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, September 11, 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 August 7, 2017 Meeting (Pages 5-12)

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

PUBLIC COMMENT:

PETITIONS:

1. **17-16-** **Kendall County Zoning Board of Appeals** (Pages 15-16)
   - 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.

2. **17-19-** **Pulte Group Representing Dave Hamman** (Pages 17-58)
   - Request: Renew the Special Use Permit Granted by Ordinance 2004-03 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-004 and Located in the 600 Block of Route 34 on the East Side of the Street
   - Location: Corner of Route 34 and Hafenrichter (Farnsworth) in Oswego Township
   - Purpose: Special Use Permit would Allow the Existing Commercial Off-Premise Advertising Sign to Remain on the Subject Property. Property is Zoned M-2.

3. **17-21-** **Tom McNelis** (Pages 59-100)
   - Request: Map Amendment Rezoning Subject Property from A-1 to R-1
   - PIN: 04-15-200-023
   - Location: 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township
   - Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.

   17-21 (A)- **Tom McNelis** (Page 101)
   - Request: Conditional Use Permit for a Single-Family Dwelling in the A-1 District
   - PIN: 04-15-200-023
   - Location: 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township

Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.

4. **17-22-** **Stor Mor, Inc.** (Pages 102-158)
Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at the Subject Property; Property is Zoned B-2 with a Special Use Permit
PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009
Location: 1317 Route 31 in Oswego Township
Purpose: Petitioner would like to Make the Following Amendments:
1. Construct One (1) 1,650 Square Foot Building
2. Construct One (1) 4,300 Square Foot Building
3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

5. **17-24** **City of Plano, Illinois** (Pages 159-211)
Request: Stormwater Management Variance
Location: Foli Park
PIN: 01-27-276-002
Purpose: Request for approval of a variance to Section 203.1 of the Kendall County Stormwater Management Ordinance regarding Applicability of Site Runoff Storage Requirements. 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.

6. **17-25** **Nick and Amber Wills** (Pages 212-221)
Request: Request for a Conditional Use Permit to Allow a Mobile Home for ECHO Housing
Location: 14281 Anderson Road in Big Grove Township
PIN: 07-16-200-019
Purpose: Petitioner Submitted Information from Relative's Physician Indicating that the Relative Requires Twenty-Four (24) Hour Care Necessitating the Conditional Use Permit Request; Property is Zoned A-1.

7. **17-26** **Charles and Carol Allen** (Pages 222-225)
Request: Request for a Revocation of a Special Use Permit Awarded by Ordinance 2007-18 Allowing Agricultural Labor House (Mobile Home); Petitioners Request Revocation Become Effective July 1, 2018
Location: 3875 Van Dyke Road in Seward Township
PIN: 09-04-300-016
Purpose: Petitioners No Longer Desire to Have Agricultural Labor Housing on the Property; Property is Zoned A-1.

8. **17-27** **Brian Davis and Brooke Davis** (Pages 226-239)
   Request: Request for a Conditional Use Permit for a Single-Family Dwelling in the A-1 District
   Location: 8025 Route 126, Yorkville, Kendall Township
   PIN: 05-10-200-002
   Purpose: Petitioners Desire the Ability to Construct a Home on the Property; Property is Wooded and Possesses Slopes.

NEW BUSINESS:

1. Renewal of Mobile Permits
   a. 13443 Fennel Road (Lillian Schallhorn/Cindy Harney) (Page 240)
   b. Request for Guidance RE: Mobile Home at 1072 Tyler Road (Roger Smith)

2. Discussion of Banquet Facility at 1998 Johnson Road (Pages 241-244)

3. Request for Guidance RE: Southfield Estates Flooding Issue (Estimated Investigation Cost is $7,000) (Pages 245-275)

4. Request for Guidance RE: ANR Pipeline and Special Use Permit at 6650 Sandy Bluff Road (Pages 276-284)

5. Request for Guidance RE: 45 Cheyenne Court (Pages 285-290)

6. Review of Violation Update Report (Pages 291-292)

7. Discussion of Zoning Administrator and Zoning Administrator Deputies (Pages 293-296)

8. Discussion of Medical Cannabis Regulations (Pages 297-306)

9. Consideration of Increasing the Notification Distance Requirements for Variance, Map Amendment and Special Use Permit Requests (Current Distance is 500 Feet for A-1 Zoned Property and Adjacent Property Owners for Non A-1 Zoned Properties)

10. Kendall County Regional Planning Commission 2018 Annual Meeting (Does the Committee Still Want to Participate in this Event?)

OLD BUSINESS:

1. Approval to Initiate Text Amendments to Sections 7.01.D.32, 7.01.D.33 and 10.03.B.4 of the Kendall County Zoning Ordinance Pertaining to Outdoor Target Practice and Shooting Ranges (Pages 307-312)

2. Village of Millbrook Related Items (Pages 313-323)

   a. Approval of Request of the Village of Millbrook to Extend the Contract dated October 20, 2015 for 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

3. A-1 Special Use Permit Report (Pages 324-333)

4. Approval to Start the Process of Amending the Land Resource Management Plan by Changing the Proposed Land Uses Along Route 47 in Lisbon Township from Agricultural to Different Uses (Pages 334-353)

UPDATE FOR HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT: (Pages 354-374)

REVIEW REVENUE REPORT: (Page 375)

CORRESPONDENCE:

1. August 7, 2017 Letter to Carlos and Tracy Davis RE: Potential Stormwater Management Ordinance Violation at 15875 Ridge Road (Page 376-380)

2. August 9, 2017 Email to Brian Holdiman RE: Grading Permit at Sandy Bluff Road and Frazier Road (Art Hrvatin Property) (Page 381)

3. September 5, 2017 Emails from Scott Gryder to Matt Asselmeier RE: Students Transported to School from Hideaway Lakes and Final Total From Hideaway Lakes (Page 382-384)

4. Undated Letter from Tom Tanner to All County Board Members and State's Attorney Eric Weis RE: Hideaway Lakes (Pages 385-394)

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 August 7, 2017 – Unofficial until approved

CALL TO ORDER
The meeting was called to order by Chairman Bob Davidson at 6:37 p.m.

ROLL CALL
Committee Members Present: Lynn Cullick, Bob Davidson (Chairman), Judy Gilmour, Scott Gryder and Matt Kellogg (Vice Chairman)
Committee Members Absent: None
Also Present: Matt Asselmeier (Senior Planner), Scott Koeppel (Acting County Administrator), Matthew Prochaska (County Board Member), Jeff Neisler, Tom Schnabel and Jim Moyer

APPROVAL OF AGENDA
Motion by Member Cullick, seconded by Member Gilmour, to approve the agenda with amendments moving the July 11, 2017 Email from Joe Phillips RE: Kendall County Gunrange Regulations, the July 11, 2017 Letter from Donna McDonald RE: Alleged Zoning Violation at 14207 Church Road and the July 13, 2017 Emails RE: Ordinance Regulating the Discharge of Firearms in Unincorporated Kendall County to before Petitions. With a voice vote of five ayes, the motion carried.

APPROVAL OF MINUTES
Motion by Member Cullick, seconded by Member Gilmour, to approve the minutes from the July 10, 2017 meeting. With a voice vote of five ayes, the motion carried.

EXPENDITURE REPORT
Committee reviewed the claims report. Member Gryder requested an update on the Joliet Park Project. Mr. Asselmeier stated that the project continues to progress. Motion by Member Cullick, seconded by Member Gryder, to approve the claims report. With a voice vote of five ayes, the motion carried.

PUBLIC COMMENT
None

CORRESPONDENCE
July 11, 2017 Letter from Joe Phillips RE: Kendall County Gun Range Regulations
Mr. Phillips expressed concerns related to distance requirements of gun ranges from homes, the type of roadways where gun ranges could locate, stating in the special use permit the types of firearms allowed at the gun range and providing a statement regarding the revocation of a special use permit if the restrictions were not followed.

July 11, 2017 Letter from Donna McDonald RE: Alleged Zoning Violation at 14207 Church Road

Mr. Asselmeier reported that the County Board members previously received an email on June 18, 2017 regarding this issue. Mr. Asselmeier stated that the classes have been removed from the website.

July 13, 2017 Emails RE: Ordinance Regulating the Discharge of Firearms in Unincorporated Kendall County

Mr. Asselmeier reported that the Court Board members previously received an email on July 13th regarding this issue. The senders requested that Kendall County adopt similar language as McHenry County as allowed by State law. Member Gryder asked about the definition of residential area. Mr. Asselmeier stated that the term was not defined by zoning, but rather by State law.

Chairman Davidson requested the distance requirements for hunting near a residential area.

PETITIONS

Petition 17-14-Kendall County Zoning Board of Appeals Requested a Text Amendment to Section 13.01.B.9 of the Kendall County Zoning Ordinance Amending the 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

Mr. Asselmeier read his memo regarding the topic. To date, no members of the public or townships expressed an opinion on this proposal. All of the advisory boards unanimously recommended approval of the proposal. The State's Attorney's Office offered several minor changes to the proposal and recommended that the County amend the notification requirements of hearings in the near future.

Member Cullick stated that she did not believe the proposal was necessary.

Member Gryder stated that he did recall a situation where reduced notice was necessary.

Mr. Koeppel asked if the Zoning Board of Appeals members needed to be paid if no hearing occurred. Mr. Asselmeier said yes, the Zoning Board of Appeals members would be paid for meetings.

Member Gilmour expressed concerns that members of the public were unaware of meetings.

Member Kellogg echoed Member Gilmour's concerns.

Motion by Member Cullick, seconded by Member Davidson, to recommended approval of the text amendment as proposed.

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

This matter will go before the Committee of the Whole on August 10th.

Petition 17-15-Kendall County Zoning Board of Appeals Requested a Text Amendment to Section 13.01.B.11 of the Kendall County Zoning Ordinance Reducing the Number of Votes Required for the Zoning Board of Appeals to Reverse any Order, Requirement, 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

Mr. Asselmeier read his memo regarding the topic. The proposed amendment brings the Zoning Ordinance in line with State law. All of the advisory boards unanimously recommended approval of the proposal. To date, no members of the public or any township expressed an opinion on this proposal.

Member Gilmour asked if State law allows the County to have a different number. Mr. Asselmeier said that State law states four (4), the law does not say a minimum of four (4).

Member Gilmour asked how frequently the Zoning Board did not have enough members to vote. Mr. Asselmeier said that it is rare for the Zoning Board not to have five (5) members present.

Member Gryder suggested merger the Planning Commission and Zoning Board of Appeals.

Mr. Koeppel said that the County has to pay to public notice pay the Zoning Board of Appeals members to attend meetings.

Motion by Member Kellogg, seconded by Member Gryder, to recommended approval of the text amendment as proposed.

Ayes (3): Davidson, Gryder and Kellogg
Nays (2): Cullick and Gilmour
Absent (0): None

The motion passed. This matter will go before the Committee of the Whole on August 10th.

Petition 17-16-Kendall County Zoning Board of Appeals Requested a Text Amendment to Section 13.06.D of the Kendall County Zoning Ordinance Reducing 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

Mr. Asselmeier read his memo regarding the topic. The proposed amendment brings the Zoning Ordinance in line with State law. To date, no members of the public or any township expressed an opinion on this proposal. All of the advisory boards unanimously recommended approval of the proposal.

Chairman Davidson suggested eliminating this section. The Committee cannot take action to eliminate the section; Chairman Davidson suggested tabling the matter until September.

Motion by Member Gryder, seconded by Member Cullick, to table the proposal until the September meeting. With a voice vote of five ayes, the motion passed unanimously.

Petition 17-20-CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner) Requested a Special Use Permit to Operate a Grain Storage Operation 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 read his memo regarding the topic. The proposed special use permit would allow the prospective lessee to operate grain storage business at the subject property. Mr. Asselmeier read the proposed restrictions and mentioned that the Kendall County Regional Planning Commission recommended the special use permit expire in one (1) year and recommended a waiver of the application fee of One Thousand, One Hundred Fifty-Five Dollars ($1,155) because the site plan would change after the completion of the Route 47 widening project. Mr. Asselmeier also expressed the Kendall County Regional Planning Commission's concerns regarding traffic circulation near the property.

Jeff Neisler stated that they desire to create a container business at this location. Mr. Neisler said that the traffic concerns will be addressed upon completion of the Route 47 widening project.

Chairman Davidson and Member Kellogg expressed objections to the one (1) year renewal requirement.

Member Gilmour asked the nature of Mr. Neisler relationship to the project. Mr. Neisler said that he would be the manager of the site. CHS-Elburn desires to lease the property from NGH Farms, LLC, which owns the property.

Member Gryder asked if the special use ran with the land, regardless of the lease. Mr. Asselmeier said that whoever owns the land will inherit the special use.

Member Gryder asked if there will be an entrance on U.S. 52. Mr. Neisler said that there will not be an entrance on U.S. 52.

Member Gryder asked why the restriction regarding occupancy permits was proposed. Mr. Asselmeier stated that the building permits for existing structure were for the Hamman's personal use and not for a larger agricultural use. In addition, the other businesses that possess similar special use permits were required to obtain occupancy inspection and were not considered agriculturally exempt.

Member Kellogg suggested that the twenty-four (24) hour requirement for the breakdown of equipment needed to be changed to two (2) business days to allow time to get parts and fix equipment.

Member Kellogg asked if signage was adequate. Mr. Neisler said that he would like to see an illuminated sign and have a six foot by seventeen foot (6'X17') sign in addition to the signage allowed in the ordinance.

Motion by Member Cullick, seconded by Member Kellogg, to recommended approval of the special use permit with the following changes:

1. The timeframe to remove impacted containers shall be within two (2) business days.
2. The timeframe when containers can be separated from chassis shall be no longer than two (2) business days.
3. The requirement that the special use permit shall last for one (1) year was removed.
4. The owner of the business allowed by this special use permit may install a thirty-two (32) square foot illuminated sign on the property.
5. The owner of the business allowed by this special use permit may install an illuminated sign six foot by seventeen foot (6'X17') on the leg tower.

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

The motion passed. This matter will go before the County Board on August 15th.

NEW BUSINESS

Renewal of Mobile Home Permits: 10825B Corneils Road

Mr. Asselmeier reported mobile home permits are required to be renewed and approved annually by the County.

Motion by Member Gryder, seconded by Member Kellogg, to approve of the mobile permit as proposed.

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

The motion passed.

Mr. Asselmeier reported that today (August 7th) was the deadline for receiving mobile home application renewals. Those mobile homeowners that have not renewed will be sent a follow-up letter.

Discussion of Reviewing Special Uses in the A-1 Agricultural Zoning District

Mr. Asselmeier read his memo on the subject. Chairman Davidson suggested that the list of special use permits in the A-1 District should be evaluated and that the land along Route 47 should be evaluated for use. Member Kellogg requested that Staff prepare a table showing the number of issued permits for each special use.

OLD BUSINESS

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. Discussion occurred regarding including archery ranges in the regulations; the consensus of the Committee was to remove archery ranges from the proposal. The downrange safety area for ranges with unfixed targets was clarified. The firing line must be at least one thousand five hundred feet (1,500') from adjoining property lines. The insurance amount was set at Ten Million Dollars ($10,000,000).

Motion by Member Kellogg, seconded by Member Cullick, to start the adoption process of the proposal after review by the State's Attorney's Office. With a voice vote of five ayes, the motion passed unanimously.

Approval to Sign and Send Letter RE: Illinois Noxious Weed Law to Mayors and Township Supervisors

Mr. Asselmeier read his memo on the subject. The Committee suggested that the letter should come from County Board Chairman Gryder.

Motion by Member Gryder, seconded by Member Cullick, to recommend sending the letter to the Committee of the Whole with Chairman Gryder listed as the signatory. With a voice vote five ayes, the motion carried.

This matter shall go to the Committee of the Whole on August 10th.

Village of Millbrook Related Items

Mr. Asselmeier read his memo on the subject. 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." Mr. Asselmeier outlined the other options related to this proposal. The consensus of the Committee was to cease providing services in Millbrook. The Planning, Building and Zoning Department shall close-out the open permit applications in Millbrook.

Approval of Memo from PBZ Chairman to County Board Chairman Regarding 55 ILCS 5/5-12014 (c) Pertaining to Objections by Townships on Map Amendments and Text Amendments

Mr. Asselmeier read his memo regarding the topic. The Committee did not express a formal opinion on the matter.

Review of Memo Regarding Gaming Machines in Gas Stations in Neighboring Counties

Mr. Asselmeier read his memo on the subject.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

At the August 1st County Board meeting, the Board approved changing the permanent meeting date of the Historic Preservation Commission from the third Wednesday of the month at 7:00 p.m. to the third Monday of the month at 6:30 p.m. starting in August 2017.

REVIEW PERMIT REPORT

The Committee reviewed the permit report. Nineteen (19) 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. Revenues are down from this time last year.

Mr. Koeppel reported that the draft PBZ Department budget will be reviewed by the Finance Committee at an upcoming meeting.

CORRESPONDENCE

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
Mr. Asselmeier stated that he met with Mr. Hrvatin during the previous week. Mr. Hrvatin stated that he stopped bringing in dirt. The Kendall County Stormwater Consultant is reviewing the information to see if further action is necessary.

July 17, 2017 Letter to Patrick Benes from the Village of Oswego RE: Stormwater at 2575 Wolf's Crossing (Adjacent to Churchill Club Subdivision)
Mr. Asselmeier summarized the letter. He noted that the forty-five (45) day response deadline would be near Labor Day weekend. Also, the residents that spoke to the County Board on this matter requested and were forwarded a copy of the letter.

July 25, 2017 Letter to Kendall County Regional Planning Commission from State's Attorney Eric Weis RE: Kendall County Forest Preserve District Compliance
Mr. Asselmeier summarized the letter.

Notice of Stormwater Management Oversight Committee Meeting RE: City of Plano Variance Request for Foli Park Project
Mr. Asselmeier read the notice.

PUBLIC COMMENT

Tom Schnabel, Ashley Road, discussed the banquet facility 9111 Ashley Road. He stated that the owners of the banquet facility installed a small berm and several trees, some of which are dying. The facility produces noise from music and people talking late into the evening. The facility also produces bass. The berm and trees are not blocking noise. The noise disturbs the peace of his family during the weekends and they are trying to sell their house. Mr. Schnabel would like to see the County improve enforcement of the special use permit.

Jim Williams, Boulder Hill, expressed concerns about the decline of Boulder Hill. He talked about the Boulder Hill Civic Association's powers and the decline of that organization. Mr. Williams mentioned a house with several derelict vehicles; there are four (4) homes for sale in the vicinity of that house. He asked if a ride-along program existed in the Planning, Building and Zoning Department. Member Gryder asked if the County could do anything to address Mr. Williams' concerns. Mr. Asselmeier said that the County could adopt a property maintenance code or landlord licensing.

COMMENTS FROM THE PRESS

None

Member Kellogg left the room at this time (8:49 p.m.)

EXECUTIVE SESSION

Motion by Member Cullick, seconded by Member Gilmour, to enter into executive session to discuss Planning, Building and Zoning Department personnel matters as allowed by 5 ILCS 120/2 (c)(1).

Ayes (4): Cullick, Davidson, Gilmour and Gryder
Nays (0): None
Absent (1): Kellogg

The motion passed at 8:50 p.m.

Motion by Member Cullick, seconded by Member Gryder, to return into open session

Ayes (4): Cullick, Davidson, Gilmour and Gryder
Nays (0): None
Absent (1): Kellogg

The motion passed at 9:00 p.m.

ADJOURNMENT

Member Cullick motioned to adjourn, seconded by Member Gryder. With a voice vote of four ayes, Chairman Davidson adjourned the meeting at 9:00 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	529551	OFFICE SUPPLIES	08/01/17	01020026200	OFFICE SUPPLIES	19.37
								19.37*
2	011338	AMERICAN PLANNING ASSOC	160919170702	APA CHAPTER MEMBERSH	08/01/17	01020026203	DUES	498.00
								498.00*
3	012018	AT & T MOBILITY	287251783045X	CELL PPHONE	08/01/17	01020026207	CELLULAR PHONE	74.40
								74.40*
4	230933	WBK ENGINEERING, LLC	18047	NPDES MS-4 ANNUAL RE	08/01/17	01020026363	CONSULTANTS	1,700.00
								1,700.00*
							Total BUILDING AND ZONING	**2,291.77***
		CAPITAL IMPROVEMENT FUND - EXPENSE						
5	010394	ACTION GRAPHIX LTD	2650	DECALS FOR 2017 TRUC	08/01/17	04020006650	EXPENSES	370.00
								370.00*
							Total CAPITAL IMPROVEMENT FUND - EX	**370.00***
							GRAND TOTAL	**2,661.77****

	Vendor#	Name	Invoice #	Description	Date	Budget #	Account Description	Dist Amount
		BUILDING AND ZONING						
1	191522	SOURCE ONE OFFICE PRODUCTS	529813	OFFICE SUPPLIES	08/14/17	01020026200	OFFICE SUPPLIES	55.70
								55.70*
2	110531	KENDALL CO HIGHWAY DEPT	JULY 2017	JULY 2017 FUEL BILL	08/14/17	01020026217	VEHICLE MAINT/REPAIRS	66.88
								66.88*
3	261005	RANDY ERICKSON	JULY 2017	JULY 2017 - 8 INSPEC	08/14/17	01020026361	PLUMBING INSPECTIONS	1,120.00
								1,120.00*
4	110545	KENDALL COUNTY RECORDER	840	6/21/17 RECORDING	08/14/17	01020026370	RECORDING EXPENSE	49.00
5	110545	KENDALL COUNTY RECORDER	839	5/5, 5/22 & 5/23/17	08/14/17	01020026370	RECORDING EXPENSE	201.00
								250.00*
6	030800	CHICAGO TRIBUNE	003351106	CHANGE OF MEETING DA	08/14/17	01020026383	HISTORICAL PRESERVATION C	96.40
								96.40*
							Total BUILDING AND ZONING	**1,588.98***
		ENGINEERING/CONSULTING ESCROW ACCT						
7	230933	WBK ENGINEERING, LLC	18102	STOR-MOR MINI STORAG	08/14/17	59020000037	STOR-MOR 16-20	460.43
								460.43*
8	230933	WBK ENGINEERING, LLC	18103	JOLIET PARK DISTRICT	08/14/17	59020000039	GROVE ROAD PARK SITE SP 1	1,281.56
								1,281.56*
9	230933	WBK ENGINEERING, LLC	18100	FOX METRO PROF SERVI	08/14/17	59020000046	FOX METRO WATER REC DIST	1,846.69
								1,846.69*
10	230933	WBK ENGINEERING, LLC	18101	ANTOS - 13360 MCKANN	08/14/17	59020000047	ANTOS BRIDGE SD 15-06	94.50
								94.50*
11	230933	WBK ENGINEERING, LLC	18107	NICOR GAS PIPELINE -	08/14/17	59020000053	NICOR PIPELINE ON LITTLE	658.53
								658.53*
12	230933	WBK ENGINEERING, LLC	18104	ANR PIPLELINE-SANDWI	08/14/17	59020000054	SANDWICH COMPRESSOR	546.00
								546.00*
13	230933	WBK ENGINEERING, LLC	18105	NICOR GAS PIPELINE -	08/14/17	59020000055	NICOR PROJECT ELDAMAIN SP	488.25
								488.25*
14	230933	WBK ENGINEERING, LLC	18106	PLANO STORM VARIANCE	08/14/17	59020000058	PLANO PROJECT FOLI PARK	378.00
								378.00*
							Total ENGINEERING/CONSULTING ESCROW	**5,753.96***
							GRAND TOTAL	**7,342.94****

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: September 5, 2017
Re: 17-16 Proposed Amendment to Section 13.06.D Pertaining to Voting of the Zoning Board of Appeals

At the August 15th County Board meeting, the Board approved an amendment to Section 13.01.B.11 of the Zoning Ordinance regarding decreasing the number of votes required for the Zoning Board of Appeals to overturn a decision of the Zoning Administrator from five (5) votes to four (4) votes. Similar language exists in Section 13.06.D of the Zoning Ordinance:

"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)."

The PBZ Committee tabled this proposal at their August meeting; the language in Section 13.06.D now conflicts with the language in Section 13.01.B.11 and State law.

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.

A copy of draft text amendment is enclosed.

MHA

ENC

PBZ Memo
September 5, 2017

State of Illinois
County of Kendall

Petition #17-16

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 19th day of September, 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 17-19
Pulte Group Representing Dave Hamman
M-2 Special Use – Renewal of a Special Use Permit for an Off-Premise Advertising Sign at the Northeast Corner of Route 34 and Hafenrichter (Farnsworth)

INTRODUCTION

In December 2004, through Ordinance 2004-43, the Kendall County Board approved a special use permit for the placement an off-premise advertising sign at the subject property. Restriction Number 1 of the special use permit required the owner to either remove the sign or to renew the special use permit every three (3) years. Centex no longer owns the sign and the petitioner desires to renew the special use permit.

This proposal only applies to the sign pictured in the various attachments; this proposal does not apply to the larger billboard located on 03-01-127-004.

SITE INFORMATION

PETITIONER Pulte Group Representing Dave Hamman

ADDRESS No Address Has Been Assigned to the Sign

LOCATION Northeast Corner of Route 34 and Hafenrichter (Farnsworth)



TOWNSHIP Oswego

PARCEL # 03-01-127-006 and 03-01-127-004

LOT SIZE 42.39 acres (Sign is on a small portion of the property.)

EXITING LAND USE Agricultural

ZONING M-2 Heavy Industry District with a Special Use Permit (Off-Premise Sign)

LRMP

Land Use	County: Suburban Residential (Max 1 DU/Acre) City of Aurora:
Roads	Route 34 is maintained by IDOT Hafenrichter/Farnsworth is a Local Road Maintained by Oswego Township
Trails	None
Floodplain/ Wetlands	There are no wetlands or floodplain on the property.

REQUESTED ACTION Renewal of the Special Use Permit Awarded by Ordinance 2004-43 Granting a Special Use Permit for an Off-Premise Advertising Sign at the Subject Property

APPLICABLE REGULATIONS Section 12.06.A – Signs – General Standards

Section 12.12 – Signs – Special Use Signs: Commercial off-premise advertising structures may be permitted via a special use only in the M-2 and M-3 Manufacturing Districts.

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Industrial	M-2 SU	Low Density Residential (0-5 du/acre) (Aurora)	Aurora, Kane County, DuPage County and M-2 SU
South	Commercial/Residential	Aurora (B-2(S), R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Commercial (Aurora)	Aurora and R-3
East	Agricultural/Residential	Aurora (R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Medium Density Residential (6-10 du/acre) (Aurora)	Aurora, Will County and A-1
West	Residential	Aurora (R-5(S))	Commercial, Light Industrial and Industrial (Aurora)	Aurora, M-1 SU and B-3

PHYSICAL DATA

ENDANGERED SPECIES REPORT
Not Required

NATURAL RESOURCES INVENTORY
Not Required

ACTION SUMMARY

OSWEGO TOWNSHIP
Petition information was sent to Oswego Township 7.17.17. On 7.25.17, Oswego Township expressed no opposition to this proposal (See Attachment 8).

