/2017	032017039	03 Accessory Buildings	0502102003 SIOK CLIFFORD & KIMBERLY	322 EMILY CT YORKVILLE, IL 60560-		Everlast Portable Buildings
7/17/2017	032017135	03 Accessory Buildings	0507403001 FRENCH LARRY & SHARON	11480 A LEGION RD YORKVILLE, IL 60560-		
2/9/2017	032017023	03 Accessory Buildings	0116402010 MIESZALA RONALD	40 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 4	
7/18/2017	032017141	03 Accessory Buildings	0305404003 HEIMER MICHAEL W & NICKOLETTE	106 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
7/20/2017	032017145	03 Accessory Buildings	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
3/8/2017	032017038	03 Accessory Buildings	0416129001 ANDERSON BRUCE	8 N HUDSON ST MILLBROOK, IL 60536-		
4/19/2017	032017060	03 Accessory Buildings	0304255013 SHADDIX THOMAS W & LETICIA	125 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	Backyard Buildings and More
7/11/2017	042017132	04 Additions	0223328002 HALL ROD	7736 ROUTE 34 YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/13/2017	042017098	04 Additions	0226101006	LAMANNA, ANDREW & SIWAK, PAULINA	58 KINGMOOR LN YORKVILLE, IL 60560-	KING MOOR ON THE FOX	Artisan Enterprises, Inc.
5/16/2017	042017084	04 Additions	0602126003	PIAZZA-RAFDAHL ANNA	10 NAVAJO CT OSWEGO, IL 60543-		Self
4/27/2017	042017064	04 Additions	0931100002	MONTELLO JOHN J JR & MURRAY MAUREEN J	17280 BRISBIN RD MINOOKA, IL 60447-		
6/8/2017	042017109	04 Additions	0904100002	CRESCENTI JEAN	12070 MCKANNA RD MINOOKA, IL 60447-		
4/18/2017	042017058	04 Additions	0226452009	GRAHOVEC EDWARD J & LINDA	49 WINDING CREEK RD YORKVILLE, IL 60560-	OAK CREEK SUB	Brady Construction, LLC
4/4/2017	042017052	04 Additions	0712400003	SIEVERS KATHERYNN E & DVARN	13825 LISBON RD NEWARK, IL 60541-		
7/31/2017	042017146	04 Additions	0216226006	JENNINGS WILLIAM L & MONICA	9180 CORNELIS RD BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	OWNER
1/18/2017	042016216	04 Additions	0213428001	GUERRERO LORENA	6163 ROUTE 34 OSWEGO, IL 60543-		Homeowner
7/6/2017	052017128	05 Remodeling	0421126003	RISSMAN MARK	9010 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	DKW Homes, LLC
6/20/2017	052017120	05 Remodeling	0402225006	FRANKINO MICHAEL & JULIE	6070 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	SELF
6/9/2017	052017110	05 Remodeling	0606127012	LUCKSINGER CYNTHIA & LUCKSINGER HALEY	45 SETTLERS LN OSWEGO, IL 60543-	HATTNER SUB	Stature Custom Homes

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/14/2017	0520177107	05 Remodeling	0602176004 PFLEDERER KURT A & DANAL	120 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSON'S RESUB	SELF
5/31/2017	052017097	05 Remodeling	0334100007 HARVEST BAPTIST CHURCH	5315 DOUGLAS RD OSWEGO, IL 60543-		Meadows Construction, Inc.
5/2/2017	052017078	05 Remodeling	0504176003 BRENART HEATHER RENEE	18 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	Willman & Groesch GC
5/2/2017	052017075	05 Remodeling	0416377003 BRATT KENNETH E & KATHY D	8820 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 1	MATRIX BASEMENT SYSTEMS INC.
5/2/2017	052017072	05 Remodeling	0331427001 MURRAY MATTHEW & KIMBERLY	38 EAGLE VIEW LN OSWEGO, IL 60543-	RESERVATION HEIGHTS UNIT 1	GT Renovations
3/31/2017	052017051	05 Remodeling	0318378007 PECHETTE BRANDON B & JESSICA L	60 S WEST DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	Home Mobility Solutions, Inc.
2/27/2017	052017030	05 Remodeling	0508102001 MESSERSMITH JEREMY & CHRISTINA	7250 E HIGHPOINT RD YORKVILLE, IL 60560-		Homeowner
2/16/2017	052017026	05 Remodeling	0722400009 ZUIDEMA SCOTT	14313 ROUTE 52 NEWARK, IL 60541-		
7/18/2017	082017142	08 Barns/Farm Buildings	0808300007 BELL FARMS LIMITED PARTNERSHIP	10600 LISBON CENTER RD NEWARK, IL 60541-		
4/5/2017	082017055	08 Barns/Farm Buildings	0533200007 STEWART DAVID	11200 ROUTE 47 YORKVILLE, IL 60560-		
3/3/2017	082017029	08 Barns/Farm Buildings	0819100008 GONZALEZ RAULA	15390 ROUTE 52 NEWARK, IL 60541-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/8/2017	082017021	08 Barns/Farm Buildings	091410009	BALTZ ROBERT	1925 Route 52 Minooka, IL 60447		
2/8/2017	092017017	09 Signs	0318403015	MERCHANTS NATIONAL BANK	5375 ROUTE 34 OSWEGO, IL 60543-		
5/31/2017	102017088	10 Other	0334100007	HARVEST BAPTIST CHURCH	5315 DOUGLAS RD OSWEGO, IL 60543-		Monarch Fire Protection, Inc.
7/27/2017	122017151	12 Swimming Pools	0602176004	PFLIEDERER DANA L	120 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSONS RESUB	A & J Recreational Services
7/27/2017	122017148	12 Swimming Pools	0125454002	CYKO DANIEL & JENNIFER	12477 WOODVIEW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	OWNER
7/12/2017	122017136	12 Swimming Pools	0235310004	CALIENDO JAMES A & CALIENDO CYNTHIA M	7765 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	AMERICAN SALE
7/10/2017	122017129	12 Swimming Pools	0235382008	TEMES CHRISTOPHER J & DEVON M	5812 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
7/6/2017	122017127	12 Swimming Pools	0416126002	BAKER JOHN P & MEREDITH A	15 FOXHURST LN MILLBROOK, IL 60536-	FOXHURST UNIT 1	
6/28/2017	122017125	12 Swimming Pools	0236102003	HENCZEL DAVID C DECL OF TRUST & PARTIAL HEIRSHIP	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	Naperville Pool Construction
6/19/2017	122017116	12 Swimming Pools	0606127005	BRODY-PAUL JENNIFER L & PAUL JENNIFER L	27 SETTLERS LN OSWEGO, IL 60543-	HATTNER SUB	PARADISE POOLS & SPAS
6/14/2017	122017106	12 Swimming Pools	0235385002	STARK STEVEN & AMY	7557 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	AMERICAN SALE

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/25/2017	122017092	12 Swimming Pools	0304329004 DIEDERICH JENNIFER L & MICHAEL S	65 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	Thomas Stone
5/9/2017	122017080	12 Swimming Pools	0319126002 MACKIE BRIAN G & LAURIE A	40 RIVERVIEW CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	SELF
4/27/2017	122017068	12 Swimming Pools	0304476007 ROWE GARY A & DEBORAH A	63 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	Dries Inc.
3/31/2017	122017049	12 Swimming Pools	0605395003 FORSELL DON E & AMY K	4806 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2 SWIM SHACK, INC.	
3/22/2017	122017046	12 Swimming Pools	0221301014 WARD JAMES J & BETH A	3531 B ROUTE 47 YORKVILLE, IL 60560-		
7/18/2017	122017143	12 Swimming Pools	0512226008 NICHOLS MARK & LOLA	6145 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DesRochers Backyard Pools
3/13/2017	122017041	12 Swimming Pools	0508376016 FEDANZO-DUDLEY AARON & MARYBETH	43 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	THE GREAT ESCAPE
3/9/2017	122017040	12 Swimming Pools	0502102003 SIOK CLIFFORD & KIMBERLY	322 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	SUNDOWN POOLS
3/6/2017	122017037	12 Swimming Pools	0234226006 SPIESS ERNST M & FELICIA A	8051 VAN EMMON RD YORKVILLE, IL 60560-		
7/11/2017	132017131	13 Decks	0235310004 CALIENDO JAMES A & CALIENDO CYNTHIA M	7765 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	William Alvarez
7/6/2017	132017130	13 Decks	0416204011 WALLEN WILLIAM R JR & MICHELLE L	15 HUDSON ST MILLBROOK, IL 60536-		H & S Contracting, Inc.

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
6/16/2017	132017117	13 Decks	0304154017 RODRIGUEZ AARON & NORALINA	12 ROULOCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
6/19/2017	132017114	13 Decks	0508376016 FEDANZO-DUDLEY AARON & MARYBETH	43 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	
6/19/2017	132017112	13 Decks	0413278002 SCHROEDER TERRY L & DEENA R	18 COTSWOLD DR YORKVILLE, IL 60560-		Owner
5/25/2017	132017091	13 Decks	0402230006 GROCHOWSKI CHARLES E & LAURAL	6070 RED GATE LN YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	SELF
5/17/2017	132017087	13 Decks	0409351017 MEIER STEPHEN W TRUST & MEIER DEBORA C TRUST	11 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	Self
5/16/2017	132017082	13 Decks	0234276003 RANGEL JOSEFINA & DAVID	8042 VAN EMMON RD YORKVILLE, IL 60560-		Self
6/14/2017	132017115	13 Decks	0221301014 WARD JAMES J & BETH A	3531 B ROUTE 47 YORKVILLE, IL 60560-		
5/4/2017	132017079	13 Decks	0223328002 HALL ROD	7736 ROUTE 34 YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	AM Kitchen & Bath
5/2/2017	132017073	13 Decks	0304408006 PERKINS JAMES R & DONNA M	112 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	Partipilo Deck & Fence
5/5/2017	132017066	13 Decks	0135426008 MARITATO VINCE C & LOUISE A	18 WILLOW SPRINGS LN PLANO, IL 60545-	THE WILLOWS SUB	WEST SUBURBAN DECKS, LLC
7/14/2017	132017139	13 Decks	0304181008 MCINTOSH KEITH R & DEBRA A	52 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	AARON MAGGIO - CLEAN EDGE CONSTRUCTION