CITY OF AURORA
Petition information was sent to the City of Aurora 7.17.17. Historically, the City of Aurora has opposed the placement of the sign at this location.

ZPAC
ZPAC met on this matter on 8.1.17. The Committee's only concern was the placement of the sign in relation to the property line; ZPAC did not have the placemen information. According to the Petitioner, the sign was going to be five feet (5') from the property line (See Attachment 3). Per Section 12.06.A.2, the sign must be ten feet (10') from the property line. The petitioner agreed to move the sign the additional five feet (5') from the property line (See Attachment 3A and 9). ZPAC minutes are included as Attachment 10.

KENDALL COUNTY REGIONAL PLANNING COMMISSION
The Kendall County Regional Planning Commission reviewed this proposal at their meeting on 8.23.17. They recommended unanimously recommended approval of the proposal**;** the minutes of this meeting are included as Attachment 11.

SPECIAL USE HEARING OFFICER
The Special Use Hearing Officer held a public hearing on this proposal on 8.28.17. No members of the public expressed any opinions on this proposal. The Special Use Hearing Officer recommended approval of the petition subject to the conditions recommended by Staff. The minutes of the hearing are included as Attachment 12.

GENERAL INFORMATION
The sign is twelve feet by sixteen feet (12' X 16') in size. There will be fourteen feet (14') from the ground to the top of the sign. Renderings of the sign and the petitioner's application (including lease and findings of fact) are included as Attachment 1.

The petitioner desires to renew the special use permit awarded by Ordinance 2004-43 with the no changes to the restrictions imposed by the Ordinance. Ordinance 2004-43 is included as Attachment 2.

Upon review of the application, Staff discovered that the sign was located on the right-of-way. The petitioners agreed to move the sign

The restrictions imposed by Ordinance 2004-43 include:

1. The sign will be removed or Centex Homes will apply to renew their special use in three (3) years from the date of this ordinance.

2. The sign will not be illuminated.

3. The advertising on the sign is restricted to Centex Homes' Development.

4. The appearance of the signs were included as Exhibits A and B in Ordinance 2004-43.

In addition to the above restrictions, Staff requested that the special use permit for an outdoor advertising structure at the parcel identified by PIN 03-01-127-004 be removed. This parcel was part of the property at the time of the special use permit application in 2004 and is no longer needed as it relates to this special use permit. The petitioner agreed to this request. This special use permit only applied to the Centex Homes sign and did not apply to the other billboard currently located on PIN 03-01-127-004.

Pursuant to Section 12.06.A.4, real estate and development signs may be located offsite for a period not to exceed two (2) years, provided a special use permit is issued.

Pictures of the sign and neighborhood are included as Attachments 4-7.

BUILDING CODES
Since the sign was relocated from its original location, a building permit would be required.

ACCESS
Not Applicable

TRAILS
Would like input from the City of Aurora on this matter.

PARKING
Not Applicable

LIGHTING
The sign will not be illuminated.

SIGNAGE
Not Applicable

SCREENING
Not Applicable

STORMWATER
No portion of the property is in a flood area and no wetlands exist on the property. No stormwater issues are anticipated by the proposal.

EASEMENTS
No easements are believed to be impacted by the proposed sign.

FINDINGS OF FACT
That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use 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 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. **True, the proposed special use will not negatively impact adjoining properties.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.**

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 proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.**

RECOMMENDATION
If approved, Staff recommends the following conditions be included in the approving special use ordinance:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.

2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in **two (2)** years from the date of approval of this ordinance by the County Board.

3. The sign will not be illuminated.

4. The advertising on the sign is restricted to Pulte Group's residential development.

5. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.

6. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.

7. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

8. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

9. 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. Application (Including Renderings and Applicant's Findings of Fact)
2. Ordinance 2004-43
3. Aerial of Sign Relocation and 3A Revised Aerial of Sign Relocation
4. Sign Original Location
5. New Sign Location
6. Bank South of Location
7. Southwest Corner of Intersection
8. 7.25.17 Oswego Township Email
9. 8.1.17 Lawson Email
10. 8.1.17 ZPAC Minutes
11. 8.23.17 KCRPC Minutes
12. 8.28.17 Special Use Hearing Officer Minutes
13. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ **FILE #:**_____

NAME OF APPLICANT Heather Lawson		
CURRENT LANDOWNER/NAME(s) Dave Hamman		
SITE INFORMATION ACRES 42.39	SITE ADDRESS OR LOCATION SE Corner Hafenrichter and Route 34	ASSESSOR'S ID NUMBER (PIN) PIN 03-01-127- 006
EXISTING LAND USE	CURRENT ZONING M2	LAND CLASSIFICATION ON LRMP

REQUESTED ACTION (Check All That Apply):

_X_SPECIAL USE ___ MAP AMENDMENT (Rezone to ____) ___ VARIANCE

____ADMINISTRATIVE VARIANCE ___ A-1 CONDITIONAL USE for:_____ ___ SITE PLAN REVIEW

___ TEXT AMENDMENT ___ RPD (___Concept; ___ Preliminary; ___ Final) ___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT ___ FINAL PLAT ___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (_____Major; _____ Minor)

[1]**PRIMARY CONTACT** Heather Lawson	**PRIMARY CONTACT MAILING ADDRESS** 1900 E Golf Rd, Ste 300, Schaumburg 60173	**PRIMARY CONTACT EMAIL** [redacted]
PRIMARY CONTACT PHONE # [redacted]	**PRIMARY CONTACT FAX #** [redacted]	**PRIMARY CONTACT OTHER #**(Cell, etc.) [redacted]
[2]**ENGINEER CONTACT** NA	**ENGINEER MAILING ADDRESS** NA	**ENGINEER EMAIL** NA
ENGINEER PHONE # NA	**ENGINEER FAX #** NA	**ENGINEER OTHER #** (Cell, etc.) NA

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT DocuSigned by: [redacted] F3FDFE3993FB4ED... **DATE** 6/8/2017

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

12'x16' Double Sided Informational Billboard.
NE Corner OF Fransworth & Ogden In Aurora.

192 SQ. FT.



12"x192" Single Sided Model Now Open Patch.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy.
Qty: 2

Sign is not illuminated. Sign is 12' tall with 2' tall posts= 14' from ground to top of sign. Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White, Duranodic Bronze and Digital Vinyl. MDO Mounted to 2 White Wooden 10" x 10" columns.

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 signsnow215@gmail.com

BILLBOARD LEASE AGREEMENT

Lessee:
Pulte Home Corporation
1900 E. Golf Road, Suite 300
Schaumburg, IL 60173
Contact: Heather Diehl, Marketing Manager
Ph: [redacted]
Fax: [redacted]

Lessor:
NGH Farms, LLC
Attn: Dave Hamman
6110 Illinois 71
Oswego, IL 60543
Ph: [redacted]
Fax 1: [redacted]
Fax 2: [redacted]

Sign Location: Northeast Corner of Farnsworth and Ogden avenues, in unincorporated Kendall County, Illinois

Sign Information: 12' X 16' double face sign

Terms of Contract

1. Sign owner to maintain sign structure.
2. Contract term of 12 months starting July 1, 2016. Renewable for additional time as needed and agreed upon by Lessee and Lessor.
3. Advertiser and property owner have a mutual cancellation policy with 30 days written notice.
4. Rent: $800.00 per month payable monthly for double face sign. Installation and maintenance of faces shall be the sole responsibility of Lessee during the duration of the lease agreement. Agreement is null & void if sign location is deemed illegal.

I HAVE READ AND UNDERSTAND THE LEASE AGREEMENT STATED ABOVE

AUTHORIZED SIGNATURES

[redacted]

Signature of Pulte Home Corporation

Signature of Lessor

Date

July 1, 2016
Date

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 sign will not impact the items listed above.

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 sign will not impact the items listed above or any adjacent uses. Note: the sign is not and will never be illuminated.

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

Not applicable for the sign.

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.

To the best of my knowledge, the special use for the sign does conform to regulations.

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

To the best of my knowledge, the special use for the sign is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

03-01-127-006
03-01-200-012
03-01-127-004

State of Illinois
County of Kendall

Zoning Petition
#0457

ORDINANCE NUMBER 2004 - 43
GRANTING SPECIAL USE
SOUTHEAST CORNER OF HAFENRICHTER AND ROUTE 34

WHEREAS, Centex Homes filed a petition for a Special Use within the M-2 district, for property generally located at the intersection of Hafenrichter and Route 34 in Oswego Township; and

WHEREAS, said petition is to allow an off-premise advertising sign, as provided in Sections 12.11 and 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned M-2: Manufacturing; and

WHEREAS, said property is legally described as follows:

> Part of the north half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian in Oswego Township 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, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a SPECIAL USE PERMIT to permit an off-premise advertising sign on the subject parcel as depicted in Group Exhibits "A" and "B" attached hereto and made a part hereof, subject to the following conditions:

1. The sign will be removed or Centex Homes will apply to renew their special use in three years from the date of this ordinance.
2. The sign will not be illuminated; and
3. The advertising on the sign is restricted to Centex Homes' developments.

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

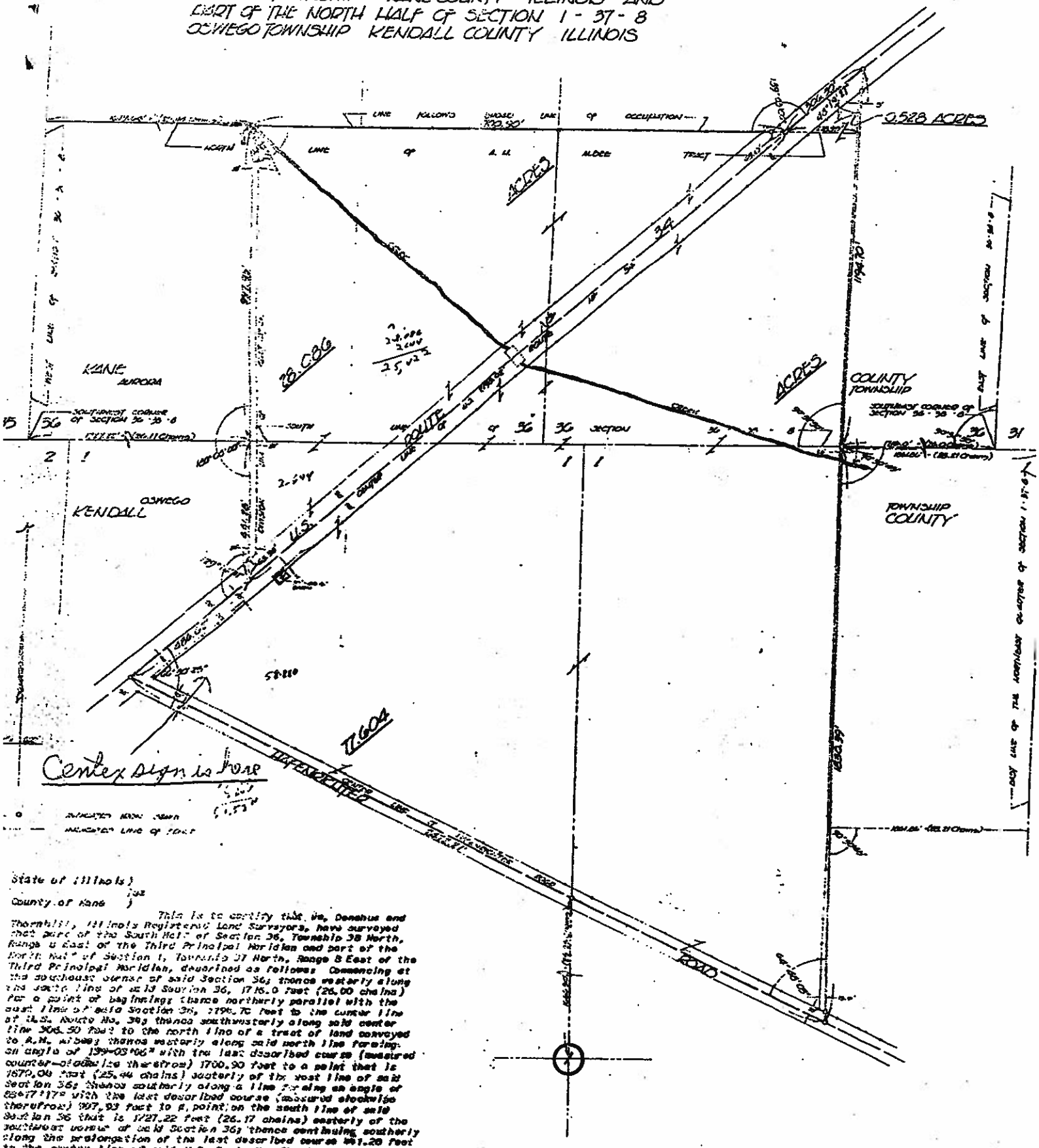
IN WITNESS OF, this ordinance has been enacted on December 21, 2004.

Attest:

Paul Anderson
Kendall County Clerk

John A. Church
Kendall County Board Chairman

PART OF THE SOUTH HALF OF SECTION 36 - 38 - 8
AURORA TOWNSHIP KANE COUNTY ILLINOIS AND
PART OF THE NORTH HALF OF SECTION 1 - 37 - 8
OSWEGO TOWNSHIP KENDALL COUNTY ILLINOIS



State of Illinois)
) ss
County of Kane)

This is to certify that We, Donahue and Thornhill, Illinois Registered Land Surveyors, have surveyed that part of the South Half of Section 36, Township 38 North, Range 8 East of the Third Principal Meridian and part of the North Half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the southeast corner of said Section 36; thence westerly along the south line of said Section 36, 1716.0 feet (26.00 chains) for a point of beginning; thence northerly parallel with the east line of said Section 36, 1196.70 feet to the center line of U.S. Route No. 34; thence southwesterly along said center line 306.50 feet to the north line of a tract of land conveyed to A.M. Wiberg; thence westerly along said north line forming an angle of 139°03'06" with the last described course (measured counter-clockwise therefrom) 1700.90 feet to a point that is 1679.09 feet (25.44 chains) easterly of the west line of said Section 36; thence southerly along a line forming an angle of 88°17'17" with the last described course (measured clockwise therefrom) 197.93 feet to a point on the south line of said Section 36 that is 1727.22 feet (26.17 chains) easterly of the southwest corner of said Section 36; thence continuing southerly along the prolongation of the last described course 41.20 feet to the center line of said U.S. Route No. 34; thence southwesterly along said center line 486.62 feet to the center line of Hafenrichter Road; thence southeasterly along the center line of said Hafenrichter Road 2472.21 feet to a line drawn parallel with the east line of the Northeast Quarter of said Section 1 from the point of beginning; thence northerly along said parallel line 1830.39 feet to the point of beginning, in Aurora Township, Kane County and Oswego Township, Kendall County, Illinois and containing 105.690 acres, as shown by the plat hereon drawn which is a correct representation of said survey. All distances are shown in feet and decimal parts thereof.

Dated at Geneva, Illinois, April 3, 1973

Illinois Registered Land Surveyor No. 1740

DONAHUE AND THORNHILL

GENEVA ILLINOIS

EXHIBIT "B"

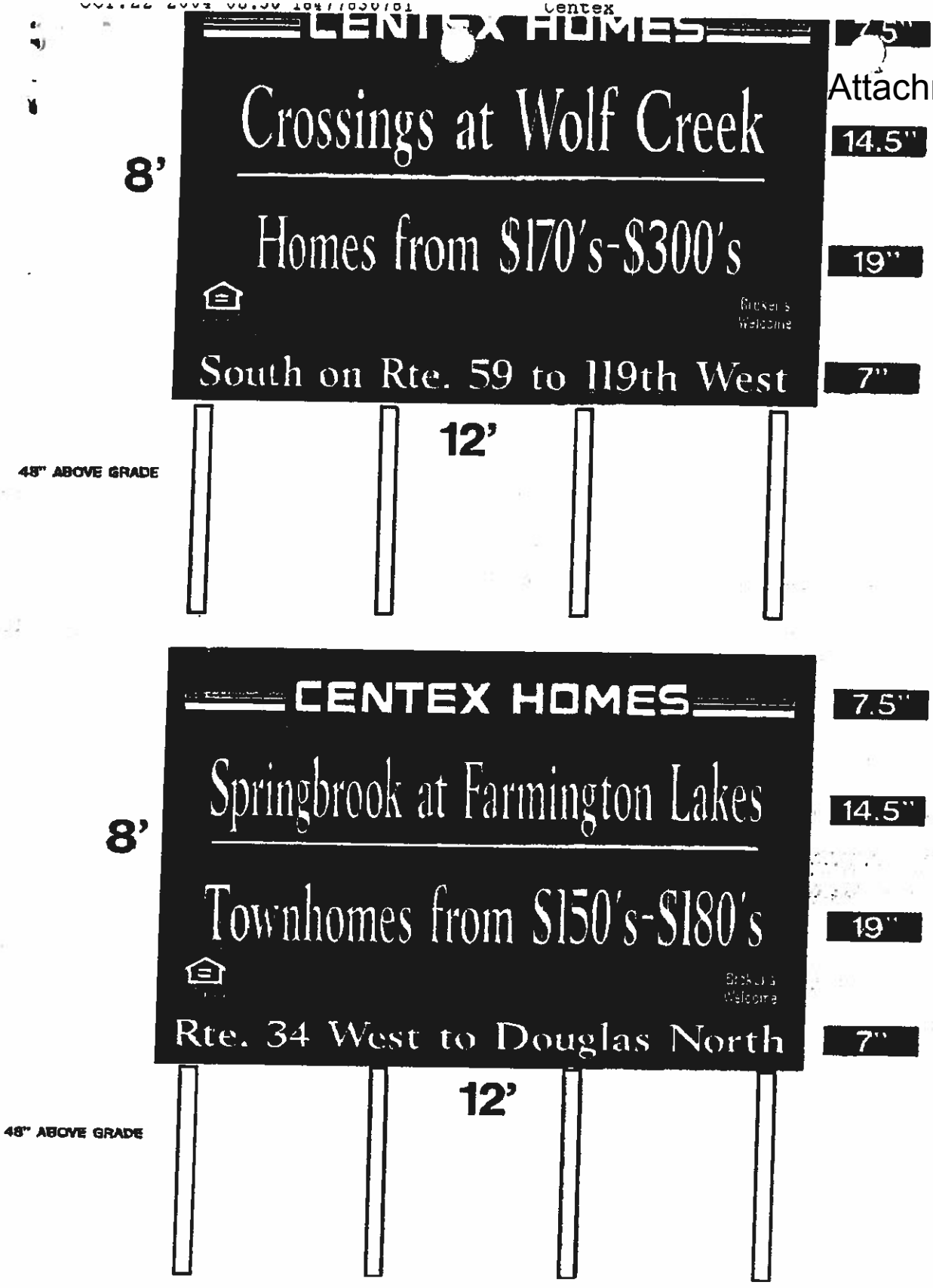

CENTEX HOMES
7.5"
Crossings at Wolf Creek
8'
14.5"
Homes from $170's-$300's
19"
Models Welcome
South on Rte. 59 to 119th West
7"
12'
48" ABOVE GRADE
CENTEX HOMES
7.5"
Springbrook at Farmington Lakes
8'
14.5"
Townhomes from $150's-$180's
19"
Models Welcome
Rte. 34 West to Douglas North
7"
12'
48" ABOVE GRADE

EXHIBIT "A"



PulteGroup

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PulteGroup

© 2014 Digital Map Products. All rights reserved.

Attachment 4




50% SOLD OUT
Deerbrook
MODEL NOW OPEN
Then Left on Hafenrichter
Right on Barrington
KENDALL COUNTY
BUILDING • ZONING
NOTICE OF
PUBLIC HEARING
CALL 630·553·4141
FOR INFORMATION
(866) 214-0520
Pulte Homes
Pulte.com/Deerbrook
08/03/2017 16:12



Attachment 7



Matt Asselmeier

From: Bob Rogerson [bob@oswegotownship.org]
Sent: Tuesday, July 25, 2017 9:23 AM
To: Matt Asselmeier
Subject: RE: Special Use Petition 17-19 (U.S. 34 and Hafenrichter)

Hello Matt, We do not have any objections to this.

Thank you,

Bob Rogerson

Highway Commissioner
Oswego Township Road District
1150 Rt. 25
Oswego, Il 60543
Phone: (630) 264-4587
Fax: (630) 264-6695

This message may contain confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Oswego Township Road District 1150 Rt. 25 Oswegotownship.org

Matt Asselmeier

From: Heather Lawson [redacted]
Sent: Tuesday, August 01, 2017 2:31 PM
To: Matt Asselmeier
Subject: RE: Sign Location - Deerbrook

I will move the sign 5 feet east – thanks!



HEATHER LAWSON
Marketing Manager : : Illinois/St. Louis Division
direct (847) 230-5334 : : **fax** (847) 969-9395

1900 E. Golf Road
Suite 300
Schaumburg, IL 60173
pultegroup.com

Homeowners Inspire Pulte Life Tested® Home Designs: Watch the video.

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Tuesday, August 01, 2017 2:30 PM
To: Heather Lawson <[redacted]
Subject: RE: Sign Location - Deerbrook

Heather:

It works, but the sign must be 10 feet from the ROW. You can either move the sign 5 feet east or apply for a variance. Please let me know your preference.

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: Heather Lawson [redacted]
Sent: Tuesday, August 01, 2017 11:31 AM
To: Matt Asselmeier
Subject: RE: Sign Location - Deerbrook

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 1, 2017 – Unapproved Meeting Minutes

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

Present:
Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Greg Chismark – WBK Engineering, LLC
Don Clayton – GIS
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:
Fran Klaas – Highway Department
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

AGENDA

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50') from the side property lines, fifty feet (50') from the rear property line and one hundred fifty feet (150') from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, 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 August 23rd.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, 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 August 23rd.

17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, 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 August 23rd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

None

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved Meeting Minutes of August 23, 2017

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

ROLL CALL
Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 7:01 p.m.) and Budd Wormley
Members Absent: Angela Zubko
Staff Present: Matthew H. Asselmeier, Senior Planner
In the Audience: Robert Davidson, Patrick Cook, Tom McNelis, Janet Seego, Karla Stoedter, Robert Schneider, Alzlisa Torre, Erika Dickens and Vicki Schnabel

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.

Claire Wilson arrived at this time.

APPROVAL OF MINUTES
Mr. Wormley made a motion, seconded by Mr. Shaw, to approve the July 26, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITIONS
17-19 Pulte Group Representing Dave Hamman
Mr. Asselmeier summarized the request. The Pulte Group would like to renew the special use permit for a billboard at the property identified by parcel identification number 03-01-127-006 and revoke the special use permit for a billboard on the property identified by parcel identification number 03-01-127-004. This proposal applies to the sign advertising the Pulte Development. The proposal does not include the big billboard on the property 03-01-127-004. Staff is still searching for the ordinance that allowed that billboard. The existing special use permit required the sign to be renewed every three (3) years. The sign was moved to get into compliance with the Kendall County signage regulations; the Pulte Group is required to get a building permit because the sign was relocated.

Oswego Township expressed no opposition to this proposal. The City of Aurora has not submitted comments on this proposal. ZPAC unanimously recommended approval of the proposal provided that the placement requirements of the Zoning Ordinance were met.

Patrick Cook, representing Pulte Group, stated that he was in attendance to answer questions.

Ms. Wilson asked if the Planning, Building and Zoning Department received any feedback or objections. Mr. Asselmeier stated that they received general questions, but no objections to the proposal.

Chairman Ashton asked Mr. Cook if he agreed with the restrictions proposed by Staff. Mr. Cook said that he agreed with the proposed restrictions.

Mr. Nelson made a motion to recommend approval of the petition as presented with the restrictions proposed by Staff, seconded by Mr. Wormley.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

17-21 Tom McNelis

Mr. Asselmeier summarized the request. The petitioner desires to rezone the property from A-1 to R-1 in order to be able to construct a house on the property in the future. No timeline exists for constructing a house and the property is for sale. The property is less than forty (40) acres and does not have a housing allocation; a house cannot be constructed on the property at the present time.

Fox Township expressed no opposition to the proposal. The Village of Millbrook expressed no opposition to the proposal. The United City of Yorkville expressed no opposition to the proposal. ZPAC unanimously recommended approval of the proposal.

Mr. Nelson suggested that the property obtain a conditional use permit because the lot is irregularly shaped and not farmable instead of rezoning the property to R-1. All of the adjoining properties are zoned A-1. Mr. McNelis said that he did not have a preference to the zoning; he liked the A-1 zoning. He wanted the ability to construct a house on the property. No Commissioner expressed opposition to the construction of a house on the property. Staff will work with the petitioner to determine the next steps in the process.

Janet Seego, Oswego, asked if the property sold, would the new owner have the same rights to construct a house. Chairman Ashton responded yes. No timeframe would be placed on the construction of the home.

Karla Stoedter, Budd Road, asked if more than one (1) home could be built on the property. Mr. Asselmeier responded that it was virtually impossible to construct another home on the property. If an additional home was proposed, the proposal would require review by various boards before approval.

Mr. Nelson made a motion to recommend that a conditional use permit be awarded for the construction of house instead of rezoning the property to R-1, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. Mr. Asselmeier said that he would inform Mr. McNelis of the next steps. If the proposal requires a public hearing, this public hearing will be at the Zoning Board of Appeals on August 28, 2017 at 7:00 p.m.

17-22 Stor Mor, Inc.

Mr. Asselmeier summarized the request. Stor Mor, Inc., represented by Robert Schneider, requested four (4) amendments to their special use permit. The petitioner would like to construct one (1) 1,650 square foot

building, one (1) 4,300 square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed 4,300 square foot building. In addition the restrictions listed in the proposal, Staff requested that a condition be added to the special use permit revoking the special use permit portion of Ordinance 76-6 which granted a special use permit for storage on the northern portion of the property.

Oswego Township had no objections to the proposal. The Village of Montgomery has not submitted any comments on the proposal. ZPAC requested that the petitioner confirm with the Oswego Fire Protection District that sprinklers would not be required in the new building; ZPAC unanimously recommended approval of the proposal.

Robert Schneider, petitioner, stated he constructed the new building proposed in 2016. He would like to substitute some of the RV parking spots in favor of the new, proposed buildings. The building proposed in 2016 was constructed. Mr. Schneider considered the rear of the proposed new building to be screening.

Mr. Nelson asked if the new building constructed in 2016 was constructed without sprinklers. Mr. Schneider said that the new building did not have sprinklers and no utilities run to the building.

Mr. Wormley asked if the retention pond was wet or dry. Mr. Schneider responded that the retention pond is in existence and it is dry.

Ms. Wilson asked for clarification regarding the screening requirement. Mr. Asselmeier said that the restriction was listed as amended because the petitioner is proposing a landscaping plan that differs from the landscaping plan approved in 2016.

Mr. Schneider stated that residential uses were located on three (3) sides of the property.

Ms. Wilson asked if residents or neighbors submitted objections to the proposal. Mr. Asselmeier said that he received general questions about the proposal, but no objections.