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/26/2017	132017065	13 Decks	0307402015 MATTHEW J HILL	166 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	SELF
6/22/2017	142017118	14 Demolitions	0535200010 SLEEZER CONNIE K & SETH C	7214 CATON FARM RD YORKVILLE, IL 60560-		
4/27/2017	142017024	14 Demolitions	0835400003 WHITE WILLOW PROPERTY LLC & MKM DEVELOPMENT LLC 0304429002	17915 CHURCH RD MINOOKA, IL 60447-		D CONSTRUCTION
3/22/2017	152017044	15 Electrical Upgrades	MORITZ BLAKE & DEBRA	25 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	DCI Electric Corp
2/16/2017	152017019	15 Electrical Upgrades	0219100003 CAMACHO MIGUEL & SANDRA E	11728 FAXON RD PLANO, IL 60545-		
5/10/2017	172017077	17 Change in Occupancy	0932300004 GUZMAN MARIA	17840 GROVE RD MINOOKA, IL 60447-		
7/25/2017	182017150	18 Driveway	0136100028 SNYDER ERIC M	12630 B RIVER RD PLANO, IL 60545-	DOCKSTADERS SUB	
7/10/2017	182017134	18 Driveway	0235382008 TEMES CHRISTOPHER J & DEVON M	5812 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
6/21/2017	182017124	18 Driveway	0305454007 ROBLES JUAN L PENIA & BELTRAN MARIA DEL ROSARIO VACQUEZ	32 CIRCLE DR W MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	Concretos Vasquez, Inc.
5/17/2017	182017086	18 Driveway	0334201007 ANDERSON RICHARD C & DEBRA A	5200 DOUGLAS RD OSWEGO, IL 60543-	DOUGLAS HILL SUB	Bills Concrete Construction
4/19/2017	182017061	18 Driveway	0216229006 REX NICHOLAS E & AMANDAL	22 NORTH ST BRISTOL, IL 60512-		Self

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
3/23/2017	182017047	18 Driveway	0213476025 OJEDA SERGIO	2774 ARBOR LN OSWEGO, IL 60543-		SELF
4/19/2017	192017059	19 Fire Restoration	0304408019 GOMEZ CASSANDRA	138 TEALWOOD RD MONTGOMERY, IL 60538-		Tranquility Builders
3/28/2017	192017048	19 Fire Restoration	0304327005 HENTHORN DENNIS	25 SURREY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	SERVPRO OF LAGRANGE PARK/NO. MONTGOMERY
1/6/2017	192017012	19 Fire Restoration	0103354002 PAIGE PAUL P & PETRY KATHRYN	14 EARL ST PLANO, IL 60545-	STAINFIELD SUB UNIT 2	Self
4/4/2017	202017053	20 Patio	0305253008 SCHUSTER MATTHEW & AMANDA	16 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	Sebert Landscape
2/27/2017	212017031	21 Wind Turbine	0610200006 KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
4/11/2017	232017057	23 Generator	0421251001 LEDESMA PAUL A & VIRGINIA M	15593 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	Lee Legler Construction & Electrical, Inc.

PLANNING BUILDING & ZONING RECEIPTS 2017

DATE	BUILDING FEES	ZONING FEES	LAND- CASH	OFFSITE ROADWAY	MONTHLY FY 17	TOTAL FY17	MONTHLY FY 16	TOTAL FY16
December	\$2,119.28	\$925.00	\$0.00	\$0.00	\$3,044.28	\$3,044.28	\$3,516.58	\$3,516.58
January	\$1,977.24	\$100.00	\$1,814.10	\$0.00	\$3,791.34	\$6,835.62	\$7,881.78	\$11,398.36
February	\$3,151.44	\$1,425.00	\$6,413.08	\$0.00	\$10,989.52	\$17,825.14	\$6,108.07	\$17,506.43
March	\$4,667.84	\$25.00	\$2,438.05	\$1,000.00	\$8,130.89	\$25,956.03	\$17,363.99	\$34,870.42
April	\$6,501.42	\$105.00	\$992.51	\$0.00	\$7,598.93	\$33,554.96	\$13,956.06	\$48,826.48
May	\$9,337.28	\$845.00	\$5,904.03	\$0.00	\$16,086.31	\$49,641.27	\$4,876.24	\$53,702.72
June	\$8,830.71	\$375.00	\$4,969.27	\$0.00	\$14,174.98	\$63,816.25	\$22,581.26	\$76,283.98
July	\$6,591.92	\$4,195.00	\$9,300.81	\$1,000.00	\$21,087.73	\$84,903.98	\$9,472.64	\$85,756.62
August	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,083.93	\$95,840.55
September	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,846.29	\$104,686.84
October	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,856.91	\$128,543.75
November	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,553.25	\$149,097.00
TOTAL	\$43,177.13	\$7,995.00	\$31,831.85	\$2,000.00	\$84,903.98	\$84,903.98	\$149,097.00	

Matt Asselmeier

From: Joe Phillips [REDACTED]
Sent: Tuesday, July 11, 2017 11:10 AM
To: Matt Asselmeier
Subject: Kendall County gunrange regulations

Matt,

As the Board reviews the criteria for gunranges, I'd like to bring a few items to consider. The distances for various items were brought forward and Matt Kellogg made an excellent point with the tactical maneuvers that don't always send bullets directly downrange from their intended direction of travel. We've seen YouTube video footage posted by Contego Defense Group that shows the point Matt Kellogg was making.

One item that should be addressed is the distance from any firing station to a neighboring property line. Currently, the 1000' distance is spelled out to the nearest residence; which in the Delaney proposal brings this issue forward.

The Petersons have a shed and gardening area much closer than the 1000' to the residence as currently required. This would prohibit the use and enjoyment of their land with the firing stations much closer. Please consider a regulation requirement for distance to any adjoining property line from any firing station.

Secondly, there needs to be regulation written for the type of roadway access and driveway specification. Any commercial business would have a review of parking and entrance access. Because of the dangers associated with a gun range, access driveways should be constructed to withstand heavy emergency vehicle traffic (80,000#) with turning radius for fire apparatus considered. Emergency vehicles are not only heavy but extremely costly to the taxpayer. Damage could arise from a fire engine or ambulance stuck on a substandard access roadway, and for this reason some criteria should be implemented.

Lastly, as we have seen at the Delaney proposed site, oftentimes other types of firearms are brought to the facility and just happen to be discharged. Moving forward, NO other firearms other than those permitted for said gun range should be allowed on the property. If it's a pistol range then rifles should not be on site as I have witnessed in the past.

Put it out there that any Special Use will be immediately revoked if criteria is not followed. That way there is no question for future enforcement.

Thank You for your time,

Joe Phillips
[REDACTED]

Thomas & Donna McDonald
14207 Church Road
Minooka, IL 60447

July 11, 2017

Department of Planning, Building & Zoning
111 West Fox Street
Room 204
Yorkville, IL 60560

Dear Mr. Asselmeier,

This letter is in response to the violation notice you sent dated June 23, 2017, to inform you that our property (P.I.N. #: 08-14-200-003) is not being used for indoor or outdoor target practice other than private shooting in our own yard.

We contacted Contego Defense Group and asked them to remove our address from their website. Their initial response was that they had previously removed our address from their website. After speaking with you, we were able to inform them of the two locations where the address still remained. They apologized for the oversight and stated that they had not planned on holding classes here.

It is not our intention to pursue an A-1 Special Use Permit so if any other issues arise related to this matter please feel free to contact us.

Sincerely,



Donna McDonald

Matt Asselmeier

From: Matt Asselmeier
Sent: Thursday, July 13, 2017 3:02 PM
To: Valarie McClain
Cc: Scott Koeppel; Robert Davidson; Lynn Cullick; Scott R. Gryder
Subject: RE: Is there an Ordinance Regulating the Discharge of Firearms in Unincorporated Kendall County.

Valarie:

Scott Koeppel requested that I email you a summary of my conversation with Patrick and Judith Tierney.

I had an approximately 25-30 minute conversation with Patrick and Judith. They complimented the County for our quick response to their email. Mr. Tierney reiterated the statements he made in the email regarding his neighbor firing his gun. His neighbor's house is located at 15423 Ridge Road. Mr. Tierney stated that his efforts to contact his neighbor and talk him out of shooting his gun at late hours and in direction of other residences proved unsuccessful. I advised the Tierneys that Kendall County can only pass regulations that the State allows the County to pass. They seemed to understand the situation and planned to contact their State Representative to see if the law could be changed at the State level. They would like the County Board to discuss passing an ordinance allowed by 55 ILCS 5/5-1117 and they are aware that, even if the County passes an ordinance, the law may not apply to their area. Overall, the Tierneys were very respectful and the conversation was very enjoyable.

For the Board's knowledge, 55 ILCS 5/5-1117 states the following:

Sec. 5-1117. Discharge of firearms.

(a) The county board of any county may, by ordinance, regulate or prohibit within unincorporated areas the discharge of firearms in any residential area where such discharge is likely to subject residents or passersby to the risk of injury. However, such an ordinance shall not limit the right to discharge a firearm for the lawful defense of persons or property, or in the course of making a lawful arrest, when such use of force is justified under Article 7 of the Criminal Code of 2012.

(b) For the purposes of this Section, a "residential area" is any area within 300 yards of at least 3 single or multi-family residential structures.
(Source: P.A. 97-1150, eff. 1-25-13.)

According to the Kendall County GIS, 3 single-family homes are located within 300 yards of the address where the neighbor fired the gun. The home of the person that fired the gun is 1 of the 3 homes in the area.

If you have any questions, please let me know.

Thanks,

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

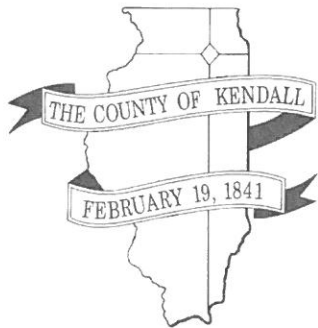
From: Judith TIERNEY [REDACTED]

Sent: Thursday, July 13, 2017 10:13 AM

To: KC Board <KCBoard@co.kendall.il.us>

Subject: Is there an Ordinance Regulating the Discharge of Firearms in Unincorporated Kendall County.