Alzlisa Torre, Oswego, requested to see the aerial of the property and how the proposal will impact her property. Mr. Schneider showed Ms. Torre the aerial of the property and explained the proposed structures and vegetation locations in relation to her property. Ms. Torre's property is located north of the proposal and none of the proposed buildings, vegetation or lights will impact her property because they are located on the opposite of the property. The property will be fenced.

Mr. Schneider indicated that he did not plan to make additional changes to the site plan in the near future.

Erika Dickens, Oswego, asked about the vegetation on the north side of the property. Mr. Schneider said that he might trim vegetation, but all of the proposed buildings and vegetation work will be on the opposite side of the property.

Mr. Schneider said that his office is located on the property and invited neighbors to come in and discuss any concerns they may have.

Mr. Schneider hopes to start work this fall.

Ms. Wilson asked if an onsite manager was available twenty-four (24) hours a day. Mr. Schneider said that an onsite manager lived in an apartment on the property.

Ms. Wilson made a motion to recommend approval of the petition as presented including the conditions recommended by Staff, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

OLD BUSINESS
None

NEW BUSINESS
Discussion of Special Uses within the A-1 Zoning District
Mr. Asselmeier read his memo on the subject. He provided a map of the A-1 zoned properties in Kendall County and the list of special uses currently listed in the A-1 zoning district.

Mr. Davidson suggested the uses listed in the A-1 district should be evaluated. He believed that the land along the major highways should be evaluated for different uses. In particular, he believed that the land along Route 47 in Lisbon Township should be reclassified as commercial because of the widening of Route 47.

Mr. Shaw advised that the widening of Route 47 throughout all of Kendall County will not occur in the near future due to the State's financial situation.

Mr. Nelson agreed that the maps should be updated.

Discussion occurred regarding stakeholder meetings. Chairman Ashton advised having meetings with Lisbon Township, the Village of Lisbon and the Village of Plattville. Draft maps should be prepared and taken to stakeholder meetings.

The consensus of the Commission was that the issue of land use along Route 47 in southern Kendall County should be examined.

Discussion of Amending the Future Land Use Map for Properties Located Along Route 47 in Kendall and Lisbon Townships
Mr. Asselmeier read his memo on the subject.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Asselmeier reported that Petition 17-14 failed at the County Board. Petitions 17-15 and 17-20 both passed at the County Board. Petition 17-16 was tabled at the Planning, Building and Zoning Committee.

CITIZENS TO BE HEARD/ PUBLIC COMMENT
Vicki Schnabel, Yorkville, stated that her family is moving because of the banquet facility located across the street from her property. She favored distance requirements between businesses and residences in the A-1 district. She also expressed concerns about the noise restrictions placed on the banquet facility; the restrictions were too weak. Her family hears people talking next door, the music from next door and the bass from music.

Chairman Ashton asked if they received decibel readings at the property. Ms. Schnabel said that her family has not called the Sheriff's Department.

Ms. Schnabel said that the berm and trees were inadequate to protect neighbors from noise and lights arising

from the banquet facility or to preserve their privacy. Mr. Davidson explained that the height and width of the berm were not defined. Also, the type, number and location of trees were also not defined in the special use permit for the banquet facility across from her property.

Chairman Ashton asked if Ms. Schnabel had any suggestions for the noise ordinance.

Chairman Ashton asked about the procedure for handling noise complaints. Mr. Asselmeier responded that the Sheriff's Department would prepare a report outlining the violation. The report would be forwarded to the Planning, Building and Zoning Committee to see if the Committee wanted to forward the complaint to the State's Attorney's Office. If a special use permit holder was guilty of violating the noise provisions in their special use permit, the County Board could revoke the special use permit.

Discussion occurred regarding having lower decibel requirements on future special use permits.

Mr. Davidson reported that the Planning, Building and Zoning Department researched machines for recording for decibels. Mr. Asselmeier stated that the company with the technology has not developed a waterproof device. The devices also did not have battery backup; there were electricity access issues.

Chairman Ashton gave Ms. Schnabel his phone number and the information from the Ad-Hoc Zoning Ordinance Committee regarding the noise regulations.

Chairman Ashton discussed the process of creating mining regulations.

OTHER BUSINESS/ANNOUCNEMENTS

Mr. Asselmeier reminded Commissioners that he emailed Plan Commission training information to them. This training is offered through the Illinois Chapter of the American Planning Association. If they would like to participate, they should contact the Planning, Building and Zoning Department.

Discussion occurred regarding the State's Attorney's opinion regarding forest preserve districts and zoning regulations. Ms. Wilson said she would do additional research on the topic.

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Plan Commission meeting adjourned at 8:46 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
August 28, 2017 – 7:00 p.m.

CALL TO ORDER- SPECIAL USE HEARING
At 7:22 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, Patrick Cook and Robert Schneider

MINUTES
Mr. Werderich approved the July 31, 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 uses on the agenda for tonight's hearing.

PETITION

17-19	**Pulte Group Representing Dave Hamman**
Request:	Renew the Special Use Permit Granted by Ordinance 2004-03 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-004 and Located in the 600 Block of Route 34 on the East Side of the Street
Location:	Corner of Route 34 and Hafenrichter (Farnsworth) in Oswego Township
Purpose:	Special Use Permit would Allow the Existing Commercial Off-Premise Advertising Sign to Remain on the Subject Property. Property is Zoned M-2.

Mr. Asselmeier summarized the request. The Pulte Group would like to renew the special use permit for a billboard at the property identified by parcel identification number 03-01-127-006 and revoke the special use permit for a billboard on the property identified by parcel identification number 03-01-127-004. This proposal applies to the sign advertising the Pulte Development. The proposal does not include the big billboard on the property 03-01-127-004. Staff is still searching for the ordinance that allowed that billboard. The existing special use permit required the sign to be renewed every three (3) years. The sign was moved to get into compliance with the Kendall County signage regulations; the Pulte Group is required to get a building permit because the sign was relocated.

Oswego Township expressed no opposition to this proposal. The City of Aurora has not submitted comments on this proposal. ZPAC unanimously recommended approval of the proposal provided that the placement requirements of the Zoning Ordinance were met. The Kendall County Regional Planning Commission unanimously recommended approval at their meeting.

Mr. Asselmeier listed the recommended conditions proposed by Staff:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.

2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.

3. The sign will not be illuminated.

4. The advertising on the sign is restricted to Pulte Group's residential development.

5. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.

6. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.

7. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

8. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

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 7:33 p.m.

Patrick Cook, representing Pulte Group, stated that he was in attendance to answer questions.

Mr. Werderich asked if the County received any comments from the City of Aurora. Mr. Asselmeier responded that the City of Aurora was sent the information previously, but have not provided any feedback. No reason was given as to why the City of Aurora did not comment.

Mr. Asselmeier stated that a larger, elevated billboard exists on the parcel ending in -004, but Staff has not found the document authorizing that billboard at that location.

Mr. Asselmeier noted that the petitioner submitted green cards and proof of publication of the notice of the hearing and are on file. This case was unique that the radius included properties in Kane County; the property owners within the notification radius were notified.

Mr. Werderich closed the public hearing at 7:34 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. **Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use 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 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. **True, the proposed special use will not negatively impact adjoining properties.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.**

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 proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.**

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. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.

2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.

3. The sign will not be illuminated.

4. The advertising on the sign is restricted to Pulte Group's residential development.

5. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.

6. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.

7. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

8. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

9. 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 September 11, 2017 meeting.

The hearing on Petition 17-19 concluded at 7:35 p.m.

The hearing on Petition 17-22 started at 7:35 p.m.

PETITION

17-22-	**Stor Mor, Inc.**
Request:	Major Amendment to the Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at the Subject Property; Property is Zoned B-2 with a Special Use Permit
PINs:	03-07-278-011, 03-07-278-010 and 03-07-278-009
Location:	1317 Route 31 in Oswego Township
Purpose:	Petitioner would like to Make the Following Amendments: 1. Construct One (1) 1,650 Square Foot Building 2. Construct One (1) 4,300 Square Foot Building 3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16) 4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

Mr. Asselmeier summarized the request. Stor Mor, Inc., represented by Robert Schneider, requested four (4) amendments to their special use permit. The petitioner would like to construct one (1) 1,650 square foot building, one (1) 4,300 square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed 4,300 square foot building. In addition the restrictions listed in the proposal, Staff requested that a condition be added to the special use permit revoking the special use permit portion of Ordinance 76-6 which granted a special use permit for storage on the northern portion of the property.

Oswego Township had no objections to the proposal. The Village of Montgomery has not submitted any comments on the proposal. ZPAC requested that the petitioner confirm with the Oswego Fire Protection District that sprinklers would not be required in the new building; ZPAC unanimously recommended approval of the proposal. The Kendall County Regional Planning Commission unanimously recommended approval of the proposal.

Mr. Asselmeier listed the proposed conditions on the special use permit:

1. Ordinance 2016-15 is hereby repealed.

2. The special use provisions of Ordinance 76-6 for parcel 03-07-278-010 are hereby repealed. The property will remain zoned B-2.

3. The property will be developed in accordance with the site plan.

4. A building permit shall be secured prior to construction of the proposed storage buildings.

5. Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles.

6. Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers.

7. A stormwater management permit shall be secured prior to the development of the property.

8. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant.

9. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Saturdays and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. every day.

10. No more than sixteen (16) vehicles may be stored on site at a time.

11. All vehicles stored on site shall be located within a designated stall.

12. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east.

13. The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business.

14. 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.

15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid (New Restriction).

Mr. Werderich opened the public hearing for audience comment at 7:46 p.m.

Robert Schneider, petitioner, stated he constructed the new building proposed in 2016. He would like to substitute some of the RV parking spots in favor of the new, proposed buildings. The building proposed in 2016 was constructed. If approved, the proposed building allowed by the new special use permit would be constructed in fall 2017. Mr. Schneider considered the rear of the proposed new building to be screening.

Mr. Werderich asked why the Village of Montgomery did not respond. Mr. Asselmeier stated that the Village of Montgomery was notified, but he does not know why the Village of Montgomery did not submit comments.

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

Discussion occurred regarding the sprinkler requirement. Mr. Schneider was not aware of any changes in codes related to sprinklers. Mr. Asselmeier noted that the proposed restriction only required Mr. Schneider to confirm whether or not sprinklers would be required. If the Oswego Fire Protection District did not require sprinklers, the proposed buildings would not need sprinklers.

The retention area is located west of the buildings.

Mr. Werderich asked about the use of the land south of the proposed use. Mr. Asselmeier said that it is a green field owned by the petitioner. In the 1980s, a shopping center was planned at that location and the field was supposed to be the parking lot.

The gate is open on Sundays, but no employees are working on Sundays.

Mr. Werderich closed the public hearing at 7:47 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. **True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.**

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. **True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new access roads or points of ingress and egress are proposed. Approval of the Oswego Fire Protection District for access and sprinkler issues are two proposed restrictions to address this criteria.**

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 petition has provided a site plan that complies with the requirements for the proposed use.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use is consistent with the Land Resource Management Plan as amended in 2016 for this area.**

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. Ordinance 2016-15 is hereby repealed.

2. The special use provisions of Ordinance 76-6 for parcel 03-07-278-010 are hereby repealed. The property will remain zoned B-2.

3. The property will be developed in accordance with the site plan.

4. A building permit shall be secured prior to construction of the proposed storage buildings.

5. Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles.

6. Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers.

7. A stormwater management permit shall be secured prior to the development of the property.

8. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant.

9. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Saturdays and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. every day.

10. No more than sixteen (16) vehicles may be stored on site at a time.

11. All vehicles stored on site shall be located within a designated stall.

12. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east.

13. The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business.

14. 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.

15. 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 September 11, 2017 meeting.

The hearing on Petition 17-22 concluded at 7:49 p.m.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
None

UPDATE ON PETITIONS
Mr. Asselmeier reported that Petition 17-20 for the operation of a grain storage business at 14676 Route 47 was approved by the County Board.

Also, the Planning, Building and Zoning Department received a request for the revocation of a special use permit for agricultural housing at 3827 Van Dyke Road. This matter will go to the Planning, Building and Zoning Committee at their meeting on September 11, 2017.

NEW BUSINESS/OLD BUSINESS

Mr. Asselmeier reported that no special use applications were submitted by the August 22nd deadline. Therefore no hearing will occur on October 2nd. The next hearing date will be October 30th.

PUBLIC COMMENT

None

ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 7:53 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Exhibits:

1. Staff Report Dated August 24, 2017 for Petition 17-19
2. Staff Report Dated August 24, 2017 for Petition 17-22
3. Publication Notice and Mailing to Neighbors for both Petitions (not included with the minutes, but on file)

State of Illinois
County of Kendall

Zoning Petition
#17-19

ORDINANCE NUMBER 2017 - _____

GRANTING A SPECIAL USE PERMIT FOR
THE RENEWAL OF A SPECIAL USE PERMIT FOR A COMMERCIAL OFF-PREMISE ADVERTISING STRUCTURE (BILLBOARD) ON THE PARCEL IDENTIFIED AS 03-01-127-006 AND REVOKING THE SPECIAL USE PERMIT FOR A COMMERCIAL OFF-PREMISE ADVERTISING STRUCTURE (BILLBOARD) ON THE PARCEL IDENTIFIED AS 03-01-127-004 LOCATED AT THE CORNER OF ROUTE 34 AND HAFENRICHTER (FARNSWORTH) IN OSWEGO TOWNSHIP

WHEREAS, the Kendall County Board granted a special use permit for a commercial off-premise advertising structure at the corner of Route 34 and Hafenrichter (Farnsworth) by Ordinance 2004-43 on December 21, 2004; and

WHEREAS, Ordinance 2004-43 granted a special use permit for the properties identified by Parcel Identification Numbers 03-01-127-006 and 03-01-127-004; and

WHEREAS, Ordinance 2004-43 required that the special use be renewed every three years; and

WHEREAS, the Pulte Group representing Dave Hamman petitioned for the renewal of the special use permit allowed by Ordinance 2004-43; and

WHEREAS, the petitioners propose to retain the sign on the parcel identified by Parcel Identification Number 03-01-127-006 and to revoke the special use permit on the parcel identified by Parcel Identification Number 03-01-127-004; and

WHEREAS, said property is currently zoned M-2 Heavy Industrial District with a special use permit for a commercial off-premise advertising structure; and

WHEREAS, said property is legally described as:

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN OSWEGO TOWNSHIP 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 August 28, 2017; and

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. **Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use 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 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. **True, the proposed special use will not negatively impact adjoining properties.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.**

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 proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.**

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

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 for the placement of a commercial off-premise advertising structure on the parcel identified by Parcel Identification Number 03-01-127-006 in accordance to the submitted Site Plan included as "Exhibit A and Exhibit B" attached hereto and incorporated herein subject to the following conditions:

1. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.

2. The sign will not be illuminated.

3. The advertising on the sign is restricted to Pulte Group's residential development.

4. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.

5. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.

6. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

7. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

8. 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 September 19, 2017.

Attest:

_____
Debbie Gillette
Kendall County Clerk

_____
Scott R. Gryder
Kendall County Board Chairman

Exhibit A



PulteGroup

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Exhibit B

12'x16' Double Sided Informational Billboard.
NE Corner OF Fransworth & Ogden In Aurora.

192 SQ. FT.



12"x192" Single Sided Model Now Open Patch.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy.
Qty: 2

Sign is not illuminated. Sign is 12' tall with 2' tall posts= 14' from ground to top of sign. Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White, Duranodic Bronze and Digital Vinyl. MDO Mounted to 2 White Wooden 10" x 10" columns.

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 signsnow215@gmail.com

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 17-21
Tom McNelis
Map Amendment 14000 Block of Budd Road
Rezone from A-1 to R-1

INTRODUCTION

Tom McNelis submitted a petition requesting a map amendment for the subject property rezoning the property from A-1 Agricultural District to R-1 One-Family Residential District. The petitioner would like the ability to construct a home on the property, either for himself or for a successive owner. No specific construction plans for a proposed home exist.

The application material, including the petitioner's findings of fact and survey, are included as Attachment 1.

SITE INFORMATION

PETITIONER: Tom McNelis

ADDRESS: No Address Number Assigned; Located in the 14000 Block of Budd Road

LOCATION: Approximately 0.98 Miles East of Millbrook Road on the North Side of Budd Road (See Attachment 2 for Aerial)

TOWNSHIP: Fox

PARCEL #: 04-15-200-023

LOT SIZE: 3.86 +/- acres

EXITING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:

Land Use	County: Rural Estate Residential (max 0.45 du/acre) Village of Millbrook: Low Density Residential (max 0.65 du/acre)
Roads	Budd Road is Local Road
Trails	No trails are planned along this portion of Budd Road
Floodplain/ Wetlands	No Floodplains or Wetlands are located on the property

REQUESTED ACTION: Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One-Family Residential District

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead	A-1 (Agricultural)	Rural Estate Residential (County)	A-1 and A-1 BP (County)
South	Agricultural	A-1 (Agricultural)	Countryside Residential (County)	A-1 and A-1 SU (County)
East	Countryside Residential	A-1 (Agricultural)	Countryside Residential (County)	A-1 (County)
West	Rural Estate and Countryside Residential	A-1 (Agricultural)	Rural Estate Residential and Countryside Residential (County)	A-1 (County)

Rural Estate is max 0.45 du/acre
Countryside Residential is max 0.33 du/acre

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Application submitted on 7.14.17; waiting for results.

NATURAL RESOURCES INVENTORY

Application was submitted 6.19.17. The LESA Score was 178 indicating a low level of protection (See Attachment 8).

ACTION SUMMARY

FOX TOWNSHIP

Petition information was sent to Fox Township on 7.17.17. Fox Township submitted questions shown on Attachment 9. Fox Township expressed no objection to the proposal (See Attachment 13)

VILLAGE OF MILLBROOK

Petition information was sent to the Village of Millbrook on 7.17.17. The Village of Millbrook expressed no opposition to this proposal (See Attachment 10).

UNITED CITY OF YORKVILLE

Though the subject property is not within their planning jurisdiction, the Planning Commission of the United City of Yorkville reviewed this proposal at their meeting on 8.9.17 and expressed no objections to the proposal (See Attachment 12). The City Council of the United City of Yorkville reviewed this proposal at their meeting on 8.22.17 and expressed no objections (See Attachment 14).

ZPAC

ZPAC reviewed this proposal on 8.1.17. They unanimously recommended approval of the proposal (See Attachment 11).

KENDALL COUNTY REGIONAL PLANNING COMMISSION

The Kendall County Regional Planning Commission reviewed this proposal at their 8.23.17 meeting. The Planning Commission suggested that the property should be awarded an A-1 Conditional Use Permit for housing in the agricultural district instead of a map amendment. The Kendall County Planning Commission unanimously recommended approval of the conditional use permit; no Commissioner object to the idea of constructing a house on the property.

Section 7.01.E.1.k lists the requirements for a conditional use permit in the A-1 District. The subject property meets the acreage, septic, unwarranted expansion of use and unchanging of character of

neighborhood requirements for a conditional use permit. However, it is the opinion of the Staff that the property does not meet the requirements of Sub-Section iv which states:
"That the site for the proposed use must be incompatible with agricultural use that may be evidenced by establishment of one or more of the following criteria:

1) Existing woodland coverage of a substantial portion of the site containing trees in excess of 6" in diameter measured at breast height; (**this is not true**)
2) Soils which have a land evaluation ranking from the Kendall County Soil & Water Conservation District of seventy-five (75) or less; (**this is not true; LESA Score is 178**)
3) Excessive slopes; (**this is not true**)
4) Other physical features which serve as barriers to farm operations such as streams, rock outcroppings and property configuration in relationship to wetlands, flood-prone areas or buildings (**no physical features serve as barriers to farm operations; the petitioner could argue that the size of the lot is too small for farm operation**)."

KENDALL COUNTY ZONING BOARD OF APPEALS
The Kendall County Zoning Board of Appeals reviewed the proposal at their 8.28.17 meeting. The consensus of the Board was a map amendment should be pursued instead of a Conditional Use Permit. The Board unanimously recommended approval of the proposed map amendment. The minutes of the hearing are included as Attachment 16.

GENERAL INFORMATION
The petitioner desires the map amendment in order to have the ability to construct a house on the property at some point in the future. The subject property does not have an allocation for the construction of a home and does not possess forty (40) acres. Therefore, a map amendment is required in order to construct a home onsite.

The petitioner does not believe that the property is large enough for farming. Pictures of the property are included as Attachments 3-7.

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

Since submitting the application, the petitioner placed the subject property on the market for sale.

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

ACCESS
The property fronts Budd Road. Pending comments from Fox Township, Staff has no concerns regarding the ability of Budd Road to support a proposed home at this location.

ODORS
No new odors are foreseen.

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

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

STORMWATER
Staff is not aware of any stormwater concerns.

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

FINDINGS OF FACT

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

The Zoning classification of property within the general area of the property in question. **All of the adjacent properties are zoned A-1. Some of these properties have special use permits and/or agricultural building permits.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is too small for most agricultural uses. Homes are located on adjoining properties and the subject property lacks an agricultural housing allocation which prevents the construction of a home on the property.**

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. **The proposed amendment fits the development of the area and benefits the petitioner by giving him the opportunity to sell the property for a residential purpose instead of a purely agricultural use.**

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

RECOMMENDATION

Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact and Survey)
2. Aerial
3. Looking East
4. Looking North
5. Looking Northwest
6. Looking West
7. Looking South
8. NRI Summary
9. 7.26.17 Fox Township Correspondence
10. 7.31.17 Millbrook Email
11. 8.1.17 ZPAC Minutes
12. 8.9.17 Yorkville Email
13. 8.15.17 Fox Township Email
14. 8.22.17 Yorkville Email
15. 8.23.17 KCRPC Minutes
16. 8.28.17 ZBA Minutes
17. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME McNelis Map Amendment FILE #: 17-21

NAME OF APPLICANT
Tom McNelis

CURRENT LANDOWNER/NAME(s)
Tom McNelis

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
3.86	Budd Rd Yorkville	04-15-200-023

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant	Residential	

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE
X MAP AMENDMENT (Rezone to ____)
___ VARIANCE
___ ADMINISTRATIVE VARIANCE
___ A-1 CONDITIONAL USE for:_____
___ SITE PLAN REVIEW
___ TEXT AMENDMENT
___ RPD (___Concept; ___ Preliminary; ___ Final)
___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT
___ FINAL PLAT
___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (____Major; ____Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Tom McNelis	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] DATE 7/13/17

FEE PAID:$ 500.00
CHECK #: [redacted]

RECEIVED
JUL 13 2017
KENDALL COUNTY
PLANNING, BUILDING
& ZONING

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised: 9.18.12
Map Amendment

Date Stamp Here If Checklist Is Complete

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

Existing uses of property within the general area of the property in question.

Vacant Residential

Property Is Surrounded By Residential Properties On 4 Sides With 298' Frontage On Budd Rd.

The Zoning classification of property within the general area of the property in question.

Appears To A1 And R1

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

Not Being Farmed. Not Suitable For Ag.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.

New Homes Have Been Built For Residential Use Only Examples Kinzel And Seego

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

At The Time Of Purchase Yorkville Designated This Parcel As 1-2 Acre Residential. The Trend In This Area Has Been Residential.

I would Like to Rezone
The Property from A1
to R1 in order to sell
the property so that someone
Can construct a home on the
site.

[redacted]

07/12/2017

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 388.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

GEORGE E. COLE® No. 229 REC
LEGAL FORMS February 2000

200100013046
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
07-18-2001 At 03:53 pm.
QCD J TENCY 43.50

QUIT CLAIM DEED
JOINT TENANCY
Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty merchantability or fitness for a particular purpose.*

Above Space for Recorder's use only

THE GRANTOR(S) Barbara J. Hick Formerly Known As Barbara J. McNelis
1659 Lexington Dr.

of the City _____ of Montgomery County of Kendall State of Illinois for the consideration of Seventeen Thousand DOLLARS, and other good and valuable considerations _____ in hand paid, CONVEY(S) _____ and QUIT CLAIM(S) _____ to Thomas J. McNelis [redacted]
(Name and Address of Grantees)

not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in Kendall County, Illinois, commonly known as Budd Rd 04-15-200-023, legally described as:
(Street Address)
See Attached

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinios. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 04-15-200-023

Address(es) of Real Estate: Budd Rd Yorkville, IL

DATED this: _____ day of _____ 20_____

[redacted] (SEAL) _____ (SEAL)

Please print or type name(s) below signature(s)

Barbara J. Hick _____

Thomas J. McNelis (SEAL) _____ (SEAL)

[redacted]

OFFICIAL SEAL
CONNIE L. P[illegible]MAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07-30-2003

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforsaid, DO HEREBY CERTIFY that Barbara J. Hick

IMPRESS SEAL HERE

personally known to me to be the same person ____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that She signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Unofficial

Given under my hand and official seal, this 18 day of June 20 01

Commission expires 7-30 20 01 Cerrine L. Pittman
NOTARY PUBLIC

This instrument was prepared by Tom McNelis [redacted]

MAIL TO: Tom McNelis (Name) [redacted] (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Tom McNelis (Name) [redacted] (Address) [redacted] (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
STATE TAX
JUL.18.01
KENDALL COUNTY

REAL ESTATE TRANSFER TAX
0001700
FP351015

0000002247

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
$ 8.50

Unofficial

Quit Claim Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Barbara J. Hicks

TO

Thomas J. McNelis

GEORGE E. COLE®
LEGAL FORMS

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 388.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Tom McNelis

Address [redacted]

City [redacted] Stat [redacted] Zip [redacted]

2. Nature of Benefit Sought _____

3. Nature of Applicant: (Please check one)
- X Natural Person
- ___ Corporation
- ___ Land Trust/Trustee
- ___ Trust/Trustee
- ___ Partnership
- ___ Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

N/A

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST

N/A

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

N/A

VERIFICATION

I, _____, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have red the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact>

Subscribed and sworn to before me this _____ day of _____, A.D. _____

(seal)

_____
Notary Public

Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Tom McNelis Contact Person: Tom McNelis
Address: [redacted]
City, State, Zip
Phone Numbe
Email:

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☒ Mail

Site Location & Proposed Use

Township Name Fox Township 36 N, Range 6 E, Section(s) 15
Parcel Index Number(s) 04-15-200-023
Project or Subdivision Name _____ Number of Acres 3.86
Current Use of Site Vacant Residential Proposed Use Improved Residential
Proposed Number of Lots 1 Proposed Number of Structures New Home (1)
Proposed Water Supply Well Proposed type of Wastewater Treatment Septic
Proposed type of Storm Water Management _____

Type of Request

☐ Change in Zoning from A1 to R1
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall

In addition to this completed application form, please including the following to ensure proper processing:

☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☐ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☐ **NRI fee** (Please make checks payable to Kendall County SWCD)
The NRI fees, as of July 1, 2010, are as follows:
Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
✱ Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
_____ Additional Acres at $18.00 each	$ _____
Total NRI Fee	$ 300.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

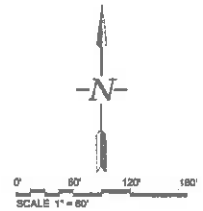
[redacted] 19 Jun 2017
Petitioner or Authorized Agent **Date**

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NEA
NRI# 1705 Date initially rec'd 6/19/17 Date all rec'd — Board Meeting 7/10/17
Fee Due $ 300.00 Fee Paid $ 300.00 Check [redacted] ver/Under Payment — Refund Due —

BOUNDARY SURVEY



OWNER/DEVELOPER

TOM McNELIS
P.O. BOX 419
MILLBROOK, IL 60536

ZONING

CURRENT ZONING A-1
REQUESTED ZONING R-1

GENERAL NOTES:

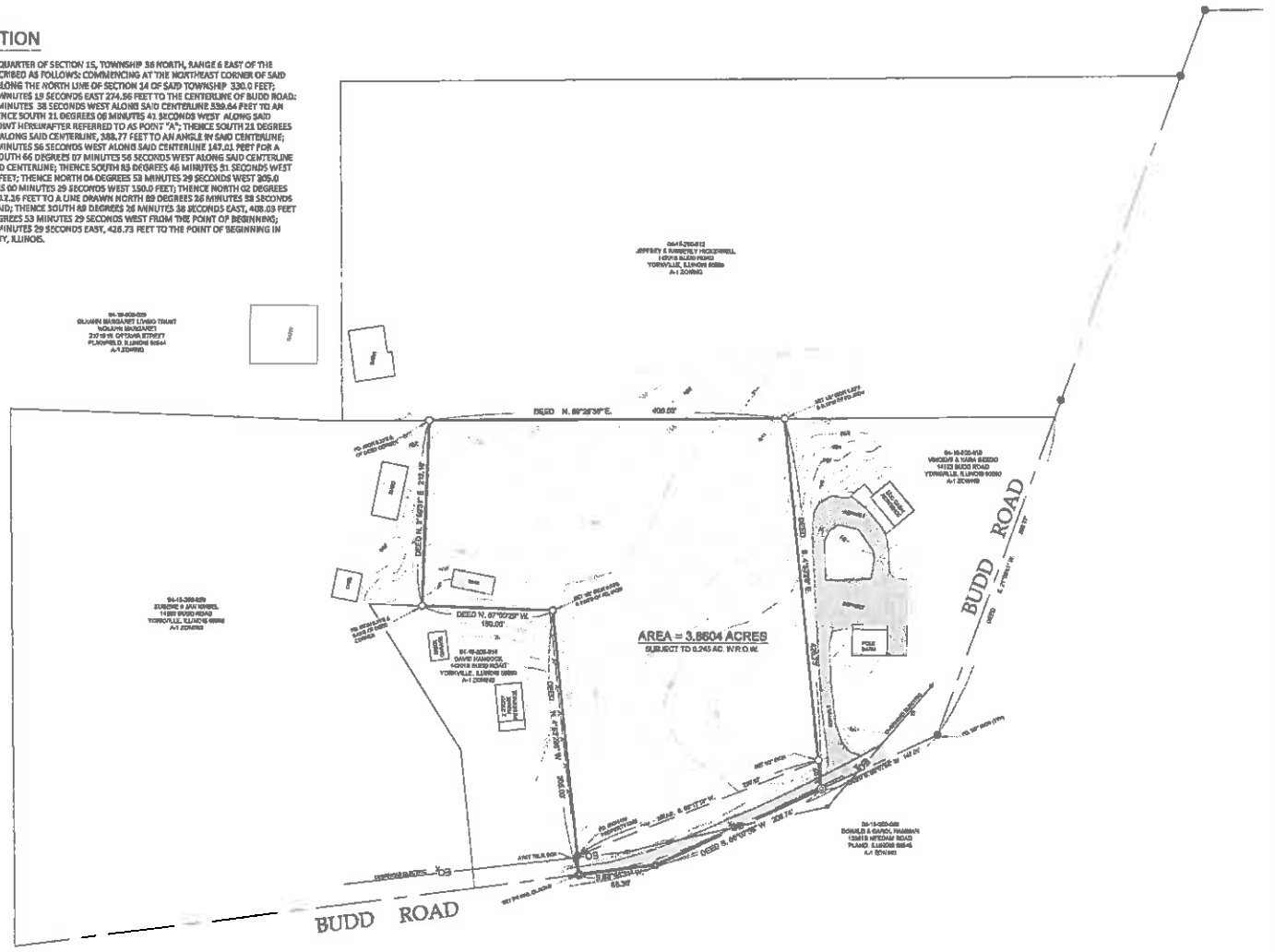
THIS TRACT OF LAND IS NOT LOCATED WITHIN A FLOOD ZONE AND THERE ARE NO WETLANDS OR WOODED AREAS AFFECTING THIS PROPERTY.

EXISTING UTILITIES ARE SHOWN AND ACCORDING TO THE OWNER, THERE ARE NO EASEMENTS FOR SAID UTILITIES ON SAID PROPERTY

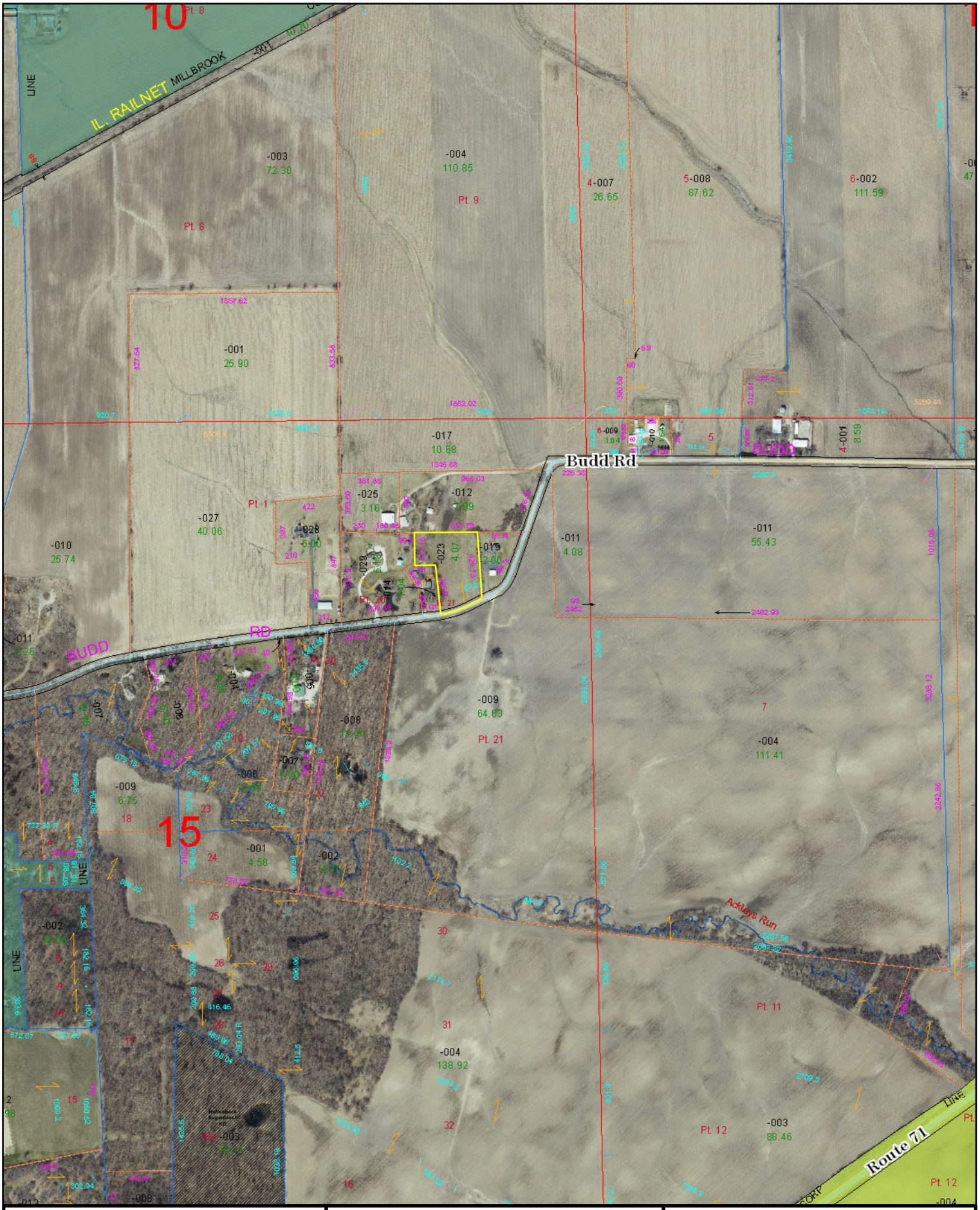
LOCATION MAP

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 224.36 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 339.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 388.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 68 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 51 SECONDS WEST ALONG SAID CENTERLINE, 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.26 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT "A" AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.


DEED N. 89°26'38" E. 408.03'
DEED N. 4°05'0" E. 212.26'
DEED N. 87°00'29" W. 150.00'
AREA = 3.8604 ACRES
SUBJECT TO 0.245 AC. IN R.O.W.
BUDD ROAD
BUDD ROAD
DEED S. 04°05'29" W. 228.74'
S. 83°46'51" W. 88.38'
N. 4°53'29" W. 305.00'
S. 4°53'29" E. 426.73'
N. 89°26'38" W. 339.64'
S. 21°06'41" W. 497.15'
S. 21°06'41" W. 388.77'
S. 68°07'56" W. 147.01'
S. 66°07'56" W. 209.74'
N. 89°26'38" W. 408.03'
N. 4°53'29" W. 305.00'
S. 87°00'29" E. 150.00'
S. 2°59'31" W. 212.26'
N. 89°26'38" W. 339.64'
S. 4°53'29" E. 426.73'
S. 89°26'38" E. 330.00'
N. 0°22'19" W. 224.36'
S. 89°26'38" E. 330.00'
N. 0°22'19" W. 224.36

Attachment 2



Kendall County GIS
111 West Fox Street - Room 309
Yorkville, Illinois 60560-1498
630.553.4030

Aerial Year: 2016

04-15-200-023
Fox Twp.
Kendall County Illinois
73

N

0 420 840 1,260
Feet

1 inch = 800 feet

Created : 07/14/2017


Attachment 3-Looking East


Attachment 4-Looking North

Attachment 5-Looking Northwest



Attachment 6-Looking West



Attachment 7-Looking South



Kendall County Land Evaluation and Site Assessment (LESA):

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
145B	2	94	2.6	244.4
193B	4	79	1.2	94.8
Totals			**3.8**	**339.2**
LE Score		**LE = 339.2/3.8**		**LE = 89**

The Land Evaluation score for this site is **89**, indicating that this site is predominately prime farmland well suited for agricultural production.

Table 4b: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	2
	Site Assessment Score:	**89**

Land Evaluation Value: 89 + Site Assessment Value: 89 = LESA Score: 178

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The **LESA Score for this site is 178 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Tom McNelis for the proposed R-1 Rezoning project. This parcel is located in Section 15 of Fox Township (T.36N.-R.6E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 89 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. Of the soils identified onsite, both (145B and 193B) are designated as prime farmland.

For proposed land uses, soils can have potential limitations. This report indicates that for soils located on the parcel, 30% of the soils are very limited for dwellings with basements. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support development with significant limitations. Additionally, if the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Fox River Watershed and Hollenback Creek subwatershed.

This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense project uses it may be necessary to have a drainage tile survey completed on the parcel to locate any subsurface drainage tile if suspected onsite. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted] 7-10-17

Chair Date

Matt Asselmeier

From: Matt Asselmeier
Sent: Wednesday, July 26, 2017 11:31 AM
To: 'Fox Township'
Subject: RE: Map Amendment Petition 17-21

Jeff:

There is no building permit available for this property if it remains A-1, which is why the petitioner is asking for R-1 zoning.

The minimum lot size in the R-1 is the same as the A-1, 2.98 acres +/- (130,000 square feet). As such, the property could not be subdivided without several variances to the Zoning Ordinance (which are unlikely).

The R-1 is the closest the County has to "Estate Zoning" because the largest minimum lot size of a residential zoning district in Kendall County is the minimum lot size of the R-1 District.

If you have any other 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: Fox Township [mailto:foxtownshipsupervisor@gmail.com]
Sent: Wednesday, July 26, 2017 11:11 AM
To: Matt Asselmeier
Subject: Re: Map Amendment Petition 17-21

Matt,

Just a question or two about the McNelis Budd Road rezone request.

Is there a building permit available on this property?

Can this property be subdivided into more than one buildable lot?

Is there a more suitable zoning class than R-1 such as an Estate zoning?

Thank you in advance for your comments.

Jeff Spang

Fox Township Supervisor.

Attachment 10

Matt Asselmeier

From: Jackie Lemmerhirt-Kowalski [jackie@borlanorth.com]
Sent: Monday, July 31, 2017 2:13 PM
To: Matt Asselmeier
Subject: RE: Village of Millbrook IGA

And on a different topic, the Village of Millbrook has no objection to the zoning change to Mr. McNelis' property on Budd Road for Petition 17-21.

Thank you,
Jackie

****

Jackie Kowalski
Litigation Paralegal
Borla, North & Associates, P.C.
630-969-3903
630-969-3931 (fax)

"Like" us on Facebook

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 1, 2017 – Unapproved Meeting Minutes

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

Present:
Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Greg Chismark – WBK Engineering, LLC
Don Clayton – GIS
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:
Fran Klaas – Highway Department
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

AGENDA

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50') from the side property lines, fifty feet (50') from the rear property line and one hundred fifty feet (150') from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, 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 August 23rd.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, 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 August 23rd.

17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, 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 August 23rd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

None

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Matt Asselmeier

From: Krysti Barksdale-Noble [knoble@yorkville.il.us]
Sent: Wednesday, August 09, 2017 7:46 PM
To: Matt Asselmeier
Cc: Jason Engberg; Bart Olson
Subject: RE: Map Amendment Petition 17-21

Matt,

This item was discussed at tonight's Planning and Zoning Commission meeting and there were no objections expressed. I will forward the favorable recommendation to the City Council at the August 22nd meeting and update you on the final outcome.

Best Regards,

Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Direct: (630) 553-8573
Fax: (630) 553-3436
Cell: (630) 742-7808
www.yorkville.il.us

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Wednesday, July 19, 2017 3:47 PM
To: Krysti Barksdale-Noble
Cc: Jason Engberg; Bart Olson
Subject: RE: Map Amendment Petition 17-21

Krysti:

Thanks for letting me know.

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: Krysti Barksdale-Noble [mailto:knoble@yorkville.il.us]
Sent: Wednesday, July 19, 2017 2:31 PM
To: Matt Asselmeier
Cc: Jason Engberg; Bart Olson
Subject: RE: Map Amendment Petition 17-21

Attachment 13

Matt Asselmeier

From: Fox Township [foxtownshipsupervisor@gmail.com]
Sent: Tuesday, August 15, 2017 11:57 AM
To: Matt Asselmeier
Subject: McNelis Re-Zoning

Matt,
The Fox Township Board of Trustees discussed the proposed McNelis Re-Zoning pettition at last nights meeting. We found no objection to the proposal. Thank you for the information you provided.

Jeff Spang
Fox Township Supervisor

Matt Asselmeier

From: Krysti Barksdale-Noble [knoble@yorkville.il.us]
Sent: Tuesday, August 22, 2017 7:22 PM
To: Matt Asselmeier
Cc: Jason Engberg; Bart Olson
Subject: RE: Map Amendment Petition 17-21
Attachments: CC 8-22-17 Memo_PZ 2017-10 - County Case 17-21 McNelis Rezoning (1.5 mile Review).pdf; Kendall County Case 17-21_McNelis (Rezoning)_1.5-mile review_complete packet.pdf

Good Evening Matt,
The City Council heard this petition at tonight's meeting and have no objections to the request. I have attached staff's memo for your reference. Let me know if you have any questions.

Best Regards,

Krysti J. Barksdale-Noble, AICP
Community Development Director
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Direct: (630) 553-8573
Fax: (630) 553-3436
Cell: (630) 742-7808
www.yorkville.il.us

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Wednesday, July 19, 2017 3:47 PM
To: Krysti Barksdale-Noble
Cc: Jason Engberg; Bart Olson
Subject: RE: Map Amendment Petition 17-21

Krysti:

Thanks for letting me know.

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: Krysti Barksdale-Noble [mailto:knoble@yorkville.il.us]
Sent: Wednesday, July 19, 2017 2:31 PM
To: Matt Asselmeier
Cc: Jason Engberg; Bart Olson
Subject: RE: Map Amendment Petition 17-21

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved Meeting Minutes of August 23, 2017

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

ROLL CALL
Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 7:01 p.m.) and Budd Wormley
Members Absent: Angela Zubko
Staff Present: Matthew H. Asselmeier, Senior Planner
In the Audience: Robert Davidson, Patrick Cook, Tom McNelis, Janet Seego, Karla Stoedter, Robert Schneider, Alzlisa Torre, Erika Dickens and Vicki Schnabel

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.

Claire Wilson arrived at this time.

APPROVAL OF MINUTES
Mr. Wormley made a motion, seconded by Mr. Shaw, to approve the July 26, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITIONS
17-19 Pulte Group Representing Dave Hamman
Mr. Asselmeier summarized the request. The Pulte Group would like to renew the special use permit for a billboard at the property identified by parcel identification number 03-01-127-006 and revoke the special use permit for a billboard on the property identified by parcel identification number 03-01-127-004. This proposal applies to the sign advertising the Pulte Development. The proposal does not include the big billboard on the property 03-01-127-004. Staff is still searching for the ordinance that allowed that billboard. The existing special use permit required the sign to be renewed every three (3) years. The sign was moved to get into compliance with the Kendall County signage regulations; the Pulte Group is required to get a building permit because the sign was relocated.

Oswego Township expressed no opposition to this proposal. The City of Aurora has not submitted comments on this proposal. ZPAC unanimously recommended approval of the proposal provided that the placement requirements of the Zoning Ordinance were met.

Patrick Cook, representing Pulte Group, stated that he was in attendance to answer questions.

Ms. Wilson asked if the Planning, Building and Zoning Department received any feedback or objections. Mr. Asselmeier stated that they received general questions, but no objections to the proposal.

Chairman Ashton asked Mr. Cook if he agreed with the restrictions proposed by Staff. Mr. Cook said that he agreed with the proposed restrictions.

Mr. Nelson made a motion to recommend approval of the petition as presented with the restrictions proposed by Staff, seconded by Mr. Wormley.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

17-21 Tom McNelis

Mr. Asselmeier summarized the request. The petitioner desires to rezone the property from A-1 to R-1 in order to be able to construct a house on the property in the future. No timeline exists for constructing a house and the property is for sale. The property is less than forty (40) acres and does not have a housing allocation; a house cannot be constructed on the property at the present time.

Fox Township expressed no opposition to the proposal. The Village of Millbrook expressed no opposition to the proposal. The United City of Yorkville expressed no opposition to the proposal. ZPAC unanimously recommended approval of the proposal.

Mr. Nelson suggested that the property obtain a conditional use permit because the lot is irregularly shaped and not farmable instead of rezoning the property to R-1. All of the adjoining properties are zoned A-1. Mr. McNelis said that he did not have a preference to the zoning; he liked the A-1 zoning. He wanted the ability to construct a house on the property. No Commissioner expressed opposition to the construction of a house on the property. Staff will work with the petitioner to determine the next steps in the process.

Janet Seego, Oswego, asked if the property sold, would the new owner have the same rights to construct a house. Chairman Ashton responded yes. No timeframe would be placed on the construction of the home.

Karla Stoedter, Budd Road, asked if more than one (1) home could be built on the property. Mr. Asselmeier responded that it was virtually impossible to construct another home on the property. If an additional home was proposed, the proposal would require review by various boards before approval.

Mr. Nelson made a motion to recommend that a conditional use permit be awarded for the construction of house instead of rezoning the property to R-1, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. Mr. Asselmeier said that he would inform Mr. McNelis of the next steps. If the proposal requires a public hearing, this public hearing will be at the Zoning Board of Appeals on August 28, 2017 at 7:00 p.m.

17-22 Stor Mor, Inc.

Mr. Asselmeier summarized the request. Stor Mor, Inc., represented by Robert Schneider, requested four (4) amendments to their special use permit. The petitioner would like to construct one (1) 1,650 square foot

building, one (1) 4,300 square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed 4,300 square foot building. In addition the restrictions listed in the proposal, Staff requested that a condition be added to the special use permit revoking the special use permit portion of Ordinance 76-6 which granted a special use permit for storage on the northern portion of the property.

Oswego Township had no objections to the proposal. The Village of Montgomery has not submitted any comments on the proposal. ZPAC requested that the petitioner confirm with the Oswego Fire Protection District that sprinklers would not be required in the new building; ZPAC unanimously recommended approval of the proposal.

Robert Schneider, petitioner, stated he constructed the new building proposed in 2016. He would like to substitute some of the RV parking spots in favor of the new, proposed buildings. The building proposed in 2016 was constructed. Mr. Schneider considered the rear of the proposed new building to be screening.

Mr. Nelson asked if the new building constructed in 2016 was constructed without sprinklers. Mr. Schneider said that the new building did not have sprinklers and no utilities run to the building.

Mr. Wormley asked if the retention pond was wet or dry. Mr. Schneider responded that the retention pond is in existence and it is dry.

Ms. Wilson asked for clarification regarding the screening requirement. Mr. Asselmeier said that the restriction was listed as amended because the petitioner is proposing a landscaping plan that differs from the landscaping plan approved in 2016.

Mr. Schneider stated that residential uses were located on three (3) sides of the property.

Ms. Wilson asked if residents or neighbors submitted objections to the proposal. Mr. Asselmeier said that he received general questions about the proposal, but no objections.

Alzlisa Torre, Oswego, requested to see the aerial of the property and how the proposal will impact her property. Mr. Schneider showed Ms. Torre the aerial of the property and explained the proposed structures and vegetation locations in relation to her property. Ms. Torre's property is located north of the proposal and none of the proposed buildings, vegetation or lights will impact her property because they are located on the opposite of the property. The property will be fenced.

Mr. Schneider indicated that he did not plan to make additional changes to the site plan in the near future.

Erika Dickens, Oswego, asked about the vegetation on the north side of the property. Mr. Schneider said that he might trim vegetation, but all of the proposed buildings and vegetation work will be on the opposite side of the property.

Mr. Schneider said that his office is located on the property and invited neighbors to come in and discuss any concerns they may have.

Mr. Schneider hopes to start work this fall.

Ms. Wilson asked if an onsite manager was available twenty-four (24) hours a day. Mr. Schneider said that an onsite manager lived in an apartment on the property.

Ms. Wilson made a motion to recommend approval of the petition as presented including the conditions recommended by Staff, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

OLD BUSINESS
None

NEW BUSINESS
Discussion of Special Uses within the A-1 Zoning District
Mr. Asselmeier read his memo on the subject. He provided a map of the A-1 zoned properties in Kendall County and the list of special uses currently listed in the A-1 zoning district.

Mr. Davidson suggested the uses listed in the A-1 district should be evaluated. He believed that the land along the major highways should be evaluated for different uses. In particular, he believed that the land along Route 47 in Lisbon Township should be reclassified as commercial because of the widening of Route 47.

Mr. Shaw advised that the widening of Route 47 throughout all of Kendall County will not occur in the near future due to the State's financial situation.

Mr. Nelson agreed that the maps should be updated.

Discussion occurred regarding stakeholder meetings. Chairman Ashton advised having meetings with Lisbon Township, the Village of Lisbon and the Village of Plattville. Draft maps should be prepared and taken to stakeholder meetings.

The consensus of the Commission was that the issue of land use along Route 47 in southern Kendall County should be examined.

Discussion of Amending the Future Land Use Map for Properties Located Along Route 47 in Kendall and Lisbon Townships
Mr. Asselmeier read his memo on the subject.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Asselmeier reported that Petition 17-14 failed at the County Board. Petitions 17-15 and 17-20 both passed at the County Board. Petition 17-16 was tabled at the Planning, Building and Zoning Committee.

CITIZENS TO BE HEARD/ PUBLIC COMMENT
Vicki Schnabel, Yorkville, stated that her family is moving because of the banquet facility located across the street from her property. She favored distance requirements between businesses and residences in the A-1 district. She also expressed concerns about the noise restrictions placed on the banquet facility; the restrictions were too weak. Her family hears people talking next door, the music from next door and the bass from music.

Chairman Ashton asked if they received decibel readings at the property. Ms. Schnabel said that her family has not called the Sheriff's Department.

Ms. Schnabel said that the berm and trees were inadequate to protect neighbors from noise and lights arising

from the banquet facility or to preserve their privacy. Mr. Davidson explained that the height and width of the berm were not defined. Also, the type, number and location of trees were also not defined in the special use permit for the banquet facility across from her property.

Chairman Ashton asked if Ms. Schnabel had any suggestions for the noise ordinance.

Chairman Ashton asked about the procedure for handling noise complaints. Mr. Asselmeier responded that the Sheriff's Department would prepare a report outlining the violation. The report would be forwarded to the Planning, Building and Zoning Committee to see if the Committee wanted to forward the complaint to the State's Attorney's Office. If a special use permit holder was guilty of violating the noise provisions in their special use permit, the County Board could revoke the special use permit.

Discussion occurred regarding having lower decibel requirements on future special use permits.

Mr. Davidson reported that the Planning, Building and Zoning Department researched machines for recording for decibels. Mr. Asselmeier stated that the company with the technology has not developed a waterproof device. The devices also did not have battery backup; there were electricity access issues.

Chairman Ashton gave Ms. Schnabel his phone number and the information from the Ad-Hoc Zoning Ordinance Committee regarding the noise regulations.

Chairman Ashton discussed the process of creating mining regulations.

OTHER BUSINESS/ANNOUCNEMENTS

Mr. Asselmeier reminded Commissioners that he emailed Plan Commission training information to them. This training is offered through the Illinois Chapter of the American Planning Association. If they would like to participate, they should contact the Planning, Building and Zoning Department.

Discussion occurred regarding the State's Attorney's opinion regarding forest preserve districts and zoning regulations. Ms. Wilson said she would do additional research on the topic.

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Plan Commission meeting adjourned at 8:46 p.m.

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

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
August 28, 2017 – 7:00 p.m.

CALL TO ORDER
At 7:01 p.m., Chair Randy Mohr called the Zoning Board of Appeals meeting to order.

ROLL CALL
Members Present: Scott Cherry, Randy Mohr, Karen Clementi, Tom LeCuyer, Donna McKay, Dick Thompson and Dick Whitfield
Members Absent: None
Staff Present: Matthew Asselmeier, AICP, Senior Planner
Public: Robert Davidson and Tom McNelis

MINUTES
Ms. McKay, seconded by Mr. Cherry, moved to approve the July 31, 2017 meeting minutes. With a voice vote of all ayes, the motion was approved.

PETITION

17-21-	**Tom McNelis**
Request:	Map Amendment Rezoning Subject Property from A-1 to R-1
PIN:	04-15-200-023
Location:	14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township
Purpose:	Petitioner would like the Ability to Construct a Single-Family Home on the Property.