My name is Patrick H. Tierney my wife name is Judith Tierney we live at [REDACTED] in [REDACTED]. I would like to bring to the attention of Kendall County Board Officials an issue regarding the discharge of firearms by neighbors on Ridge Road between Route 52 and I-80 within Seward Township. We once were a rural area this no longer exists we live in a suburban community that has moved to us. New neighbors have taken over from old neighbors resulting in an I can do as I want attitude now that I am in an unincorporated area of Seward Township. Where I live on [REDACTED] the firing of firearms goes on during the week and on weekends it can begin on an afternoon and end at 12:30 A.M in the morning, people use vehicles to light their target areas There are neighbors within 840ft, 1295 ft and 1500ft of where this is taking place. I cannot sit in my back yard and feel safe and secure. A ricochet bullet can travel farther than 1500ft, Ridge Road is a highly traveled 2 lane road a ricochet bullet is going to hurt or kill someone. I have had a 9mm bullet hole from a handgun shot thru my swimming pool on February 19, 2017. Not too far away where unincorporated Seward Township meets Minooka a bullet went thru a child's bathroom window. The shooting is coming from unincorporated areas close by. My question to the Board Members of Kendall County is there an existing ordinance or can an ordinance be created to protect people from the discharge of firearms within such close proximity of homes. The sheriff deputies have been out more than several times and have been very helpful they tell me there is no ordinance nor is there a sound ordinance with regards to this issue, Yes my neighbors have a so called berm 2ft x 4 ft high, the weapons are very powerful. I pray that not a person, livestock, or a vehicle is ever hit by what is going on in this area. I would ask officials to look at McHenry County, Illinois Ordinance 3077 Ordinance Regulating the Discharge of Firearms in Unincorporated McHenry county to see if an Ordinance can be created and enforced. Thank You for taking the time to read this if someone can reply to me it will be appreciated ,email J Tierney, [REDACTED] Sincerely, Patrick H & Judith Tierney [REDACTED]



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

VIOLATION

July 14, 2017

Arthur A. Hrvatin, Jr.
17170 Frazier 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 the southwest corner of the intersection of Frazier Road and Sandy Bluff Road outside Plano, IL (P.I.N. #: 01-19-476-006). It has come to our attention that grading has occurred without a permit at the above referenced property, which is in unincorporated Kendall County.

Per the Kendall Stormwater Management Ordinance, a grading permit is required, depending on the amount of earth moved on the site. **Please consider this your thirty (30) day warning to initiate compliance with the Ordinance.** Compliance, in this case, consists of (a) ceasing grading operations onsite and/or (b) filing out the attached Stormwater Management Permit Application. Please respond to this letter in writing by the **August 14, 2017** 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

Attachment:
Stormwater Management Permit Application

STORMWATER MANAGEMENT PERMIT

PERMIT APPLICATION # _____

Conformance with all Federal, State, and County Regulations is required. Applicants are encouraged to the Countywide Stormwater Management Ordinance and consider a pre-application meeting with Department staff prior to submittal. See attached highlights of regulations.

Property: Name _____

Owner Address _____

Phone _____

Agent: Name _____

Address _____

Phone _____

Site: Address or Location _____

Tax Parcel # _____

Zoning/Land Use/Acres _____

Proposed Development:

Attachments: Plat _____ Construction Plans _____

Soils _____ Landscaping _____

Grading _____ Phasing _____

Other _____

Fees \$ _____ Processing Fee (\$50.00)

\$ _____ Engineering Review Deposit (\$1,200.00 or 2% of estimated cost of the proposed improvements, whichever is greater.)

TOTAL \$ _____ One check is acceptable made out to the Kendall County Treasurer

Staff will contact Applicant regarding schedule and reviews.

I hereby certify that the information on this application, on the documents attached, and on other submittals made during the review process is true and correct; that I am authorized to file this application; and that I agree to conform to all requirements set forth by the County and all conditions of the County Stormwater Management Ordinance. I understand that by signing this form, that the property in question may be visited by County Staff and County Engineers throughout the permit and construction process. I also understand that I am responsible for all costs associated with this application.

Owner's Signature _____ Date _____

Agent's Signature _____ Date _____

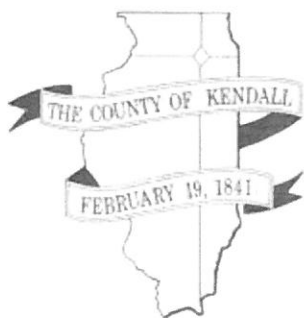
Kendall County Planning, Building, & Zoning Department

111 West Fox Street, Room 203

Yorkville, Illinois 60560

Phone: (630) 553-4139, Fax (630) 553-4179

www.co.kendall.il.us



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

ENGINEERING CONSULTANT FEES

I, _____ understand that Kendall County uses the services of a
Applicant Name

consultant for engineering reviews and inspections and that I will be responsible for
payment of services on _____ project. I authorize the consulting
Project Name
services to proceed.

☐ IF THIS IS **NOT** PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX
AND COMPLETE THIS SECTION:

I hereby submit a deposit of _____ payable to the **Kendall County Treasurer**
\$ Amount

to be used by Kendall County to reimburse consultant for charges invoiced for work
done in the review, approval and inspection of the proposed improvements.

I understand that if the deposit is depleted that I may be required to replenish the
deposit to have work proceed.

I further understand that Kendall County will not issue a Building Permit or a Certificate
of Occupancy as the case may be until I provide payment or proof of payment for the
engineering services.

Signature of Applicant: _____ Date: _____

STORMWATER MANAGEMENT REVIEW – ENGINEERING

Kendall County requires the engineering review of “development” to determine compliance with County ordinances including:

- Countywide Stormwater Ordinance (Includes Soil Erosion Control & Floodplain Protection)
- Subdivision Control Ordinance
- Zoning Ordinance

These ordinances can be viewed online at <http://www.co.kendall.il.us/planning-building-zoning/planning-and-zoning/> or purchased at the Planning, Building, and Zoning Office. For further information, please contact PBZ Staff.