Mr. Asselmeier summarized the request. The petitioner desires to rezone the property from A-1 to R-1 in order to be able to construct a house on the property in the future. No timeline exists for constructing a house and the property is for sale. The property is less than forty (40) acres and does not have a housing allocation; a house cannot be constructed on the property at the present time.

Fox Township expressed no opposition to the proposal. The Village of Millbrook expressed no opposition to the proposal. The United City of Yorkville expressed no opposition to the proposal. ZPAC unanimously recommended approval of the proposal. The Kendall County Regional Planning Commission suggested that the petitioner obtain a conditional use permit instead of a map amendment. Commissioners did not express object to the construction of a home on the property, but they had concerns about having one (1) R-1 zoned property surrounded by A-1 zoned property. The Planning, Building and Zoning Committee could award a conditional use permit instead of issuing a recommendation on the map amendment.

Chairman Mohr asked if the neighboring property owners requested R-1 zoned, would the County approve the request. Mr. Asselmeier stated Staff would recommend approval of an R-1 rezoning

request in this area because the Land Resource Management Plan calls for the area to be residentially zoned in the future. A residentially zoned house would also have to go through the permitting process and applicable inspections.

Chairman Mohr opened the public hearing at 7:15 p.m. and swore in all members of the public that wished to speak about the variance.

Tom McNelis, petitioner, stated that he wanted the building permit. He likes the flexibility of A-1 zoning, but his priority is to be able to construct a home. If the property is zoned R-1, a calculation exists as to the number of animals permitted on the property.

The minimum lot size in the R-1 District is one hundred thirty thousand (130,000) square feet; the property could not be subdivided in the future without a variance.

The consensus of the Board was that the rezoning was more appropriate than the conditional use permit.

There being no further questions or comments, Mr. Asselmeier noted that the applicant's green cards and certificate of publication are on file.

Chairman Mohr adjourned the public hearing on this matter at 7:16 p.m.

Chairman Mohr presented the Findings of Fact as proposed by Staff and outlined in Section 13.07.F of the Zoning Ordinance:

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

The Zoning classification of property within the general area of the property in question. **All of the adjacent properties are zoned A-1. Some of these properties have special use permits and/or agricultural building permits.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is too small for most agricultural uses. Homes are located on adjoining properties and the subject property lacks an agricultural housing allocation which prevents the construction of a home on the property.**

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. **The proposed amendment fits the development of the area and benefits the petitioner by giving him the opportunity to sell the property for a residential purpose instead of a purely agricultural use.**

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

Ms. McKay, seconded by Mr. Whitfield, made a motion to approve the Findings of Fact as presented.

The votes were as follows:

Ayes (7): Mohr, Cherry, Clementi, LeCuyer, McKay, Thompson and Whitfield
Nays (0): None
Absent (0): None

The motion passed.

Mr. Whitfield, seconded by Mr. LeCuyer, made a motion to recommend approval of the map amendment as proposed.

The votes were as follows:

Ayes (7): Mohr, Cherry, Clementi, LeCuyer, McKay, Thompson, Whitfield
Nays (0): None
Absent (0): None

The motion passed. This matter will go to the Kendall County Planning, Building and Zoning Committee on September 11th.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petition 17-14 failed at the County Board. Petition 17-15 passed at the County Board. Petition 17-16 was tabled at the Planning, Building and Zoning Committee.

NEW BUSINESS/OLD BUSINESS

Since Petition 17-15 passed, changes to the by-laws are required. Chairman Mohr presented an amendment to Article VIII, Section 2 by Reducing the Number of Votes Required to Reverse any Order, Requirement, Decision or Determination of the Zoning Administrator or Zoning Administrator Deputies, or to Grant any Variation in the Ordinance or to Recommend any Variation or Modification in the Ordinance to the County Board from Five (5) to Four (4) and an to Article IX, Section 2 by Requiring the Concurrent Vote of Four (4) Members of the Board to Recommend Approval of any Zoning Map or Text Amendment to the County Board.

The vote for these amendments will occur at the next meeting.

Mr. Asselmeier stated that no applications for map amendments were filed before the August 22nd deadline. The deadline for variance applications is September 1st and one (1) person is working on an application.

Mr. Davidson discussed evaluating the land uses along Route 47 in Lisbon Township. He does not see the future of economic development as large shopping centers. Chairman Mohr suggested waiting until the annual meeting in February before making changes to the Land Resource Management Plan provided that no applications in conflict with the Land Resource Management Plan are submitted between now and February along Route 47.

PUBLIC COMMENT
None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS
Mr. Cherry, seconded by Mr. Whitfield made a motion to adjourn. By voice vote of all ayes, the motion passed unanimously. The Zoning Board of Appeals meeting adjourned at 7:21 p.m.

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

Exhibits
1. Staff Report on Petition 17-21 Dated August 24, 2017
2. Green Cards and Certificate of Publication (Not Included with Report but on file in Planning, Building and Zoning Office)

State of Illinois
County of Kendall

Zoning Petition
#17-21

ORDINANCE NUMBER 2017-_____

MAP AMENDMENT FOR A 3.86 ACRE +/- PARCEL LOCATED IN THE 14000 BLOCK OF BUDD ROAD APPROXIMATELY 0.98 MILES FROM MILLBROOK ROAD ON THE NORTH SIDE OF BUDD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 04-15-200-023 IN FOX TOWNSHIP

Rezone from A-1 to R-1

WHEREAS, the Tom McNelis submitted a request for a map amendment from A-1 to R-1, for a property located in the 14000 block of Budd Road approximately 0.98 miles from Millbrook Road on the north side of Budd Road in Fox Township; and

WHEREAS, said property is identified with the tax identification number 04-15-200-023 and the part for rezoning is legally described below; and

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 388.77 TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

WHEREAS, the petitioner desires to rezone approximately 3.86 acres to R-1 (One Family Residential District) for the purposes of having the ability to construct a single-family house on the property; and

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 13.07.F of the Zoning Ordinance, and recommendation for approval by the Zoning Board of Appeals with a vote of 7 ayes and 0 nays on August 28, 2017; and

WHEREAS, the Findings of Fact were approved as follows:

State of Illinois
County of Kendall

Zoning Petition
#17-21

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

The Zoning classification of property within the general area of the property in question. **All of the adjacent properties are zoned A-1. Some of these properties have special use permits and/or agricultural building permits.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is too small for most agricultural uses. Homes are located on adjoining properties and the subject property lacks an agricultural housing allocation which prevents the construction of a home on the property.**

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. **The proposed amendment fits the development of the area and benefits the petitioner by giving him the opportunity to sell the property for a residential purpose instead of a purely agricultural use.**

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from A-1 to R-1 on the tract of land located and depicted on the drawing attached as "Exhibit A" hereto and incorporated herein.

IN WITNESS OF, this ordinance has been enacted on September 19, 2017.

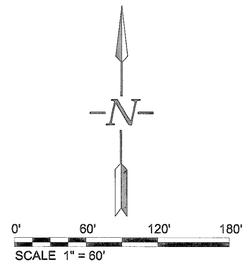
Attest:

_____ _____

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

BOUNDARY SURVEY



OWNER/DEVELOPER

TOM McNELIS
P.O. BOX 419
MILLBROOK, IL 60536

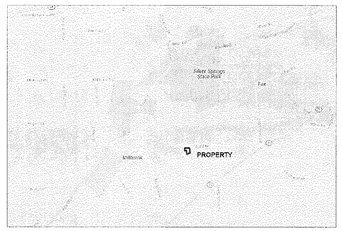
ZONING

CURRENT ZONING A-1
REQUESTED ZONING R-1

GENERAL NOTES:

THIS TRACT OF LAND IS NOT LOCATED WITHIN A FLOOD ZONE AND THERE ARE NO WETLANDS OR WOODED AREAS AFFECTING THIS PROPERTY.

EXISTING UTILITIES ARE SHOWN AND ACCORDING TO THE OWNER, THERE ARE NO EASEMENTS FOR SAID UTILITIES ON SAID PROPERTY



LOCATION MAP

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD: THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 388.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE, 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT "A" AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.



AREA = 3.8604 ACRES
SUBJECT TO 0.245 AC. IN R.O.W.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

THIS IS TO CERTIFY TO THE CLIENT, TOM McNELIS, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY AND A TOPOGRAPHIC SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND A TOPOGRAPHIC 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 7thDAY OF JULY, 2017.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 11th DAY OF JULY, 2017 A.D.

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

STATE OF ILLINOIS 2352 RONALD D. BAUER PROFESSIONAL LAND SURVEYOR

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 SETFORTH 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.

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

DWG # 2017-15188-004 C

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

September 12, 2017

Tom McNelis
7938 Finnie Road
Millbrook, IL 60536

RE: *A-1 Conditional Use-Single-Family Dwelling on Less than Forty Acres of Land (PIN # 04-15-200-023)*

Petition #17-21

To Whom It May Concern:

This letter serves as a copy of the approved Agricultural Conditional Use for a Single-Family home on less than forty (40) acres of property at the property located approximately 0.98 miles from the intersection of Millbrook Road and Budd Road (on the north side of Budd Road) in Fox Township. The property is in the 14000 block of Budd Road. A review of the submitted documents and our tax assessment database indicate this property consists of approximately 3.86 acres and is zoned A-1 (Agricultural District). The Conditional Use Permit would allow for the construction of one (1) single-family home on the property.

According to our research, the property meets the requirements of Section 7.01.E.1.k of the Kendall County Zoning Ordinance pertaining to single-family homes on less than forty (40) acres. The following conditions must be met for the new home:

- There can only be one (1) single-family housing unit located on the parcel.
- The parcel must remain at least one hundred thirty thousand (130,000) square feet in size.
- Well and septic system must receive applicable permits from the Kendall County Health Department.

This conditional use is valid indefinitely and will run with the land. At the time of application for the building permit and Health Department permits, the applicant will be required to supply a copy of this letter with the applications.

Should you have any questions or concerns about this matter, please feel free to contact me at (630) 553-4139.

Sincerely,

Robert Davidson
PBZ Chairman/ Zoning Administrator

Matthew H. Asselmeier, AICP
Senior Planner/ Zoning Administrator Deputy

CC: Brian Holdiman, Code Inspector
Aaron Rybski, Director of Environmental Health

DEPARTMENT OF PLANNING, BUILDING & ZONING
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Petition 17-22
Stor-Mor, Inc.
Major Amendment to Special Use Permit

INTRODUCTION
Stor-Mor, Inc., represented by Robert Schneider, would like four (4) amendments to the special use permit for an enclosed self storage facility and an outdoor storage facility as allowed by Ordinance 2016-15. These amendments are:

1. Construct One (1) 1,650 Square Foot Building (West Building)
2. Construct One (1) 4,300 Square Foot Building (South Building)
3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

The petitioner's application is included as Attachment 1. The amended site plan is included as Attachment 2. The amended landscaping plan is included as Attachment 3. Ordinance 2016-15 is included as Attachment 4.

SITE INFORMATION

PETITIONER Stor-Mor, Inc. represented by Robert Schneider

ADDRESS 1317 Route 31

LOCATION Northwest Corner of State Route 31 and Light Road



TOWNSHIP Oswego

PARCEL # 03-07-278-009, 03-07-278-010 and 03-07-278-011

LOT SIZE 6.0 Acres +/-

EXITING LAND USE Vacant and Storage Units

ZONING B-2 (General Business District) with a Special Use Permit

LRMP

Land Use	Commercial
Roads	Route 31 is a State Road classified as an Arterial Roadway; Light Road is a Township Road classified as a Minor Collector Roadway
Trails	Regional Trail along Light Road
Floodplain/ Wetlands	None

REQUESTED ACTION Major Amendment to a Special Use Permit:

1. Construct One (1) 1,650 Square Foot Building
2. Construct One (1) 4,300 Square Foot Building
3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

APPLICABLE REGULATIONS Section 9.03 C.20 – B-2 Special Uses – Permits Outdoor Storage provided such storage is screened from adjacent and surrounding properties

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Multi-Family	R-7	Suburban Residential	B-2; R-6; R-7; R-1; M-1
South	Multi-Family	R-7	Suburban Residential	R-7; R-6; Oswego
East	Commercial	B-1	Suburban Residential	B-1; B-3; R-5
West	Single-Family	R-7	Suburban Residential	B-2; R-6; M-1

PHYSICAL DATA

ENDANGERED SPECIES REPORT

Application submitted for previous application in August 2016. Consultation was terminated in 2016.

NATURAL RESOURCES INVENTORY

Application reviewed in September 2016. The LESA score was 146 indicating a low level of protection.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township had no objections to this proposal (See Attachment 9).

VILLAGE OF MONTGOMERY
Application sent to the Village of Montgomery on 7.18.17. To date, no comments received. The Village had no objections to the original proposal.

ZPAC
ZPAC reviewed this proposal on 8.1.17. ZPAC had no objections to the petitioner's proposed changes to the landscaping plan. They requested that the petitioner confirm with the Oswego Fire Protection District that the proposed buildings did not need sprinklers. ZPAC unanimously recommended approval of the proposal; minutes of the meeting are included as Attachment 10.

KENDALL COUNTY REGIONAL PLANNING COMMISSION
The Kendall County Regional Planning Commission reviewed this proposal at their 8.23.17 meeting. They recommended unanimously recommended approval of the proposal. The minutes of this meeting are included as Attachment 11.

SPECIAL USE HEARING OFFICER
The Special Use Hearing Officer held a public hearing on this proposal on 8.28.17. No members of the public expressed any opinions on this proposal. The Special Use Hearing Officer recommended approval of the petition subject to the conditions recommended by Staff. The minutes of the hearing are included as Attachment 12.

GENERAL
In 2016, Stor-Mor, Inc. received a zoning map amendment from B-1 (Local Shopping) to B-2 (General Business) to provide an expansion of an existing enclosed self-service storage facility as well as to provide outdoor storage. The petitioner currently has three existing storage buildings located on the subject parcels consisting of a 5,400 square foot building, a 10,230 square foot building and a 13,640 square foot building. The petitioner intends to construct an 8,400 square foot building per the special use permit granted in 2016.

As part of the amendment to the special use permit, the petition desires to construct a 4,300 square foot building south of the proposed 8,400 square building and a 1,650 square foot building east of the detention pond and west of the existing buildings. All building would be used for residential and commercial storage rental space. As a result of constructing the 1,650 square foot building, thirteen (13) of the parking stalls for outdoor RV storage would be removed; this would drop the number of RV spaces from twenty-nine (29) to sixteen (16). The proposed buildings would face inside the complex (the 4,300 square foot building would face north and the 1,650 square foot building would face east).

The hours of operation would remain the same as they are currently for the existing self-service storage facility which has office hours of Monday through Saturday from 8:00 a.m. to 5:00 p.m. and gate hours of 7:00 a.m. to 7:00 p.m.

Pictures of the property are included as Attachments 5-8.

SCREENING
The petitioner also desires to remove the proposed landscape vegetation from a portion of the south property line immediately south of the proposed 4,300 square foot building. Under the original special use permit, the petitioner planned to plant evergreen trees, ornamental trees, deciduous shrubs and evergreen shrubs. The petitioner desires to install the same types of plants, but not as far east as originally proposed. The exterior of the 4,300 square foot building would replace the removed plants. Section 9.03 C.20 of the Kendall County Zoning Ordinance requires screening from adjacent and surrounding properties.

BUILDING CODES
Building permit will be required for all of the proposed structures.

Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

STORMWATER MANAGEMENT
The petitioner is currently working with the County regarding his stormwater management permits.

LIGHTING
No lighting is being provided for the outdoor storage area. The only additional lighting being provided will be located on the proposed building facing the inside of the complex.

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. **True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.**

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. **True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new access roads or points of ingress and egress are proposed. Approval of the Oswego Fire Protection District for access and sprinkler issues are two proposed restrictions to address this criteria.**

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 petition has provided a site plan that complies with the requirements for the proposed use.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use is consistent with the Land Resource Management Plan as amended in 2016 for this area.**

RECOMMENDATION
Staff recommends the approval of the special use permit subject to the following restrictions:

1. Ordinance 2016-15 is hereby repealed.
2. **The special use provisions of Ordinance 76-6 for parcel 03-07-278-010 are hereby repealed. The property will remain zoned B-2. (Added by KCRPC).**
3. **The property will be developed in accordance with the site plan (Amended Restriction).**
4. A building permit shall be secured prior to construction of the proposed storage buildings.
5. **Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles (New Restriction).**
6. **Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers (Added by ZPAC).**
7. A stormwater management permit shall be secured prior to the development of the property.
8. **The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant (Amended Restriction).**
9. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. **Mondays through Saturdays** and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. **every day (Amended Restriction).**
10. No more than **sixteen (16)** vehicles may be stored on site at a time **(Amended Restriction).**
11. All vehicles stored on site shall be located within a designated stall.

12. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. **The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east (Amended Restriction).**
13. **The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business (New Restriction).**
14. 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.
15. **If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid (New Restriction).**

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact
2. Site Plan
3. Landscaping Plan
4. Ordinance 2016-15
5. Facing West and South Building Location
6. Facing Southwest at South Building Location
7. South Building Location Looking South
8. West Building Location
9. 7.25.17 Email from Oswego Township
10. 8.1.17 ZPAC Minutes
11. 8.23.17 KCRPC Minutes
12. 8.28.17 Special Use Hearing Officer Minutes
13. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Stor-Mor Major Amendment **FILE #:** 17-22

NAME OF APPLICANT
Stor-mor INC.

CURRENT LANDOWNER/NAME(s)
Robert Schneider & George Murawski

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
	1317 Rt 31 Oswego	03-07-278-010 03-07-278-011

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Self Storage	B-2	

REQUESTED ACTION (Check All That Apply):

- [X] SPECIAL USE
- [ ] MAP AMENDMENT (Rezone to ____)
- [ ] VARIANCE
- [ ] ADMINISTRATIVE VARIANCE
- [ ] A-1 CONDITIONAL USE for:_____
- [ ] SITE PLAN REVIEW
- [ ] TEXT AMENDMENT
- [ ] PRELIMINARY PLAT
- [ ] RPD (___Concept; ___ Preliminary; ___ Final)
- [ ] FINAL PLAT
- [ ] ADMINISTRATIVE APPEAL
- [ ] OTHER PLAT (Vacation, Dedication, etc.)
- [X] AMENDMENT TO A SPECIAL USE (X Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Robert Schneider	[redacted]	

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted] (cell)		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Tebrugge Engineering	[redacted]	

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]		

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 7/17/17

FEE PAID:$1905
CHECK # [redacted]

RECEIVED
JUL 18 2017
KENDALL COUNTY
PLANNING, BUILDING
& ZONING

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised: 9.28.12
Special Use

Date Stamp Here If
Checklist Is Complete

_____ **15** Copies of a Site Plan for the property involved depicting the following*:

_____ Title/Project name

_____ *Scale of Drawing*

_____ "North Arrow" showing north at top of the drawing

_____ Location and dimensions of all proposed structures (including square footage, seating capacity, etc.)

_____ Proposed parking including stall dimensions as well as width of circulation aisles, driveways

_____ Location of proposed signage (If applicable)

_____ Location and details of proposed fencing (If applicable)

_____ Location and details of proposed screening of proposed refuse area (if applicable)

_____ Copy of the proposed Site Plan must be submitted in PDF format on CD or emailed to PBZ Dept.

_____ Site data including the following:

__7__ Total Acres

__7__ Number of proposed parking stalls

_____ Number of required parking stalls

__1__ Number of proposed handicap parking stalls

_____ Number of required handicap parking stalls

(*if submitting copies of 11"x17" or smaller, one additional 24"x36" copy is requested for display purposes.)

N/A **2** Copies of a Photometric Plan (if proposed parking exceeds 30 stalls) including fixture details and pole mounting heights

_____ **3** Copies of a Landscape Plan including existing and proposed vegetation

_____ Phasing Plan (if applicable)

_____ Building Elevations showing all four sides indicating height, building materials, and colors

_____ Any other information requested by the Planning, Building and Zoning Department (i.e. Traffic Studies, Tree Surveys, Wetland Delineation, Pedestrian Circulation Plan, etc.)

THE FOLLOWING ITMES MUST BE SUBMITTED PRIOR TO THE REGIONAL PLAN COMMISSION MEETING AND THE SPECIAL USE HEARING:

_____ Copy of Letter of Notification (staff will help put together

_____ Proof of publication 15 to 30 days before the public hearing

_____ Proof of notification to recipients (i.e. green/white receipts)

_____ List of notice recipients
(Within 500' excluding existing road R.O.W. if property is zoned as A-1 Agricultural, surrounding properties if existing zoning is other than A-1)

NOTE: PRIOR TO BEING PLACED ON THE REGIONAL PLAN COMMISSION AGENDA, THE PETITION MUST BE HEARD AND DISCUSSED BY THE AFFECTED TOWNSHIP AND MUNICIPALITY AT THEIR RESPECTIVE BOARD MEETINGS.

7/17/17

Description of Proposed Use of Property

The property being considered for modification for special use is for the purposes of expanding the capacity of a self storage facility. We currently operate a self storage facility on the property, and are proposing the addition of 2 new buildings.

The business has an on-site resident manger team of a husband & wife that live in the attached apartment on the property. We are open Monday through Saturday from 8:00 AM – 5:00 PM, closed Sundays and Holidays. We also rent U-Haul trucks & trailers.

7/17/17

Purpose of Special Use Request

The purpose of the special use request is because we would like to modify our approved site plan from last year by substituting much of the approved RV parking stalls with the inclusion of 2 new storage buildings instead. One of the proposed buildings would run south of, and parallel with our existing buildings, and the 2nd new building would run perpendicular with our existing buildings, running north and south near the west end of the existing buildings.

Neither building would add impervious areas to the development since both of these areas have already been engineered and approved for RV parking spaces, and would have been paved with asphalt.

The new building proposed on the south portion, should now eliminate the need for the landscape screening previously proposed and required for the RV parking spaces which we will be eliminating in that area. The remaining RV storage areas left on the plan will still have the necessary landscape screening as previously designed.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

POLICY NO.: [redacted]AU

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 1 OF RESUBDIVISION OF PART OF LOT 5 OF UNIT TWO, MARINA TERRACE (EXCEPT THAT PART FALLING IN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SAID RESUBDIVISION; THENCE SOUTH 01 DEGREE 45 MINUTES EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 31 A DISTANCE OF 255.00 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES WEST 245.00 FEET; THENCE NORTH 01 DEGREES 46 MINUTES WEST 255 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 88 DEGREES 14 MINUTES EAST ALONG SAID NORTH LINE 245.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PIN # 03-07-278-010

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

ALTA Commitment
Schedule C

File No.: [redacted]

Legal Description:

Lot 3 and that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace (except those parts described as follows):
commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 0 seconds West 272.52 feet; thence North 88 degrees, 14 minutes, 0 seconds East 210.00 feet to a point on the East line of Lot 5; thence South 01 degrees 46 minutes, 0 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 0 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois
and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, described as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting
that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Medina Terrace, bounded by a line described as follows: beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line; 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet to the Southeast corner thereof; thence North 01 degree, 46 minutes 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Stor-mor INC.
Address 1317 Rt. 31
City Oswego State IL Zip 60543

2. Nature of Benefit Sought Add buildings

3. Nature of Applicant: (Please check one)
___ Natural Person (a)
X Corporation (b)
___ Land Trust/Trustee (c)
___ Trust/Trustee (d)
___ Partnership (e)
___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Robert Schweider	[redacted]	50 %
George Murawski	[redacted]	50 %

6. Name, address, and capacity of person making this disclosure on behalf of the applicant: President
Robert Schweider [redacted]

[redacted]

VERIFICATION

[redacted], being first duly sworn under oath that I am the person [redacted] hat I am duly authorized to make the disclosure, that I have red the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact>

Subscribed and sworn to before me this 17TH day of July, A.D. 2017

(seal)

[redacted]
Notary Public

Official Seal
Notary Public
State of Illinois
Benedict S. Gulino
Commission #: 398768
Commission Expiration Date Oct. 07, 2017

Kendall County Soil & Water Conservation District

7775A State Route 47
Yorkville, IL 60560

Phone # 630-553-5457 x3 megan.andrews@il.nacdnet.net
Fax #

NRI Receipt

Date	NRI No.
9/19/2016	1605

Applicant
Stor-Mor Mini Storage

Contact

Check No.	Payment Method
4423	

Item	Project Name	Acres	Additional Acres	Rate	Amount
NRI Executive Summary	Rezoning & Self-storage expansion	3.2		300.00	300.00

Total	$300.00

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Robert Schneider
Contact: Robert Schneider
Address: 1317 Route 31
Oswego, IL 60543

IDNR Project Number: 1611490
Date: 06/07/2016

Project: Stor-mor Mini-Storage Site Improvements
Address: 1317 Route 31 , Oswego

Description: We are building a new 8,100 sf storage building with 0.79 ac of pavement for additional RV and vehicle storage. The existing detention pond will be excavated slightly deeper to provide the required detention needed for the improvements. All BMP's will be utilized

Natural Resource Review Results

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

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Fox River INAI Site
Greater Redhorse *(Moxostoma valenciennesi)*

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

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

County: Kendall

Township, Range, Section:
37N, 8E, 7
37N, 8E, 8



IL Department of Natural Resources Contact
Keith Shank
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Allan Kellar
1021 North Grand Avenue East
Springfield, Illinois 62794

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.

IDNR Project Number: 1611490

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.

7/17/17

Findings of Fact

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 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 is consistent with what is already there.

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

Project conforms to the applicable regulations of the district in which it is located.

ENGINEERING PLANS

FOR

STOR-MOR MINI-STORAGE SITE IMPROVEMENTS

SECTION 8, TOWNSHIP 37 NORTH , RANGE 7 & 8 EAST

OSWEGO, IL 60543
KENDALL COUNTY
JUNE, 2017

LEGEND

	PROPERTY BOUNDARY
600	EXISTING CONTOUR LINE
STM STM	EXISTING STORM SEWER
SAN SAN SAN	EXISTING SANITARY SEWER LINE
W W W	EXISTING WATERMAIN
E	EXISTING UNDERGROUND ELECTRIC
OHE OHE	EXISTING OVERHEAD ELECTRIC
GAS GAS GAS	EXISTING GAS SERVICE
T T T	EXISTING TELEPHONE
673	PROPOSED CONTOUR LINE
W W W	PROPOSED WATERMAIN
STM STM	PROPOSED STORM SEWER
SAN SAN SAN	PROPOSED SANITARY SEWER LINE
F F F	EXISTING FENCELINE
SF SF SF	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE
LS	LANDSCAPING AREAS

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

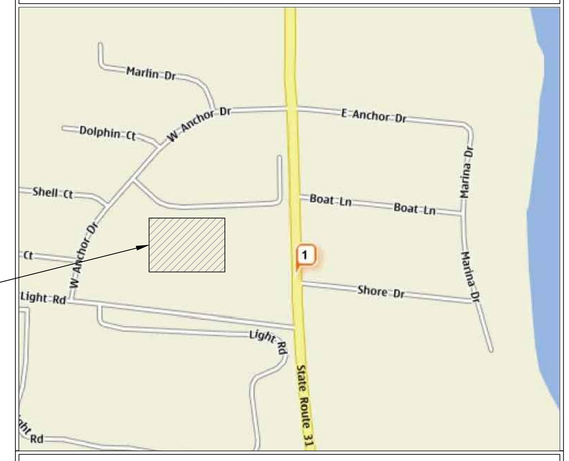
R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. SWPPP PLAN
4. SWPPP NOTES & DETAILS
5. CIVIL SITE PLAN
6. GENERAL NOTES & DETAILS

LOCATION MAP

N.T.S.



PROJECT LOCATION

BENCHMARKS:

1. FIRE HYDRANT LOCATED AT ENTRANCE OF SITE.

   ELEVATION = 649.06

2. PK NAIL LOCATED IN NORTH EAST CORNER OF LOT IN ASPHALT DRIVE

   ELEVATION = 644.52

WARNING

IN ILLINOIS
(OUTSIDE CHICAGO)

CALL J.U.L.I.E TOLL FREE
1-800-892-0123

CALL BEFORE YOU DIG

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS **19TH** DAY OF **JUNE, 2017**

JOHN J. TEBRUGGE 041828 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2017

COPYRIGHT © 2016 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

REVISIONS

NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
4	4.28.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.

PLANS PREPARED FOR:
BOB SCHNEIDER
1317 ROUTE 31
OSWEGO, IL 60543
PHONE: (630) 554-8833

CIVIL ENGINEER:
TEBRUGGE ENGINEERING
410 E CHURCH ST - SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

HARBOR DRIVE

Asphalt Surface w/Conc. Curb & Gutter

EXISTING ADS OUTFALL STRUCTURE
RIM = 640.23
12" INV = 638.98 W/ 4" ø RESTRICTER
EXISTING 6" UNDER DRAINS TO BE REMOVED.
6" OPENINGS IN STRUCTURE TO REMAIN.

Storm Manhole
Rim(F/L=642.90)
S Inv.=638.60

11.5' BLDG SETBACK

EXISTING 3' TYPE B INLET #6
RIM = 642.38
E/W 15" INV = 640.63

EXISTING 3' TYPE A INLET #5
RIM = 644.90
E/W 15" INV = 641.19

EXISTING 3' STORM INLET #4
RIM = 643.50
S 12" INV = 641.75
W 15" INV = 641.75

N 88°16'24" E 487.49

500.2

5' EASEMENT

15" FES #7
RIM=640.45
RCP PIPE TO BE REMOVED

Existing Detention
VOL=1.63 Ac-Ft
HWL = 643.81

EXISTING DETENTION BASIN TO BE RE-GRADED TO BE PROVIDE MORE STORMWATER STORAGE

Flared End Section
Inv.=640.61
18 LF PIPE TO BE REMOVED
PROPOSED FES TO BE REINSTALLED

STORMWATER EASEMENT

EXISTING ASPHALT

STOR-MOR
LOT 1&2 SITE = 3.98 ACRES

340.71'
EXISTING 341x30 STORAGE BUILDING "B"
Block Building
F/F=645.49

LOT 1 EXISTING ASPHALT
B2 Zoning Special Use

340.71'
EXISTING 341x40 STORAGE BUILDING "C"
Block Building
F/F=645.88

San Cleanout
Rim=645.51

OFFICE

EXISTING ASPHALT

N 88°14'0" E 511.87

EXISTING PAVEMENT REMOVAL 278 SF

EXISTING PAVEMENT REMOVAL 391 SF

EXISTING SOUTH AND WEST FENCE LINE TO BE REMOVED AFTER FUTURE SOUTH FENCE IS INSTALLED
593 LF TO BE REMOVED

EXISTING GRAVEL PARKING

PROPOSED CONSTRUCTION ENTRANCE

EXISTING GRAVEL TURN AROUND TO BE REGRADED TO MATCH PROPOSED WORK.

STOR-MOR OUTDOOR
LOT 2
B2 Zoning

Existing Storm Manhole
Rim=643.91
Inv.=639.31 N
Inv.=640.11 NW

24" Conc

1,045 LF SILT FENCE TO BE INSTALLED

24 STM

END OF EXISTING FENCE LINE

EXISTING STORMWATER EASEMENT

271.62

EX. DIRT PILE

148.42'

STOR-MOR OUTDOOR

12 STM

24 STM

EX. DIRT PILE

15' SEWER & WATERMAIN EASEMENT

B2 Zoning

Residential

IRON STAKE
3.32 ELY.

HOME
NMENT

30' BLDG SETBACK

N 42°55'55" E 140.80

S 42°55'55" W 172.79

RADIUS = 42.6
ARC = 41.68

STORMWATER EASEMENT 180.00'

171.00' S 01°46'0" E

185.48'

20' BLDG SETBACK

S 88°14'0" W 168.00

51.77

SHED

CONCRETE WASH-OUT TO BE UTILIZED DURING ALL CONCRETE WORK.

Catch Basin
Inv=641.91

239.60 S 1°46'0" E

EXCEPTED PORTION OF LOT 2
(SECOND EXCEPTION)

THE WEST LINE OF THE EAST 413 FEET OF LOT 2

11.87'

9.04'

9.82'

20'

24'

90°

POINT OF BEGINNING
(2ND EXCEPTION)

CONVENIENCE STORE

THE W. LINE OF THE E. 245' OF LOT 2

12 STM

ASPHALT

ASPHALT

15' SEWER & WATERMAIN EASEMENT

171.48

L O T 5
GAS STATION
CONVENIENT MART

200'
S 88°14'0" W

S 1°46'0" E

POINT OF BEGINNING
(1ST EXCEPTION)

THE MOST SOUTHERLY

72.52

230'

30' INGRESS/EGRESS EASEMENT

EXCEPTED PORTION OF LOT 2

40'

15'

N 1°46'0" W 40.00

S 88°14'0" W 200'

POINT OF BEGINNING
(3RD EXCEPTION)

L O T 6
WATER TREATMENT

200'

N 1°46'0" W 200'

255'

377.49

S 1°46'0" E

NOTE: HATCHED AREA REPRESENTS PORTION OF LOT 2 SUBJECT TO 30' INGRESS & EGRESS EASEMENT

Existing Fire Hydrant w/Bollards

Sanitary Manhole
Rim=647.80
Inv=639.80

TAG BOLT
644.06

N 88°14'0" E 200'

N 88°14'0" E GATE 245' S 88°14'0" W

30'

15'

20'

N 1°46'0" W 69.00

108'

87.00'

15'

644.90

30' INGRESS/EGRESS EASEMENT

210.00 S 88°14'0" W

10' UTILITIES EASEMENT

275'

ASPHALT DRIVEWAY

EXCEPTED PORTION OF LOT 2
(FIRST EXCEPTION)

Catch Basin

N 1°46'0" W

82.49

102.49

THE EASTERLY LINE OF LOT 2

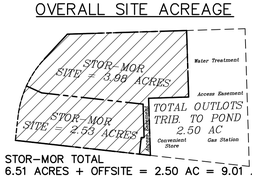
200'
S 88°14'0" W

S 1°46'0" E

ILLINOIS ROUTE 31

CL

OVERALL SITE ACREAGE



STOR-MOR TOTAL
6.51 ACRES + OFFSITE = 2.50 AC = 9.01.

OVERALL REMOVAL QUANTITES

SAWCUT PAVEMENT	866 LF
PAVEMENT REMOVAL	948 SF
FENCE REMOVAL	593 LF
15" ADS PIPE REMOVAL	23 LF
24" RCP PIPE REMOVAL	18 LF

-30 0 30 60
SCALE IN FEET

TEBRUGGE ENGINEERING
410 EAST CHURCH ST - SUITE A - SANDWICH, IL 60548
PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM

REVISIONS

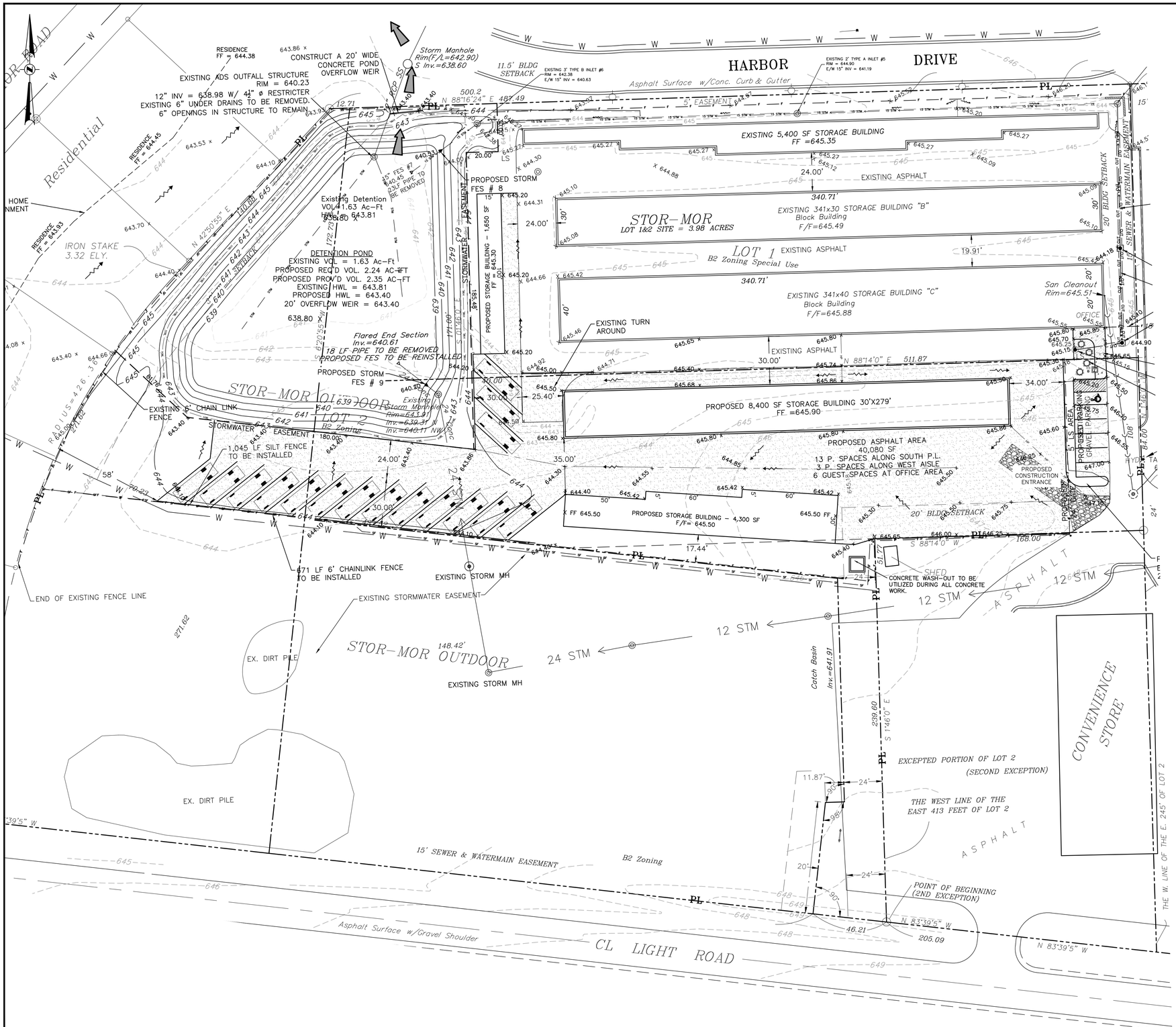
NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
5	6.19.17	REVISED FOUNDATION ELEV. & GRADING – OWNER REQ.

PREPARED FOR:
STOR-MOR MINI STORAGE
1317 ROUTE 31 OSWEGO, IL 60543

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 15 269 021
SCALE: 1"=30'
DATE: 8.31.16

SHEET NO. 2 OF 6 SHEETS


HARBOR DRIVE
Asphalt Surface w/Conc. Curb & Gutter
EXISTING 5,400 SF STORAGE BUILDING
FF =645.35
EXISTING ASPHALT
STOR-MOR
LOT 1&2 SITE = 3.98 ACRES
EXISTING 341x30 STORAGE BUILDING "B"
Block Building
F/F=645.49
LOT 1
B2 Zoning Special Use
EXISTING 341x40 STORAGE BUILDING "C"
Block Building
F/F=645.88
PROPOSED 8,400 SF STORAGE BUILDING 30'X279'
FF =645.90
PROPOSED ASPHALT AREA
40,080 SF
13 P. SPACES ALONG SOUTH P.L.
3 P. SPACES ALONG WEST AISLE
6 GUEST SPACES AT OFFICE AREA
PROPOSED CONSTRUCTION ENTRANCE
PROPOSED GRAVEL PARKING
PROPOSED STORAGE BUILDING - 4,300 SF
F/F= 645.50
PROPOSED STORAGE BUILDING - 1,650 SF
FF = 645.30
PROPOSED STORM FES # 8
PROPOSED STORM FES # 9
Existing Detention
VOL=1.63 Ac-Ft
HWL= 643.81
DETENTION POND
EXISTING VOL = 1.63 Ac-Ft
PROPOSED REQ'D VOL. 2.24 AC-FT
PROPOSED PROV'D VOL. 2.35 AC-FT
EXISTING HWL = 643.81
PROPOSED HWL = 643.40
20' OVERFLOW WEIR = 643.40
CONSTRUCT A 20' WIDE CONCRETE POND OVERFLOW WEIR
EXISTING ADS OUTFALL STRUCTURE
RIM = 640.23
12" INV = 638.98 W/ 4" ø RESTRICTER
EXISTING 6" UNDER DRAINS TO BE REMOVED.
6" OPENINGS IN STRUCTURE TO REMAIN
Storm Manhole
Rim(F/L=642.90)
S Inv.=638.80
EXISTING 3' TYPE B INLET #6
RIM = 642.38
E/W 15" INV = 640.63
EXISTING 2' TYPE A INLET #5
RIM = 644.90
E/W 15" INV = 641.19
15" FES #7
640.45
SILT PIPE TO BE REMOVED
Flared End Section
Inv.=640.61
18 LF PIPE TO BE REMOVED
PROPOSED FES TO BE REINSTALLED
Existing Storm Manhole
Rim=643.81 W
Inv.=639.91 W
Inv.=640.11 NW
Existing Storm Manhole
Rim=645.51
San Cleanout
Rim=645.51
EXISTING TURN AROUND
EXISTING 6' CHAIN LINK FENCE
1,045 LF SILT FENCE TO BE INSTALLED
671 LF 6' CHAINLINK FENCE TO BE INSTALLED
EXISTING STORM MH
EXISTING STORM MH
CONCRETE WASH-OUT TO BE UTILIZED DURING ALL CONCRETE WORK.
SHED
CONVENIENCE STORE
OFFICE
EXISTING STORMWATER EASEMENT
STORMWATER EASEMENT
5' EASEMENT
15' SEWER & WATERMAIN EASEMENT
20' BLDG SETBACK
11.5' BLDG SETBACK
EXCEPTED PORTION OF LOT 2
(SECOND EXCEPTION)
THE WEST LINE OF THE EAST 413 FEET OF LOT 2
POINT OF BEGINNING
(2ND EXCEPTION)
THE W. LINE OF THE E. 245' OF LOT 2
B2 Zoning
CL LIGHT ROAD
Asphalt Surface w/Gravel Shoulder
END OF EXISTING FENCE LINE
EX. DIRT PILE
EX. DIRT PILE
IRON STAKE
3.32 ELY.
HOME
Residential
RESIDENCE FF = 644.38
RESIDENCE FF = 644.45
RESIDENCE FF = 643.93
Catch Basin
Inv.=641.91
12 STM
24 STM
ASPHALT
N 88°16'24" E 487.49
N 88°14'0" E 511.87
S 88°14'0" W
N 83°39'5" W
N 42°50'55" E
S 1°46'0" E
S 42°15'55" W
RADIUS = 42.6
271.62
239.60
205.09
168.00
166.80
172.71
148.42'
46.21
17.44'
500.2
644.92
645.00
645.74
645.86
645.80
645.68
645.65
645.42
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1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspection and activities which are created during the course of the project, and other documents as may be included by reference to this SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part VI.G (Signatory Requirements) of the ILR10 Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

A. GENERAL PERMIT INFORMATION
All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements . The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and initial yearly fee.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of $500 to the address listed below. The Contractor will be responsible for submitting each subsequent $500 yearly fee, if applicable. A copy of the signed NOI form will be supplied to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILR10 in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re-submitting the NOI with update acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

Agency Information:

Illinois Environmental Protection Agency	KENDALL COUNTY
Division of Water Pollution Control	PLANNING, BUILDING & ZONING
1021 North Grand Avenue East	111 WEST FOX STREET
Springfield, Illinois 62794-9276	YORKVILLE, IL 60560
Phone: (217) 782-0610	Phone: (630) 553-4141

B. PUBLIC POSTING
The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT).

1. Notice of Intent signed in accordance with ILR10.
2. Permit Authorization from the Illinois Environmental Agency (IEPA).
3. Construction Site Notice.

The location of the SWPPP must be clearly visible.

C. RETENTION OF RECORDS
A complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

D. CONTRACTOR/SUB-CONTRACTOR LIST
The Contractor must provide names and addresses of all sub-contractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM
The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

F. INSPECTIONS
At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If the State or Local agencies have a required inspection of the SWPPP, both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

An example BMP Inspection Form will be supplied to the Contractor.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the Contractor.

The inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that disturb site soils. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, new sections, and/or revised drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES
Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B.8 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

I. NOTICE OF TERMINATION
Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-bourne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance.

K. LOG OF CONSTRUCTION ACTIVITY
A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILR10 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water.
Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction.

A. PURPOSE
A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. SCOPE
This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows:

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-poty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase I
1. Install stabilized construction entrance and SWPPP Entrance Sign.
2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence).
3. Prepare temporary parking and storage area.
4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II
7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install utilities, underdrains, storm sewers, curbs and gutters.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install appropriate inlet protection devices for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

1. Site description
Site construction activities consist of general grading of the lot, installation of the storm sewer & constructing the single story building, building the proposed parking lot, final grading and then landscaping.
2. Construction sequence of work shall be:
   a. general site clearing
   b. building pad & foundation construction
   c. utility installation & parking lot pavement
   d. top soil placement & finish grading
3. Total area of site = 3.98 acres
   Total disturbed area on site = 1.20 acres
4. Estimated site runoff coefficient after construction activities are complete: CN=85.
5. Site map included indicating existing & proposed slopes across site is included in SWPPP.
6. Site drainage is received by Fox River located east of the development.

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporarily and will be used as needed for pollutant control during the construction period. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

1. Soil Stabilization
The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure.

a) Temporary Seeding or Stabilization – All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties, straw/hay mulch, wood cellulose fibers, tackifiers, netting or blankets.

b) Permanent Seeding or Sodding – All areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be seeded will have topsoil and other soil amendments as specified on the Landscape Plan.

2. Structural Controls
a) Silt Fence – Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (5-feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended soils before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed ½ acre per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit – All access points from the pubic street into the construction site shall include a construction exit composed of course stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection – Curb and grated inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended soils before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

d) Inspection and any necessary cleaning of the underground detention system shall be included as part of this SWPPP.

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved, rocked, or having a building on them.

B. OTHER POLLUTANT CONTROLS
This section includes the controls of pollutants other than sediment and additional requirements of the General Permit.

1. Dust Control
Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.

2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

3. Sanitary Facilities
All personnel involved with construction activities must comply with State and Local sanitary or septic regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator. The location of sanitary facilities shall be shown on the Site Map.

4. Non-Storm Water Discharge
Non-storm water components of site discharges are not permitted under ILR10 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation drainage; routine external building washdown which does not use detergents; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs, uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials such as solvents.

5. Concrete Waste from Concrete Ready-Mix Trucks
Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Federal regulations. The jobsite superintendent is responsible for assuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

6. Mason's Area
Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, material, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, straw wattles, or other means of containment shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Receptacles for debris and trash disposal shall also be provided.

7. Fuel Tanks
Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for signage, fire extinguisher, etc. Hoses, valves, fittings, caps, filler nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

A Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320-gallons. Containers with storage capacity of 55-gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (40 CFR 112).

8. Hazardous Material Management and Spill Reporting Plan
Any hazardous or potentially hazardous material that is bought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored, handled, dispensed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or hazardous materials in excess of reportable quantities and will provide notice to Owner within 24-hours of the occurrence of the spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 Ill. Adm. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (29 Ill. Admin. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quality for hazardous materials can be found in 40 CFR 302 or by contacting the IEMA (1-800-785-9888).

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.

c)A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.

e) All products will be stored in and used from the original container with the original product label.

f) All products will be used in strict compliance with instructions on the product label.

g) The disposal of excess or used products will be in strict compliance with instructions on the product label.

9. Long Term Pollutant Controls
Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) or 0.76.

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)
During the construction phase, the Contractor shall implement the following measures:

1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls and property permitted.

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water inlets.

3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR
Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

At a minimum, each off-site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re-vegetation after all disturbances has ended.

6. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

7. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

A. CONSTRUCTION EXIT AND TRACK OUT
Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of everyday and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.

B. SEDIMENT CONTROL DEVICES
Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

C. MATERIAL STORAGE AREAS
Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

D. VEGETATION
Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and re-seeded as needed to achieve this requirement.

E. DISCHARGE POINTS
All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

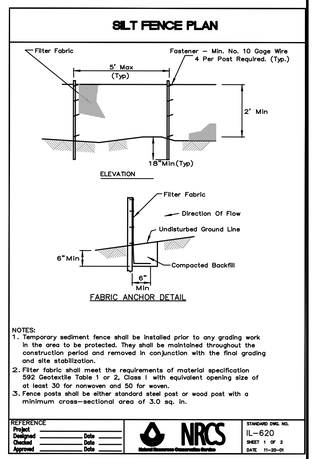
The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be complete and additional information should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

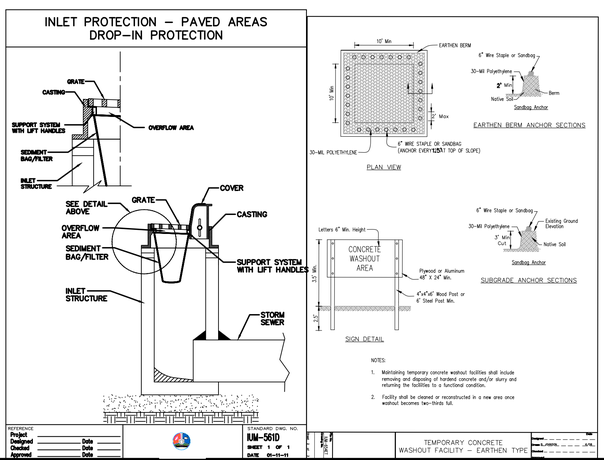
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and discussion of actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the General Permit.

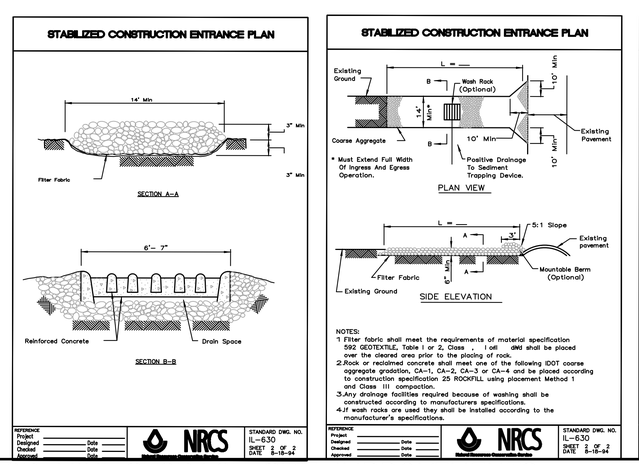
If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall us forms provided by the EPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with part VI.G of the General Permit. The report of noncompliance shall be mailed to the following address:

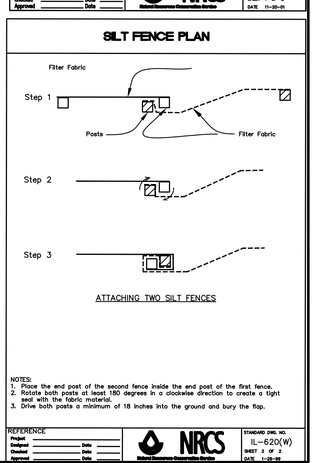
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
Springfield, IL 62794-9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, Localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.









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REVISIONS

NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
5	6.19.17	REVISED FOUNDATION ELEV. & GRADING – OWNER REQ.