Development is broadly defined as any activity that has potential for adverse effect on adjacent properties due to changes in stormwater runoff. A permit may be needed for some activities that do not require a land use, subdivision or zoning petition. Please check with the County Planning Building & Zoning Office (630-553-4139) prior to any significant grading or filling on your property.

The consulting firm of Wills Burke Kelsey, Ltd. assists the County with the review of engineering plans submitted by developers. WBK is a multi-disciplinary, full-service civil and environmental engineering and consulting firm. Their Project Manager assigned to Kendall County is:

Greg Chismark, P.E.
Wills Burke Kelsey, Ltd.
116 West Main Street, Suite 201
St. Charles, IL 60174
Phone: 630-443-7755
Email: GChismark@wbkengineering.com

WBK charges fees for their review and consultation services. The applicant/developer will be expected to open an escrow account with Kendall County at the time of application. WBK’s fees are in addition to the application fee charged by the County. Fees vary by project considering each project has different potential impacts and each development plan is different. If there is any question on fees, please contact the County Planning, Building, and Zoning Office (630-553-4139).

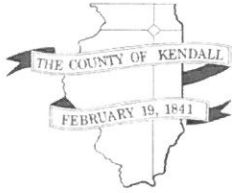
HIGHLIGHTS OF STORMWATER MANAGEMENT REGULATIONS

AUTHORITY: The County has statutory authority to regulate Stormwater Management and governing the location, width, course, and release rate of all stormwater runoff channels, streams and basins in the County.

OBJECTIVES: To protect upstream and downstream land owners from adverse impact of development activities. These impacts relate to stormwater quantity (flooding), soil erosion control, and floodplain and wetland protection.

EXEMPTIONS & LIMITATIONS: Most farming activities outside the floodplain and wetlands are exempt from the ordinance. A farming activity that results in a total of more than 43,560 square feet of impervious surfaces (old & new) will require a permit. Many projects, such as ponds, berms, shore stabilization where more than 43,500 square feet of ground is disturbed or three feet of fill is placed, require a Stormwater Permit. Some exceptions include driveways, some swimming pools, utilities, and public roadway projects.

PROCEDURES: The owner should do their best to read and understand the requirements of the ordinance prior to contacting the County and preparing an application. If the project involves impacts to floodplain or wetlands it may be necessary to seek guidance from a design professional. We encourage early communication to help determine permit requirements. A pre-application meeting is encouraged. In order for the meeting to be as productive as possible we recommend you bring a draft application, the engineering consultants fee deposit form, along with **two** copies of a concept grading plans that includes at a minimum, a location map, the extent of disturbance and a description of the change in ground elevation proposed. We recommend the applicant utilize the County GIS data in preparing initial project concepts <http://gis.co.kendall.il.us/pbzviewer/>. County staff and WBK will determine if additional data is needed and whether other agency permits/consultation is required.



DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
Phone (630) 553-4139 Fax (630) 553-4179
STORMWATER MANAGEMENT PERMIT

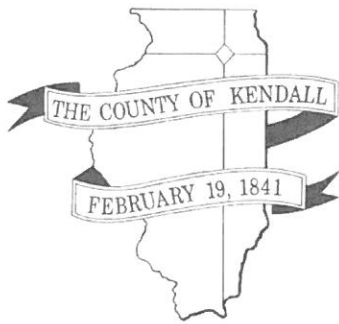
IF YOUR PROJECT...	THEN YOU NEED A STORMWATER MANAGEMENT PERMIT
<input type="checkbox"/> Any development or a substantial improvement located in the regulatory floodplain or wetland or there is a regulatory floodplain or wetland within the property boundary.	
<input type="checkbox"/> Any land disturbing activity to be performed in a water course or water body or crossing a water course or waterbody.	
<input type="checkbox"/> Any fill that will exceed three (3) feet in vertical height at its highest point measured from the natural ground surface.	
<input type="checkbox"/> Any land disturbing activity requiring a site runoff storage facility (stormwater detention).	
<input type="checkbox"/> Any development that disturbs more than 43,500 square feet of ground cover, <u>unless</u> the development solely involves one or more of the following:	
a. Installation, renovation, or replacement of a septic system, potable water service line, or other utility to serve an existing structure	
b. Maintenance, repair, or at grade replacement of: Existing lawn, Garden or cultivated areas or Residential Driveway	
c. Maintenance of an existing stormwater facility, not requiring other state or federal permits or approvals	
d. Excavation below final grade for tanks, vaults, tunnels, swimming pools, cellars, or for basements and/or footings of a single-family residence and appurtenant structures on a site that is part of an engineered and final platted subdivision or for which a building permit has been issued by the permitting authority, unless the site would otherwise require a Stormwater Management Permit	
e. Public roadway or bridge projects; consisting of improvement to an existing public roadway or public bridge sponsored by a public roadway agency and contracted as a public bid project	

The following activities shall be EXEMPT and shall not require a stormwater management permit:

• Tilling of soil for fire protection purposes
• Engaging in the following only if in connection with a farming or other agricultural or conservation enterprise, purpose, or use and only if there is no placement of fill within a floodplain:
a. Construction of sod waterways
b. Construction of terraces
c. Construction of surface water diversions (but not across watershed boundaries)
d. Construction of grade stabilization berms or systems
e. Tilling of the soil
f. The implementation of conservation measures included in a farm conservation plan approved by the Kendall County Soil and Water Conservation District
• Agricultural use of land and development on un-platted residentially zoned property larger than three acres provided the total impervious area is less than or equal to 43,560 square feet and no structure(s) or any substantial improvement to a building is within a floodplain

ALL DEVELOPMENT SHALL SECURE ALL FEDERAL, STATE, REGIONAL AND LOCAL APPROVALS, INCLUDING, WITHOUT LIMITATION, AN IDNR-OWR FLOODWAY/FLOODPLAIN CONSTRUCTION PERMIT, A USACE PERMIT AND AN IDNR-OWR DAM SAFETY PERMIT IF REQUIRED, MEETING ALL FEDERAL, STATE, REGIONAL AND LOCAL APPROVALS PRIOR TO THE ISSUANCE OF A STORMWATER MANAGEMENT PERMIT FOR PROPOSED WORK AND AREAS OF A SITE REQUIRING SUCH OTHER APPROVALS.

Table 502 Required Submittals (refer to Sections listed for specific material)							
	Section Number/ Description						
	502.2	502.3	502.4	502.5	502.6	502.7	502.8
	Application & Project Overview Plan	Erosion Control Plan Set Submittal	Engineering Plan Set Submittal	Stormwater Submittal	Floodplain Submittal	Performance Security	Maintenance Schedule & Funding
All Development Requiring a Permit	X	X					X
All Development Requiring Detention/Retention	X	X	X	X		X	X
All Development Requiring a Permit > 20 acres	X	X	X	X		X	X
All Developments on Sites with Floodplains	X	X	X		X	X	X
All Applications Requesting Variances	X	X	X	X	If on site	X	X



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 #

Date

7/10/17

Address of Violation:

Sandy Bluff + Frazier Rd.

City & Zip:

Plano 60545

Subdivision:

Hrvatin

Unit

Lot

Parcel Number:

01-19-476-006

Zoning:

R-3

Owner or Tenant:

Arthur Hrvatin

17170 Frazier Rd

Plano, IL 60545

Description of Complaint:

Possible Grading w/o a permit

Complainant's Name:

Contact Info

Inspector

MG

Date

7/12/17

Field Notes

Fill No Permit

Photos Taken?

Yes

No

Section of Applicable Code

Violation and Enforcement

Re-Inspection Date

Pam Herber

From: Brian Holdiman
Sent: Monday, July 10, 2017 12:33 PM
To: Pam Herber
Subject: Fwd: Grading permit at Sandy Bluff Road and Frazier Road

Please write up for investigation

Sent from my iPhone

Begin forwarded message:

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Date: July 10, 2017 at 12:23:29 PM CDT
To: Brian Holdiman <BHoldiman@co.kendall.il.us>
Subject: RE: Grading permit at Sandy Bluff Road and Frazier Road

I am not aware of any projects in this area.

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, July 10, 2017 10:53 AM
To: Matt Asselmeier
Subject: Fwd: Grading permit at Sandy Bluff Road and Frazier Road

Sent from my iPhone

Begin forwarded message:

From: Fran Klaas <FKlaas@co.kendall.il.us>
Date: July 10, 2017 at 10:51:06 AM CDT
To: Brian Holdiman <BHoldiman@co.kendall.il.us>
Subject: RE: Grading permit at Sandy Bluff Road and Frazier Road

PIN 01-19-476-006 (Arthura Hrvatin).

fk

From: Brian Holdiman
Sent: Monday, July 10, 2017 10:49 AM
To: Fran Klaas
Subject: Re: Grading permit at Sandy Bluff Road and Frazier Road

I'm not aware of a permit but we are checking. Any chance you could barrow location down to a PIN number on GIS so I can investigate if needed?

Brian

Sent from my iPhone

On Jul 10, 2017, at 10:46 AM, Fran Klaas <FKlaas@co.kendall.il.us> wrote:

I did see someone in there moving dirt around a couple weeks ago. Wondered what was going on at the time, and then promptly forgot about it. No permits from the county?

Fran

From: Brian Holdiman
Sent: Monday, July 10, 2017 10:44 AM
To: Fran Klaas
Subject: Fwd: Grading permit at Sandy Bluff Road and Frazier Road

Fran,

Have you seen this activity?

Thanks,

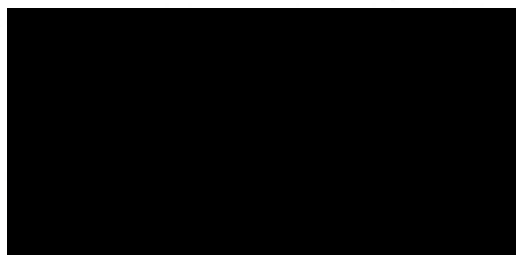
Brian

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
<[REDACTED]>
Date: July 10, 2017 at 9:25:05 AM CDT
To: <bholdiman@co.kendall.il.us>
Subject: Grading permit at Sandy Bluff Road and Frazier Road

Brian: Not sure who's property it is, but someone is filling a low area about 500 to 1000 feet south of Frazier Road on the west side of Sandy Bluff Road. Can I get a copy of the grading permit. Thanks



07/12/2017 11:39





July 17, 2017

Mr. Patrick Benes
2575 Wolfs Crossing
Oswego IL 60543

Re: Storm water run-off from 2575 Wolf's Crossing, Oswego, IL

Dear Patrick,

It was nice meeting you and thank you for your time.