PREPARED FOR:
STOR-MOR MINI STORAGE
1317 ROUTE 31 OSWEGO, IL 60543

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 15 269 021
SCALE: NTS
DATE: 8.31.16
SHEET NO. 4 OF 6 SHEETS

HARBOR DRIVE

Asphalt Surface w/Conc. Curb & Gutter

11.5' BLDG SETBACK

EXISTING 3' TYPE B INLET #6
RIM = 642.38
E/W 15" INV = 640.63

EXISTING 2' TYPE A INLET #5
RIM = 644.90
E/W 15" INV = 641.19

EXISTING 3' STORM INLET #4
RIM = 643.50
S 12" INV = 641.75
W 15" INV = 641.75

Storm Manhole
Rim(F/L=642.90)
S Inv.=638.60

CONSTRUCT A 20' WIDE CONCRETE POND OVERFLOW WEIR

EXISTING ADS OUTFALL STRUCTURE
RIM = 640.23
12" INV = 638.98 W/ 4" ø RESTRICTER
EXISTING 6" UNDER DRAINS TO BE REMOVED.
6" OPENINGS TO REMAIN – INV = 639.00

N 88°16'24" E 487.49

500.2

5' EASEMENT

EXISTING 5,400 SF STORAGE BUILDING
FF =645.35

EXISTING ASPHALT

340.71'

EXISTING 341x30 STORAGE BUILDING "B"
Block Building
F/F=645.49

STOR-MOR
LOT 1&2 SITE = 3.98 ACRES

LOT 1 EXISTING ASPHALT
B2 Zoning Special Use

EXISTING 341x40 STORAGE BUILDING "C"
Block Building
F/F=645.88

PROPOSED STORAGE BUILDING – 1,650 SF
FF = 645.30

PROPOSED STORM FES # 8

PROPOSED STORM FES # 9

DETENTION POND
EXISTING VOL = 1.63 Ac-Ft
PROPOSED REQ'D VOL. 2.24 AC-FT
PROPOSED PROV'D VOL. 2.35 AC-FT
EXISTING HWL = 643.81
PROPOSED HWL = 643.40
20' OVERFLOW WEIR = 643.40

638.80 X

EXISTING TURN AROUND

EXISTING ASPHALT

N 88°14'0" E 511.87

PROPOSED 8,400 SF STORAGE BUILDING 30'X279'
FF =645.90

PROPOSED ASPHALT AREA
40,080 SF
13 P. SPACES ALONG SOUTH P.L.
3 P. SPACES ALONG WEST AISLE
6 GUEST SPACES AT OFFICE AREA

PROPOSED STORAGE BUILDING – 4,300 SF
F/F= 645.50

645.50 FF

20' BLDG SETBACK

PROPOSED 5' LS AREA

PROPOSED PARKING

PROPOSED 24' GATE

EXISTING 6' CHAIN LINK FENCE

STORMWATER EASEMENT

671 LF 6' CHAINLINK FENCE TO BE INSTALLED

EXISTING STORM MH

END OF EXISTING FENCE LINE

EXISTING STORMWATER EASEMENT

STOR-MOR OUTDOOR

148.42'

EX. DIRT PILE

EX. DIRT PILE

271.62

N 6°20'55" E 99.86

N 83°39'5" W

15' SEWER & WATERMAIN EASEMENT

B2 Zoning

Asphalt Surface w/Gravel Shoulder

CL LIGHT ROAD

12 STM

24 STM

Catch Basin
Inv=641.91

239.60

S 1°46'0" E

EXCEPTED PORTION OF LOT 2
(SECOND EXCEPTION)

THE WEST LINE OF THE EAST 413 FEET OF LOT 2

POINT OF BEGINNING
(2ND EXCEPTION)

N 83°39'5" W 205.09

46.21

11.87'

90°

98°

20'

24'

ASPHALT

CONVENIENCE STORE

THE W. LINE OF THE E. 245' OF LOT 2

15' SEWER & WATERMAIN EASEMENT

171.48

272.52

10.10

N 83°39'5" W

2

SHED

ASPHALT

12 STM

PROPOSED 24" HICKS YEW EVERGREEN @ 4' O.C. TYP
23 TOTAL

Catch Basin

EXCEPTED PORTION OF LOT 2
(FIRST EXCEPTION)

30' INGRESS/EGRESS EASEMENT

210.00 S 88°14'0" W

10' UTILITIES EASEMENT

275'

ASPHALT DRIVEWAY

168.00

GATE

245' S 88°14'0" W

N 88°14'0" E 200'

HYD

TAG BOLT
646.06

Sanitary Manhole
Rim=647.80
Inv=639.80

Existing Fire Hydrant w/Bollards

PROPOSED 24" DWARF BURNING BUSH – 4 TOTAL

PROPOSED STORM INLET # 1

PROPOSED 7' CONCRETE SIDEWALK
322 SF

NOTE: HATCHED AREA REPRESENTS PORTION OF LOT 2 SUBJECT TO 30' INGRESS & EGRESS EASEMENT

OFFICE

San Cleanout
Rim=645.51

PROPOSED STORM INLET # 2

EXISTING GATE TO BE USED FOR FIRE ACCESS ONLY

PROPOSED PAVEMENT 278 SF

PROPOSED STORM INLET # 3

ALL PAVEMENT REMOVED SHALL BE REPLACED TO MATCH THE EXISTING GRADE

POINT OF BEGINNING
(3RD EXCEPTION)

S 88°14'0" W 200'

30' INGRESS/EGRESS EASEMENT

EXCEPTED PORTION OF LOT 2

L O T 6

WATER TREATMENT

N 1°46'0" W 200'

S 1°46'0" E 377.49

255'

92.49

102.49

THE EASTERLY LINE OF LOT 2

15' SEWER & WATERMAIN EASEMENT

20' BLDG SETBACK

30' BLDG SETBACK

15' SEWER & WATERMAIN EASEMENT

N 1°46'0" W 140.00

N 1°46'0" W 69.00

N 1°46'0" W 108'

84.00'

34.00'

30.00'

25.40'

24.00'

35.00'

17.44'

51.77'

19.91'

30'

40'

20'

15'

24'

58'

70.23'

180.00

186.48'

172.73'

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GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

6. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

7. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

8. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

9. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

10. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

11. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

12. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

13. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER".

3. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

4. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

5. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

6. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

7. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

8. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

9. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

10. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE. AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS, PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

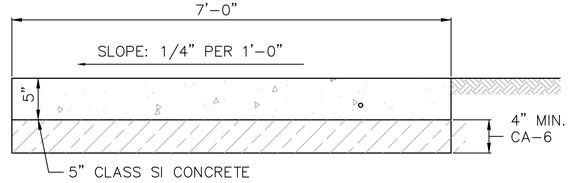
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

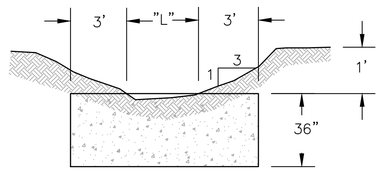
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.



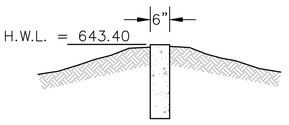
NOTE: INSTALL TOOL JOINTS EVERY 5'

SIDEWALK
N.T.S.

TEBRUGGE ENGINEERING P.O. BOX 38, PLANO, IL 60545 PHONE: (630) 552-4390 FAX: (630) 552-4392	TITLE: **SIDEWALK DETAIL**	DATE:	7/13/2006
		DATE:	
		DATE:	
		DATE:	



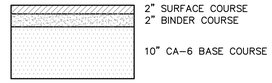
FRONT VIEW



SIDE VIEW

NOTE:
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL
N.T.S.



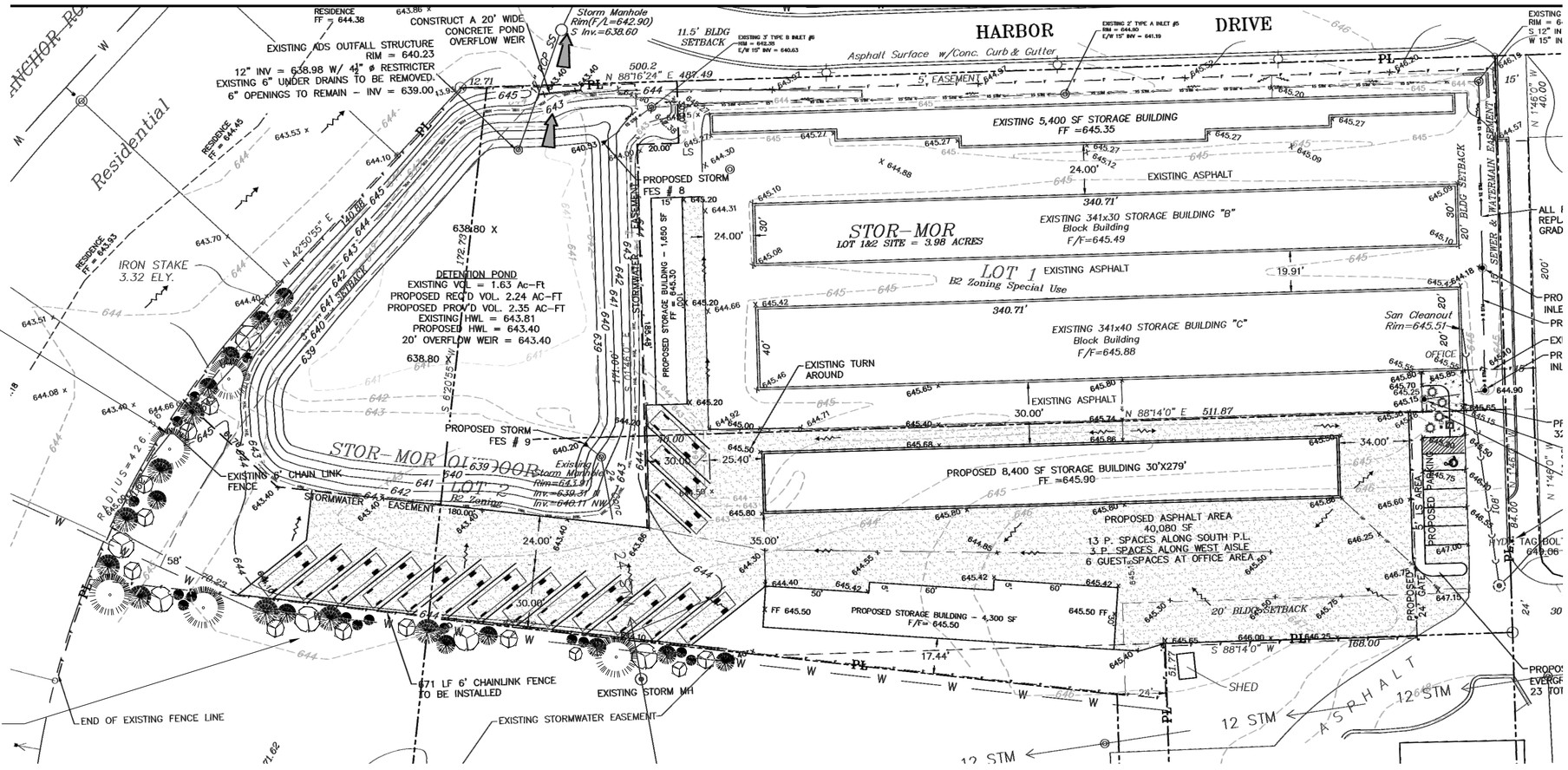
TYPICAL GENERAL PAVEMENT DETAIL
N.T.S.

TEBRUGGE ENGINEERING 410 EAST CHURCH ST - SUITE A - SANDWICH, IL 60548 PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM	REVISIONS	NO.	DATE	NOTES
		1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
		2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
		3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
		4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
		5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.

PREPARED FOR:
STOR-MOR MINI STORAGE
1317 ROUTE 31 OSWEGO, IL 60543

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
GENERAL NOTES & DETAILS

PROJECT NO. 15 269 021		SHEET NO. 6
SCALE:	NTS	OF 6 SHEETS
DATE:	8.31.16	



Dense Screen Plantings for Neighboring Residential Homes

Pockets of Varied Plantings to Create Natural Screening from Apartment Complex Across Street

PLANTING KEY

- Large Evergreen Tree - Austrian and/or White Pine - 50'-80' tall 20'-40' wide
- Large Ornamental Tree - Hawthorn, Crabapple, Dogwood - 15'-30' tall 15'-25' wide
- Large Evergreen Tree - Blue and Green Spruces - 20-40 tall 15'-30' wide
- Medium-Large Deciduous Shrub - Witchhazel. Dogwood, Viburnums, Hydrangea - 6'-12' tall 8'-15' wide
- Small-Medium Evergreen Shrub - Arborvitae, Yews, Junipers - 4'-12' tall 4'-10' wide

e:\stor mor oswego 2017 07 21 revised planting plan.dwg

STOR-MOR MINI STORAGE

1317 STATE ROUTE 31, OSWEGO, ILLINOIS

North

Job #:
Scale: 1" = 30'-0"
Date: 8/24/16
Rev.:
Sheet
of

State of Illinois
County of Kendall

Zoning Petition
#16-20

ORDINANCE NUMBER 2016 - ___

GRANTING SPECIAL USE FOR THE PROPERTY AT
1317 ROUTE 31 IN OSWEGO TOWNSHIP

WHEREAS, Robert Schneider on behalf of Star-Mor, Inc. has filed a petition for a Special Use within the B-2 General Business District for a 3.1-acre property located on the north side of Light Road west of Illinois Route 31, commonly known as 1317 Route 31 (PIN# 03-07-278-011), in Oswego Township; and

WHEREAS, said property is legally described as:

That part of Lot 2 of the Resubdivision of part of Lot 5, of Unit Two, Marina Terrace (except those parts described as follows): commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 00 seconds West, 272.52 feet; thence North 88 degrees, 14 minutes, 00 seconds, East 210.00 feet to a point on the East line of Lot 5; thence South 01 degree 46 minutes, 00 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 00 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 00 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, describe as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West, 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows; beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line, 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet, to the Southeast corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes,

00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.

WHEREAS, said property was recently rezoned to B-2 General Business; and

WHEREAS, said petition is to obtain a B-2 Special Use Permit to operate an enclosed self-service storage facility and an outdoor storage facility; and

WHEREAS, all special use 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 August 29, 2016; and

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. **True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.**

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. **True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new access roads or points of ingress and egress are proposed. The petitioner has submitted stormwater detention plans for review for approval of a stormwater management permit. The Oswego Fire Protection District has begun to review the site plan.**

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 petitioners have provided a site plan that complies with the requirements for the proposed use including parking.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use is consistent with the proposed change to the LRMP to include commercial in the area.**

State of Illinois
County of Kendall

Zoning Petition
#16-20

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use permit for the operation of an enclosed self-service storage facility and an outdoor storage facility in accordance to the submitted Site Plan included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

1. The property will be developed in accordance with the site plan.
2. A building permit shall be secured prior to construction of the proposed storage building.
3. A stormwater management permit shall be secured prior to the development of the property.
4. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties consistent with the attached landscape plan ("Exhibit B").
5. Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm.
6. No more than twenty-nine (29) vehicles may be stored on site at a time.
7. All vehicles stored on site shall be located within a designated stall.
8. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance.

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

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 20th day of August, 2016.

Attest:

_____
John A. Shaw
Kendall County Board Chairman

_____
Debbie Gillette
Kendall County Clerk

PLAT OF SURVEY OF

That part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace (except those parts described as follows): commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 0 seconds West 272.52 feet; thence North 88 degrees, 14 minutes, 0 seconds East 210.00 feet to a point on the East line of Lot 5; thence South 01 degrees 46 minutes, 0 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 0 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, described as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows: beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line; 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet to the Southeast corner thereof; thence North 01 degree, 46 minutes 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.

N

W — E

S

SCALE: 1"=80'

ANCHOR ROAD

RADIUS=426.36

271.62

15' SEWER & WATERMAIN EASEMENT

N 42°50'55" E 140.88

IRON STAKE 3.32 ELY.

N 88°16'24" E

12.71

S 6°20'55" W 172.73

LOT 1

FENCE 0.43 N.

N 88°14'0" E 511.87

CHAIN LINK FENCE ON LINE

15' SEWER & WATERMAIN EASEMENT

15.00

30.00

15.0

15'

108.00

114.00

10' UTILITIES EASEMENT

ASPHALT

108.00

84.00

S 1°46'0" E 69.00

EXCEPTED PORTION OF LOT 2

230.00

40.00

POINT OF BEGINNING (3RD EXCEPTION)

LOT 6

200.00

255.00

S 1°46'0" E 377.49

245.00

NOTE: HATCHED AREA REPRESENTS PORTION OF LOT 2 SUBJECT TO 30' INGRESS & EGRESS EASEMENT

TYPICAL

200.00

N 88°14'0" E 245.00 S 88°14'0" W

210.00 S 88°14'0" W

10' UTILITIES EASEMENT

275.00

20.00

24.00

THE EASTERLY LINE OF LOT 2

102.49

92.49

EXCEPTED PORTION OF LOT 2 (FIRST EXCEPTION)

200.00

S 88°14'0" W

N 1°46'0" W

S 1°46'0" E

15' SEWER & WATERMAIN EASEMENT

THE W. LINE OF THE E. 245' OF LOT 2

171.48

272.52

POINT OF BEGINNING (1ST EXCEPTION)

THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 2

212.12

202.02

10.10

205.09

168.00

S 88°14'0" W

5.45 4.80

5.35 51.77

12.27

8.26 SHED

ASPHALT

CONVENIENCE STORE

28.25

239.60

S 1°46'0" E

ASPHALT

EXCEPTED PORTION OF LOT 2 (SECOND EXCEPTION)

THE WEST LINE OF THE EAST 413 FEET OF LOT 2

413.04

24.3

POINT OF BEGINNING (2ND EXCEPTION)

PART OF LOT 2

3.1097 ACRES

3

N 6°20'55" E 295.58

99.66

N 6°20'55" E

15' SEWER & WATERMAIN EASEMENT

180.00

15' SEWER & WATERMAIN EASEMENT 389.46

N 83°39'5" W

LIGHT ROAD

ILLINOIS ROUTE 31

WILLIAM MATTHEW WINGSTEDT REGISTERED LAND SURVEYOR LICENSE NO. 035.002675 OSWEGO, IL PROFESSIONAL STATE OF ILLINOIS

STATE OF ILLINOIS } S. S.
COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 19th DAY OF JULY A.D., 2016.

ILLINOIS LAND SURVEYOR NO. 2675
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A *RECORD* DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

ORDERED BY: ROBERT SCHNEIDER ORDER NO. 16 G 72 FILE NO. 16575

WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207

LOT 2 LIGHT ROAD.DWG
● = found iron stake
O = set iron stake

0 1/4" 1/2" 3/4" 1"
0' 20' 40' 60' 80'

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 19th OF JULY, A.D., 2016.

128

HARBOR DRIVE

Asphalt Surface w/Conc. Curb & Gutter

11.5' BLDG SETBACK

5' EASEMENT

EXISTING OUTFALL STRUCTURE
RIM = 640.23
INV = 638.98
W/ 4½" ø RESTRICTER
PROPOSED 10" ADS PIPE TO BE CONNECTED

EXISTING STORM SEWER

EXISTING OUT FALL INLET
RIM = 640.23
INV= 638.98

PROPOSED STORM FES # 4

EXISTING 5,400 SF STORAGE BUILDING
FF =645.35

EXISTING ASPHALT

STOR-MOR
LOT 1&2 SITE = 3.98 ACRES

EXISTING 341x30 STORAGE BUILDING "B"
Block Building
F/F=645.49

LOT 1 EXISTING ASPHALT
B2 Zoning Special Use

EXISTING 341x40 STORAGE BUILDING "C"
Block Building
F/F=645.88

EXISTING TURN AROUND

EXISTING ASPHALT

PROPOSED 8,400 SF STORAGE BUILDING 30'X279'
FF =645.90

PROPOSED ASPHALT AREA
45,420 SF
25 P. SPACES ALONG SOUTH P.L.
4 P. SPACES ALONG WEST AISLE
6 GUEST SPACES AT OFFICE AREA

PROPOSED DETENTION
VOL = 1.67 Ac-Ft
HWL = 643.72

IRON STAKE
3.32 ELY.

Residential

Residential

30' BLDG SETBACK

EXISTING 6' CHAIN LINK FENCE

STOR-MOR OUTDOOR

LOT 2
B2 Zoning

Existing Storm Manhole
Rim=643.91
Inv=639.31 N
Inv=640.11 NW
S Inv=

Flared End Section
Inv=640.61

24" RCP

0.43' FENCE N.

RADIUS=426.36'

N 42°05'55" E 140.00'

S 6°20'55" W 172.73'

N 6°20'55" E 99.66'

N 83°39'5" W

PROPOSED 48" EMERALD GREEN ARBORVITAE ALONG WEST PROPERTY LINE 6' O.C. TYP- 49 TOTAL

671 LF 6' CHAINLINK FENCE TO BE INSTALLED

PROPOSED 48" EMERALD GREEN ARBORVITAE ALONG SOUTH PROPERTY LINE 6' O.C. TYP- 87 TOTAL

END OF EXISTING FENCE LINE

EXISTING STORM MH

20' BLDG SETBACK

PROPOSED 24" HICKS YEW EVERGREEN - 4' O.C. TYP
23 TOTAL

SHED

ASPHALT

CONVENIENCE STORE

Catch Basin
Inv=641.91

239.60' S 1°46'0" E

THE W. LINE OF THE E. 245' OF LOT 2

15' SEWER & WATERMAIN EASEMENT

171.48'

272.52'

10.10'

EXCEPTED PORTION OF LOT 2
(SECOND EXCEPTION)

THE WEST LINE OF THE EAST 413 FEET OF LOT 2

POINT OF BEGINNING
(2ND EXCEPTION)

N 83°39'5" W 46.21'

N 83°39'5" W 205.09'

15' SEWER & WATERMAIN EASEMENT

B2 Zoning

Asphalt Surface w/Gravel Shoulder

CL LIGHT ROAD

THE EASTERLY LINE OF LOT 2

377.49'

S 1°46'0" E

255'

102.49'

92.49'

30' INGRESS/EGRESS EASEMENT

EXCEPTED PORTION OF LOT 2

POINT OF BEGINNING
(3RD EXCEPTION)

ALL PAVEMENT REMOVED SHALL BE REPLACED TO MATCH THE EXISTING GRADE

L O T 6

WATER TREATMENT

PROPOSED STORM INLET # 3

PROPOSED PAVEMENT 278 SF

EXISTING GATE TO BE USED FOR FIRE ACCESS ONLY

PROPOSED STORM INLET # 2

PROPOSED 7' CONCRETE SIDEWALK 322 SF

PROPOSED STORM INLET # 1

PROPOSED 24" DWARF BURNING BUSH - 4 TOTAL

NOTE: HATCHED AREA REPRESENTS PORTION OF LOT 2 SUBJECT TO 30' INGRESS & EGRESS EASEMENT

Existing Fire Hydrant w/Bollards

Sanitary Manhole
Rim=647.80
Inv=639.80

San Cleanout
Rim=645.51

OFFICE

PROPOSED PARKING

PROPOSED GATE

GATE

ASPHALT DRIVEWAY

30' INGRESS/EGRESS EASEMENT

10' UTILITIES EASEMENT

N 1°46'0" W 140.00'

S 88°14'0" W 200'

N 88°14'0" E 200'

N 88°14'0" E 511.87'

S 88°14'0" W 245'

S 88°14'0" W 210.00'

S 88°14'0" W 168.00'

N 88°14'0" E 487.49'

SCALE IN FEET
30 0 30 60

LS = LANDSCAPING AREAS

PROPOSED STORM STRUCTURES

1. 2' TYPE A INLET
   WITH NEENAH R-4352 BEEHIVE GRATE
   RIM = 645.15
   E 10" INV = 643.00

   29 LF 10" ADS N-12 PIPE @ 0.50%

2. 2' TYPE A INLET
   WITH NEENAH R-2535 FRAME AND GRATE
   RIM = 644.90
   N/W 10" INV = 642.85

   59 LF 10" ADS N-12 PIPE @ 1.10%

3. 2' TYPE A INLET
   WITH NEENAH R-2535 FRAME AND GRATE
   RIM = 644.20
   S 10" INV = 642.20
   N 12" INV = 642.20

   90 LF 12" ADS N-12 PIPE @ 0.50%

4. FLARED END SECTION
   W/ 6'X6' RIPRAP & FILTER FABRIC
   10" INV = 639.00

   3 LF 10" ADS N-12 PIPE @ 0.67%

CONSTRUCTION NOTES:

ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDED WITH CLASS 1A SEED MIX.

TEBRUGGE ENGINEERING
410 EAST CHURCH ST - SUITE A - SANDWICH, IL 60548
PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM

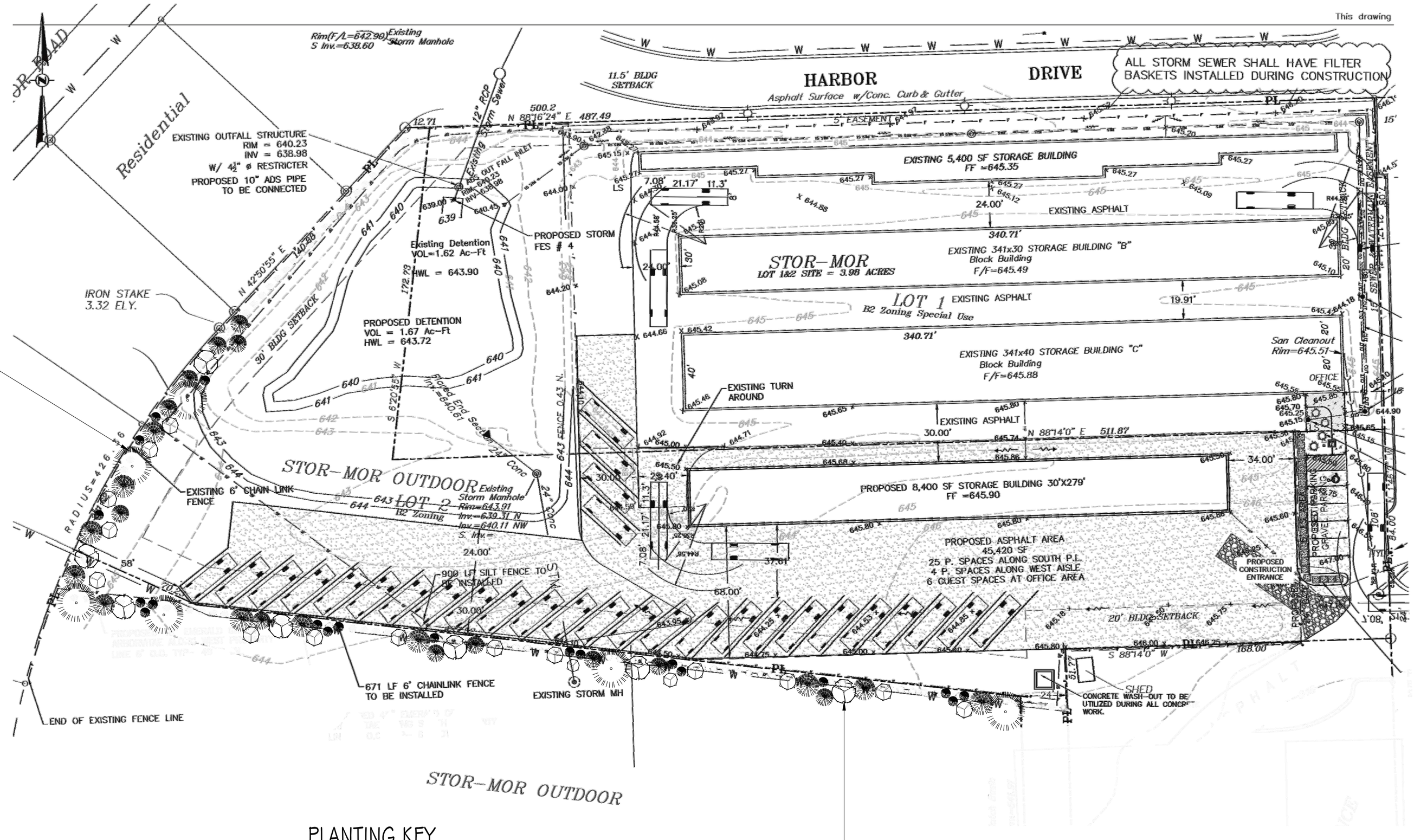
REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
STOR-MOR MINI STORAGE
1317 ROUTE 31 OSWEGO, IL 60543

STOR-MOR MINI STORAGE SITE IMPROVEMENTS

CIVIL SITE PLAN

PROJECT NO. 11 269 01
SCALE: 1"=30'
DATE: 7.18.16
SHEET NO. 5 OF 6 SHEETS



PLANTING KEY

Large Evergreen Tree - Austrian and/or White Pine - 50'-80' tall 20'-40' wide

Large Ornamental Tree - Hawthorn, Crabapple, Dogwood - 15'-30' tall 15'-25' wide

Large Evergreen Tree - Blue and Green Spruces - 20-40 tall 15'-30' wide

Medium-Large Deciduous Shrub - Witchhazel. Dogwood, Viburnums, Hydrangea - 6'-12' tall 8'-15' wide

Small-Medium Evergreen Shrub - Arborvitae, Yews, Junipers - 4'-12' tall 4'-10' wide

Pockets of Varied Plantings to Create Natural Screening from Apartment Complex Across Street

STOR-MOR MINI STORAGE
1317 STATE ROUTE 31, OSWEGO, ILLINOIS

North

Job #:
Scale: 1" = 30'-0"
Date: 8/24/16
Rev.:
Sheet
of

e:\stor mor oswego 2016 08 24 planting plan.dwg

Attachment 5-Facing West at South Building Location



Attachment 6-Facing Southwest at South Building Location



Attachment 7-South Building Location Looking South



Attachment 8-West Building Location



Attachment 9

Matt Asselmeier

From: Bob Rogerson [bob@oswegotownship.org]
Sent: Tuesday, July 25, 2017 9:25 AM
To: Matt Asselmeier
Subject: RE: Special Use Amendment Petition 17-22 (1317 Route 31)

Matt, We do not have any objections to this.