This letter summarizes our discussion and your commitments as discussed at our meeting on July 12th, 2017 with representatives from the Village of Oswego, Kendall County PB&Z and the Oswego Township.

The purpose of the meeting was to gain your cooperation in eliminating the illicit discharge of contaminated storm water from your property located at 2575 Wolf's Crossing. Based upon the meeting, we believe that this objective can be met in a reasonable time frame.

During our meeting we discussed the location of old field tiles. None of the agencies have records indicating the location of the tiles. At one location, behind the house in the horse pen, a hole was visible where you had indicated water bubbled out of during heavy rain events. During our visit to the property it was noticed that due to the grading of the property a majority of the surface water run-off runs along the fence lines and down the driveway to the storm structure to the north. The amount of water is understandable but the quality of water entering the drain must be addressed. All in attendance agreed to the following conditions to improve the water quality.

- The manure pile is to be removed weekly as discussed under normal circumstances, and understand the pile would have been removed if not for tractor needing repair.
- Storm water shall be diverted around the pile at all times.

- You committed to constructing a gravel trough east of the manure pile in the low area just west of the horse stable to slow and filter some of the water run-off from the stable areas.
- You will conduct exploratory excavation east and west between the horse pens to search for existing field tiles.
- The Village of Oswego will inspect the storm pipe running east and west in the Churchill Club subdivision at the north of your property to identify any field tile connections made from your property.

Results from our storm pipe inspection found a 6 inch PVC pipe connected into the 15 inch RCP. The pipe is located approximately 123 feet west from the inlet at 422 Fayette Drive or 28 feet east from the inlet at 420 Fayette. The pipe is connected at the 9 o'clock position coming from the south.

Once you have completed the work, please contact the Village so that we may discuss further steps. If we do not hear from you within 45 days, the Village will contact you to conduct an inspection to confirm the conditions agreed upon have been completed.

We thank you for your cooperation.

Sincerely,



Dave Markowski
Public Works Operations Superintendent

cc: Matt H. Asselmeier, AICP, Sr. Planner, Kendall County Planning, B&Z
Jennifer Hughes, P.E., CFM, Public Works Director
Bob Rogerson, Oswego Township Highway Commissioner

Eric C. Weis
State's Attorney



Office of the
State's Attorney
Kendall County, Illinois

Kendall County Courthouse
807 W. John St.
Yorkville, IL 60560

(630) 553-4157
Fax (630) 553-4204

July 25, 2017

VIA INTEROFFICE MAIL

Kendall County Regional Planning Commission
111 West Fox Street, Room 204
Yorkville, Illinois 60560

RE: July 5, 2017 Correspondence

Dear Regional Planning Commission Members:

On July 5, 2017, the Chairman of the Regional Planning Commission sent a letter to my office requesting an opinion about the requirement for the Kendall County Forest Preserve District ("KCFPD") to obtain special use permits per the Kendall County Zoning Ordinance for the Baker Woods Forest Preserve and the Hoover Forest Preserve locations. The Illinois Attorney General's Office has previously issued an opinion that county zoning ordinances are not applicable to the uses made of forest preserve district property. See 1979 OP. Atty. Gen. Ill. 40 (issued April 11, 1979). Based upon this opinion, and the legal authority cited within, I would consider the matter resolved.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric C. Weis", with a stylized flourish at the end.

Eric C. Weis
State's Attorney

cc: Kendall County Forest Preserve District Commissioners (via e-mail)
Dave Guritz, Director of the Kendall County Forest Preserve District (via e-mail)
Scott Koepfel, Director of Kendall County Administration (via e-mail)

PUBLIC NOTICE
KENDALL COUNTY

****STORMWATER MANAGEMENT OVERSIGHT COMMITTEE****

Notice is hereby given that the Kendall County Stormwater Management Oversight Committee will hold a public hearing on September 5, 2017 at 6:00 p.m. at the Kendall County Office Building, Rooms 209 & 210 at 111 West Fox Street, Yorkville, IL. The purpose of this hearing is to consider testimony and make a determination regarding Petition #17-24. The City of Plano is seeking a variance from Section 203.1 of the Kendall County Stormwater Management Ordinance regarding Applicability of Site Runoff Storage Requirements. The property is identified by Parcel ID Number 01-27-276-002, also known as Foli Park, and is legally described in Exhibit "A" attached. The petitioner desires to create a multi-use path, pavilion and other Americans with Disabilities Act compliant amenities that will create an additional approximately 0.62 acres of impervious surface for a total of 1.26 acres of impervious area at the site.

Petition #17-24 and related documents may be reviewed at the Planning, Building and Zoning Department, Room 203, 111 West Fox Street, Yorkville, IL 60560. Questions can be directed to the same department. Telephone (630) 553-4139. Fax (630) 553-4179. All interested persons may attend and be heard. Written testimony should be directed to the Department but shall only be entered as part of the record at the discretion of the Kendall County Stormwater Management Oversight Committee.

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.

City of Plano, Illinois
Petitioner