Thank you,

Bob Rogerson

Highway Commissioner
Oswego Township Road District
1150 Rt. 25
Oswego, Il 60543
Phone: (630) 264-4587
Fax: (630) 264-6695

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ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 1, 2017 – Unapproved Meeting Minutes

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

Present:
Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Greg Chismark – WBK Engineering, LLC
Don Clayton – GIS
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:
Fran Klaas – Highway Department
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

AGENDA

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50') from the side property lines, fifty feet (50') from the rear property line and one hundred fifty feet (150') from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, 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 August 23rd.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, 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 August 23rd.

17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, 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 August 23rd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

None

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

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

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved Meeting Minutes of August 23, 2017

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

ROLL CALL
Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 7:01 p.m.) and Budd Wormley
Members Absent: Angela Zubko
Staff Present: Matthew H. Asselmeier, Senior Planner
In the Audience: Robert Davidson, Patrick Cook, Tom McNelis, Janet Seego, Karla Stoedter, Robert Schneider, Alzlisa Torre, Erika Dickens and Vicki Schnabel

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.

Claire Wilson arrived at this time.

APPROVAL OF MINUTES
Mr. Wormley made a motion, seconded by Mr. Shaw, to approve the July 26, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITIONS
17-19 Pulte Group Representing Dave Hamman
Mr. Asselmeier summarized the request. The Pulte Group would like to renew the special use permit for a billboard at the property identified by parcel identification number 03-01-127-006 and revoke the special use permit for a billboard on the property identified by parcel identification number 03-01-127-004. This proposal applies to the sign advertising the Pulte Development. The proposal does not include the big billboard on the property 03-01-127-004. Staff is still searching for the ordinance that allowed that billboard. The existing special use permit required the sign to be renewed every three (3) years. The sign was moved to get into compliance with the Kendall County signage regulations; the Pulte Group is required to get a building permit because the sign was relocated.

Oswego Township expressed no opposition to this proposal. The City of Aurora has not submitted comments on this proposal. ZPAC unanimously recommended approval of the proposal provided that the placement requirements of the Zoning Ordinance were met.

Patrick Cook, representing Pulte Group, stated that he was in attendance to answer questions.

Ms. Wilson asked if the Planning, Building and Zoning Department received any feedback or objections. Mr. Asselmeier stated that they received general questions, but no objections to the proposal.

Chairman Ashton asked Mr. Cook if he agreed with the restrictions proposed by Staff. Mr. Cook said that he agreed with the proposed restrictions.

Mr. Nelson made a motion to recommend approval of the petition as presented with the restrictions proposed by Staff, seconded by Mr. Wormley.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

17-21 Tom McNelis

Mr. Asselmeier summarized the request. The petitioner desires to rezone the property from A-1 to R-1 in order to be able to construct a house on the property in the future. No timeline exists for constructing a house and the property is for sale. The property is less than forty (40) acres and does not have a housing allocation; a house cannot be constructed on the property at the present time.

Fox Township expressed no opposition to the proposal. The Village of Millbrook expressed no opposition to the proposal. The United City of Yorkville expressed no opposition to the proposal. ZPAC unanimously recommended approval of the proposal.

Mr. Nelson suggested that the property obtain a conditional use permit because the lot is irregularly shaped and not farmable instead of rezoning the property to R-1. All of the adjoining properties are zoned A-1. Mr. McNelis said that he did not have a preference to the zoning; he liked the A-1 zoning. He wanted the ability to construct a house on the property. No Commissioner expressed opposition to the construction of a house on the property. Staff will work with the petitioner to determine the next steps in the process.

Janet Seego, Oswego, asked if the property sold, would the new owner have the same rights to construct a house. Chairman Ashton responded yes. No timeframe would be placed on the construction of the home.

Karla Stoedter, Budd Road, asked if more than one (1) home could be built on the property. Mr. Asselmeier responded that it was virtually impossible to construct another home on the property. If an additional home was proposed, the proposal would require review by various boards before approval.

Mr. Nelson made a motion to recommend that a conditional use permit be awarded for the construction of house instead of rezoning the property to R-1, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. Mr. Asselmeier said that he would inform Mr. McNelis of the next steps. If the proposal requires a public hearing, this public hearing will be at the Zoning Board of Appeals on August 28, 2017 at 7:00 p.m.

17-22 Stor Mor, Inc.

Mr. Asselmeier summarized the request. Stor Mor, Inc., represented by Robert Schneider, requested four (4) amendments to their special use permit. The petitioner would like to construct one (1) 1,650 square foot

building, one (1) 4,300 square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed 4,300 square foot building. In addition the restrictions listed in the proposal, Staff requested that a condition be added to the special use permit revoking the special use permit portion of Ordinance 76-6 which granted a special use permit for storage on the northern portion of the property.

Oswego Township had no objections to the proposal. The Village of Montgomery has not submitted any comments on the proposal. ZPAC requested that the petitioner confirm with the Oswego Fire Protection District that sprinklers would not be required in the new building; ZPAC unanimously recommended approval of the proposal.

Robert Schneider, petitioner, stated he constructed the new building proposed in 2016. He would like to substitute some of the RV parking spots in favor of the new, proposed buildings. The building proposed in 2016 was constructed. Mr. Schneider considered the rear of the proposed new building to be screening.

Mr. Nelson asked if the new building constructed in 2016 was constructed without sprinklers. Mr. Schneider said that the new building did not have sprinklers and no utilities run to the building.

Mr. Wormley asked if the retention pond was wet or dry. Mr. Schneider responded that the retention pond is in existence and it is dry.

Ms. Wilson asked for clarification regarding the screening requirement. Mr. Asselmeier said that the restriction was listed as amended because the petitioner is proposing a landscaping plan that differs from the landscaping plan approved in 2016.

Mr. Schneider stated that residential uses were located on three (3) sides of the property.

Ms. Wilson asked if residents or neighbors submitted objections to the proposal. Mr. Asselmeier said that he received general questions about the proposal, but no objections.

Alzlisa Torre, Oswego, requested to see the aerial of the property and how the proposal will impact her property. Mr. Schneider showed Ms. Torre the aerial of the property and explained the proposed structures and vegetation locations in relation to her property. Ms. Torre's property is located north of the proposal and none of the proposed buildings, vegetation or lights will impact her property because they are located on the opposite of the property. The property will be fenced.

Mr. Schneider indicated that he did not plan to make additional changes to the site plan in the near future.

Erika Dickens, Oswego, asked about the vegetation on the north side of the property. Mr. Schneider said that he might trim vegetation, but all of the proposed buildings and vegetation work will be on the opposite side of the property.

Mr. Schneider said that his office is located on the property and invited neighbors to come in and discuss any concerns they may have.

Mr. Schneider hopes to start work this fall.

Ms. Wilson asked if an onsite manager was available twenty-four (24) hours a day. Mr. Schneider said that an onsite manager lived in an apartment on the property.

Ms. Wilson made a motion to recommend approval of the petition as presented including the conditions recommended by Staff, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)
No – None (0)
Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

OLD BUSINESS
None

NEW BUSINESS
Discussion of Special Uses within the A-1 Zoning District
Mr. Asselmeier read his memo on the subject. He provided a map of the A-1 zoned properties in Kendall County and the list of special uses currently listed in the A-1 zoning district.

Mr. Davidson suggested the uses listed in the A-1 district should be evaluated. He believed that the land along the major highways should be evaluated for different uses. In particular, he believed that the land along Route 47 in Lisbon Township should be reclassified as commercial because of the widening of Route 47.

Mr. Shaw advised that the widening of Route 47 throughout all of Kendall County will not occur in the near future due to the State's financial situation.

Mr. Nelson agreed that the maps should be updated.

Discussion occurred regarding stakeholder meetings. Chairman Ashton advised having meetings with Lisbon Township, the Village of Lisbon and the Village of Plattville. Draft maps should be prepared and taken to stakeholder meetings.

The consensus of the Commission was that the issue of land use along Route 47 in southern Kendall County should be examined.

Discussion of Amending the Future Land Use Map for Properties Located Along Route 47 in Kendall and Lisbon Townships
Mr. Asselmeier read his memo on the subject.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Asselmeier reported that Petition 17-14 failed at the County Board. Petitions 17-15 and 17-20 both passed at the County Board. Petition 17-16 was tabled at the Planning, Building and Zoning Committee.

CITIZENS TO BE HEARD/ PUBLIC COMMENT
Vicki Schnabel, Yorkville, stated that her family is moving because of the banquet facility located across the street from her property. She favored distance requirements between businesses and residences in the A-1 district. She also expressed concerns about the noise restrictions placed on the banquet facility; the restrictions were too weak. Her family hears people talking next door, the music from next door and the bass from music.

Chairman Ashton asked if they received decibel readings at the property. Ms. Schnabel said that her family has not called the Sheriff's Department.

Ms. Schnabel said that the berm and trees were inadequate to protect neighbors from noise and lights arising

from the banquet facility or to preserve their privacy. Mr. Davidson explained that the height and width of the berm were not defined. Also, the type, number and location of trees were also not defined in the special use permit for the banquet facility across from her property.

Chairman Ashton asked if Ms. Schnabel had any suggestions for the noise ordinance.

Chairman Ashton asked about the procedure for handling noise complaints. Mr. Asselmeier responded that the Sheriff's Department would prepare a report outlining the violation. The report would be forwarded to the Planning, Building and Zoning Committee to see if the Committee wanted to forward the complaint to the State's Attorney's Office. If a special use permit holder was guilty of violating the noise provisions in their special use permit, the County Board could revoke the special use permit.

Discussion occurred regarding having lower decibel requirements on future special use permits.

Mr. Davidson reported that the Planning, Building and Zoning Department researched machines for recording for decibels. Mr. Asselmeier stated that the company with the technology has not developed a waterproof device. The devices also did not have battery backup; there were electricity access issues.

Chairman Ashton gave Ms. Schnabel his phone number and the information from the Ad-Hoc Zoning Ordinance Committee regarding the noise regulations.

Chairman Ashton discussed the process of creating mining regulations.

OTHER BUSINESS/ANNOUCNEMENTS

Mr. Asselmeier reminded Commissioners that he emailed Plan Commission training information to them. This training is offered through the Illinois Chapter of the American Planning Association. If they would like to participate, they should contact the Planning, Building and Zoning Department.

Discussion occurred regarding the State's Attorney's opinion regarding forest preserve districts and zoning regulations. Ms. Wilson said she would do additional research on the topic.

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Plan Commission meeting adjourned at 8:46 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
August 28, 2017 – 7:00 p.m.

CALL TO ORDER- SPECIAL USE HEARING
At 7:22 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, Patrick Cook and Robert Schneider

MINUTES
Mr. Werderich approved the July 31, 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 uses on the agenda for tonight's hearing.

PETITION

17-19	**Pulte Group Representing Dave Hamman**
Request:	Renew the Special Use Permit Granted by Ordinance 2004-03 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-004 and Located in the 600 Block of Route 34 on the East Side of the Street
Location:	Corner of Route 34 and Hafenrichter (Farnsworth) in Oswego Township
Purpose:	Special Use Permit would Allow the Existing Commercial Off-Premise Advertising Sign to Remain on the Subject Property. Property is Zoned M-2.

Mr. Asselmeier summarized the request. The Pulte Group would like to renew the special use permit for a billboard at the property identified by parcel identification number 03-01-127-006 and revoke the special use permit for a billboard on the property identified by parcel identification number 03-01-127-004. This proposal applies to the sign advertising the Pulte Development. The proposal does not include the big billboard on the property 03-01-127-004. Staff is still searching for the ordinance that allowed that billboard. The existing special use permit required the sign to be renewed every three (3) years. The sign was moved to get into compliance with the Kendall County signage regulations; the Pulte Group is required to get a building permit because the sign was relocated.

Oswego Township expressed no opposition to this proposal. The City of Aurora has not submitted comments on this proposal. ZPAC unanimously recommended approval of the proposal provided that the placement requirements of the Zoning Ordinance were met. The Kendall County Regional Planning Commission unanimously recommended approval at their meeting.

Mr. Asselmeier listed the recommended conditions proposed by Staff:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.

2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.

3. The sign will not be illuminated.

4. The advertising on the sign is restricted to Pulte Group's residential development.

5. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.

6. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.

7. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

8. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

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 7:33 p.m.

Patrick Cook, representing Pulte Group, stated that he was in attendance to answer questions.

Mr. Werderich asked if the County received any comments from the City of Aurora. Mr. Asselmeier responded that the City of Aurora was sent the information previously, but have not provided any feedback. No reason was given as to why the City of Aurora did not comment.

Mr. Asselmeier stated that a larger, elevated billboard exists on the parcel ending in -004, but Staff has not found the document authorizing that billboard at that location.

Mr. Asselmeier noted that the petitioner submitted green cards and proof of publication of the notice of the hearing and are on file. This case was unique that the radius included properties in Kane County; the property owners within the notification radius were notified.

Mr. Werderich closed the public hearing at 7:34 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. **Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use 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 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. **True, the proposed special use will not negatively impact adjoining properties.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.**

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 proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.**

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. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.

2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.

3. The sign will not be illuminated.

4. The advertising on the sign is restricted to Pulte Group's residential development.

5. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.

6. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.

7. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

8. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

9. 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 September 11, 2017 meeting.

The hearing on Petition 17-19 concluded at 7:35 p.m.

The hearing on Petition 17-22 started at 7:35 p.m.

PETITION

17-22-	**Stor Mor, Inc.**
Request:	Major Amendment to the Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at the Subject Property; Property is Zoned B-2 with a Special Use Permit
PINs:	03-07-278-011, 03-07-278-010 and 03-07-278-009
Location:	1317 Route 31 in Oswego Township
Purpose:	Petitioner would like to Make the Following Amendments: 1. Construct One (1) 1,650 Square Foot Building 2. Construct One (1) 4,300 Square Foot Building 3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16) 4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

Mr. Asselmeier summarized the request. Stor Mor, Inc., represented by Robert Schneider, requested four (4) amendments to their special use permit. The petitioner would like to construct one (1) 1,650 square foot building, one (1) 4,300 square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed 4,300 square foot building. In addition the restrictions listed in the proposal, Staff requested that a condition be added to the special use permit revoking the special use permit portion of Ordinance 76-6 which granted a special use permit for storage on the northern portion of the property.

Oswego Township had no objections to the proposal. The Village of Montgomery has not submitted any comments on the proposal. ZPAC requested that the petitioner confirm with the Oswego Fire Protection District that sprinklers would not be required in the new building; ZPAC unanimously recommended approval of the proposal. The Kendall County Regional Planning Commission unanimously recommended approval of the proposal.

Mr. Asselmeier listed the proposed conditions on the special use permit:

1. Ordinance 2016-15 is hereby repealed.

2. The special use provisions of Ordinance 76-6 for parcel 03-07-278-010 are hereby repealed. The property will remain zoned B-2.

3. The property will be developed in accordance with the site plan.

4. A building permit shall be secured prior to construction of the proposed storage buildings.

5. Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles.

6. Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers.

7. A stormwater management permit shall be secured prior to the development of the property.

8. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant.

9. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Saturdays and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. every day.

10. No more than sixteen (16) vehicles may be stored on site at a time.

11. All vehicles stored on site shall be located within a designated stall.

12. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east.

13. The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business.

14. 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.

15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid (New Restriction).

Mr. Werderich opened the public hearing for audience comment at 7:46 p.m.

Robert Schneider, petitioner, stated he constructed the new building proposed in 2016. He would like to substitute some of the RV parking spots in favor of the new, proposed buildings. The building proposed in 2016 was constructed. If approved, the proposed building allowed by the new special use permit would be constructed in fall 2017. Mr. Schneider considered the rear of the proposed new building to be screening.

Mr. Werderich asked why the Village of Montgomery did not respond. Mr. Asselmeier stated that the Village of Montgomery was notified, but he does not know why the Village of Montgomery did not submit comments.

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

Discussion occurred regarding the sprinkler requirement. Mr. Schneider was not aware of any changes in codes related to sprinklers. Mr. Asselmeier noted that the proposed restriction only required Mr. Schneider to confirm whether or not sprinklers would be required. If the Oswego Fire Protection District did not require sprinklers, the proposed buildings would not need sprinklers.

The retention area is located west of the buildings.

Mr. Werderich asked about the use of the land south of the proposed use. Mr. Asselmeier said that it is a green field owned by the petitioner. In the 1980s, a shopping center was planned at that location and the field was supposed to be the parking lot.

The gate is open on Sundays, but no employees are working on Sundays.

Mr. Werderich closed the public hearing at 7:47 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. **True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.**

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. **True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new access roads or points of ingress and egress are proposed. Approval of the Oswego Fire Protection District for access and sprinkler issues are two proposed restrictions to address this criteria.**

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 petition has provided a site plan that complies with the requirements for the proposed use.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use is consistent with the Land Resource Management Plan as amended in 2016 for this area.**

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. Ordinance 2016-15 is hereby repealed.

2. The special use provisions of Ordinance 76-6 for parcel 03-07-278-010 are hereby repealed. The property will remain zoned B-2.

3. The property will be developed in accordance with the site plan.

4. A building permit shall be secured prior to construction of the proposed storage buildings.

5. Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles.

6. Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers.

7. A stormwater management permit shall be secured prior to the development of the property.

8. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant.

9. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Saturdays and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. every day.

10. No more than sixteen (16) vehicles may be stored on site at a time.

11. All vehicles stored on site shall be located within a designated stall.

12. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east.

13. The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business.

14. 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.

15. 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 September 11, 2017 meeting.

The hearing on Petition 17-22 concluded at 7:49 p.m.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
None

UPDATE ON PETITIONS
Mr. Asselmeier reported that Petition 17-20 for the operation of a grain storage business at 14676 Route 47 was approved by the County Board.

Also, the Planning, Building and Zoning Department received a request for the revocation of a special use permit for agricultural housing at 3827 Van Dyke Road. This matter will go to the Planning, Building and Zoning Committee at their meeting on September 11, 2017.

NEW BUSINESS/OLD BUSINESS

Mr. Asselmeier reported that no special use applications were submitted by the August 22nd deadline. Therefore no hearing will occur on October 2nd. The next hearing date will be October 30th.

PUBLIC COMMENT

None

ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 7:53 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Exhibits:

1. Staff Report Dated August 24, 2017 for Petition 17-19
2. Staff Report Dated August 24, 2017 for Petition 17-22
3. Publication Notice and Mailing to Neighbors for both Petitions (not included with the minutes, but on file)

State of Illinois
County of Kendall

Zoning Petition
#17-22

ORDINANCE NUMBER 2017 - ___

AMENDMENT TO THE SPECIAL USE PERMIT FOR THE PROPERTY AT
1317 ROUTE 31 IN OSWEGO TOWNSHIP

WHEREAS, the Kendall County Board granted a special use permit for the operation of a mini-warehouse on a portion of the property now known as 1317 Route 31 in Oswego Township by Ordinance 76-6 adopted on April 13, 1976; and

WHEREAS, the Kendall County Board granted a special use permit for the operation of an enclosed self-service storage facility and an outdoor storage facility at 1317 Route 31 in Oswego Township by Ordinance 2016-15 adopted on August 20, 2016; and

WHEREAS, Robert Schneider on behalf of Stor-Mor, Inc. has filed a petition for a major amendment to the special use permit for the purposes of constructing one (1) additional 1,650 square foot building, constructing one (1) additional 4,300 square foot building, reducing the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amending the landscaping plans by removing the proposed vegetation south of the proposed additional 4,300 square foot building; and

WHEREAS, the subject property is located within the B-2 General Business District consisting of approximately 6.0 acres located on the north side of Light Road west of Illinois Route 31, commonly known as 1317 Route 31 (PINs# 03-07-278-011, 03-07-278-010 and 03-07-278-009), in Oswego Township; and

WHEREAS, said property is legally described as:

Lot 3 and that part of Lot 2 of the Resubdivision of part of Lot 5, of Unit Two, Marina Terrace (except those parts described as follows):
commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 00 seconds West, 272.52 feet; thence North 88 degrees, 14 minutes, 00 seconds, East 210.00 feet to a point on the East line of Lot 5; thence South 01 degree 46 minutes, 00 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 00 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 00 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, describe as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West, 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows: beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner;

thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line, 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet, to the Southeast corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.

AND

Lot 1 of the resubdivision of part of lot 5 of Unit Two, Marina Terrace (Except that part falling in the following described property: Beginning at the Northeast corner of Lot 2 of said resubdivision; thence South 01 degree 45 minutes East along the Westerly right of way line of Illinois Route No. 31 a distance of 255.00 feet; thence South 88 degrees 14 minutes West 245 feet; thence North 01 degrees 46 minutes West 255 feet to the North line of said lot 5; thence North 88 degrees 14 minutes East along said North line 245.00 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

WHEREAS, all special use 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 August 28, 2017; and

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. **True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.**

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. **True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new access roads or points of ingress and egress are proposed. Approval of the Oswego Fire Protection District for access and sprinkler issues are two proposed restrictions to address this criteria.**

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 petition has provided a site plan that complies with the requirements for the proposed use.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use is consistent with the Land Resource Management Plan as amended in 2016 for this area.**

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of an amendment to the special use permit for the operation of an enclosed self-service storage facility and an outdoor storage facility in accordance to the submitted Site Plan and Landscaping Plan included as "Exhibit A" and "Exhibit B" respectively attached hereto and incorporated herein subject to the following conditions:

1. Ordinance 2016-15 is hereby repealed.

2. The special use provisions of Ordinance 76-6 for parcel 03-07-278-010 are hereby repealed. The property will remain zoned B-2.

3. The property will be developed in accordance with the site plan.

4. A building permit shall be secured prior to construction of the proposed storage buildings.

5. Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles.

6. Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers.

7. A stormwater management permit shall be secured prior to the development of the property.

8. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant.

9. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Saturdays and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. every day.

10. No more than sixteen (16) vehicles may be stored on site at a time.

11. All vehicles stored on site shall be located within a designated stall.

12. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east.

13. The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business.

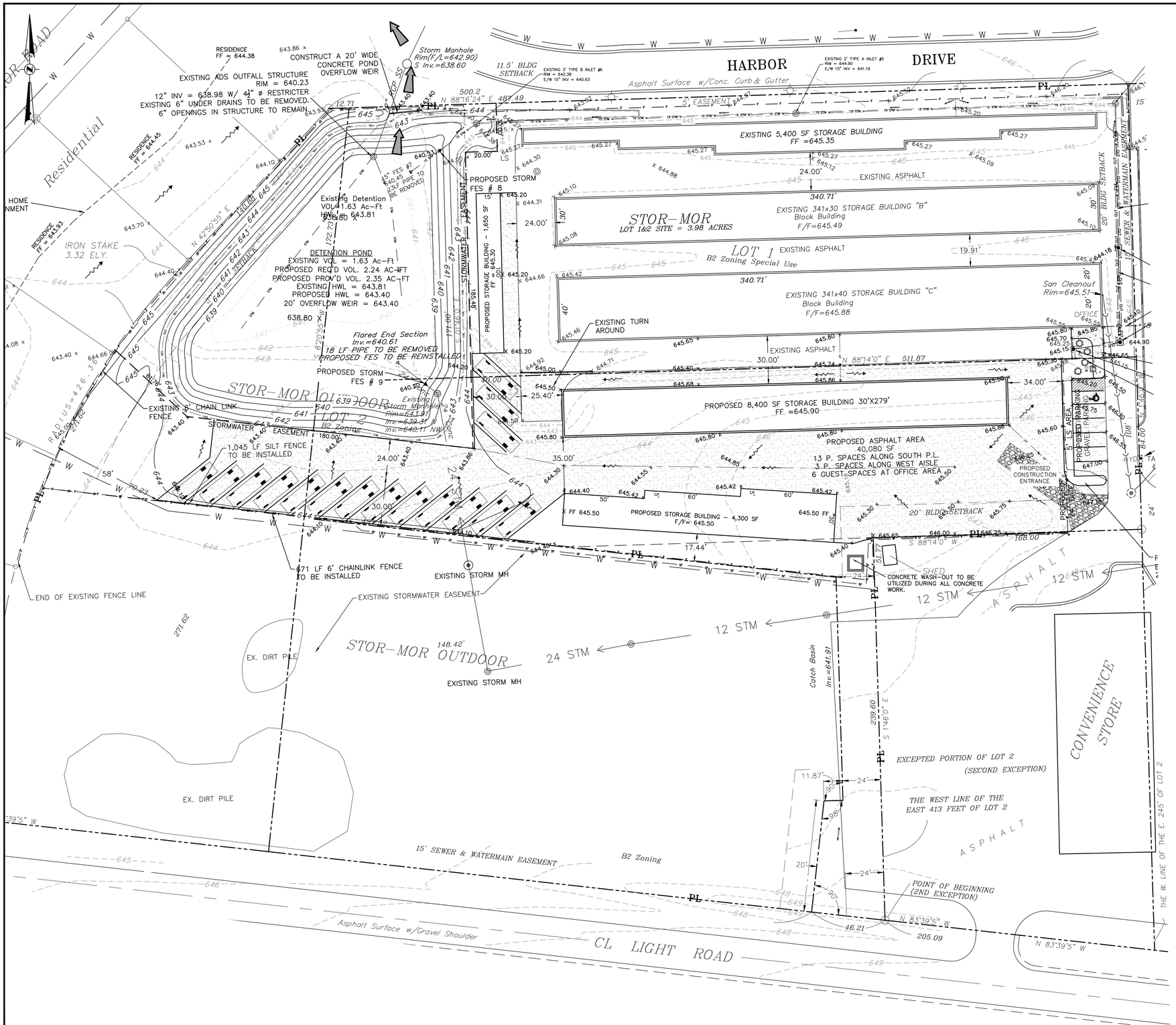
14. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.

15. 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 by the Kendall County Board this 19th day of September, 2017.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder



TYPICAL SOIL PROTECTION CHART

Stabalization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A	A	A	A*	A*	A	A			
Dormant Seeding	B	B	B								B	B
Temporary Seeding			C	C	C	C*	D*	D	D			
Sodding			E**	E**	E**	E**	E**	E**	E**			
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

A – Kentucky Bluegrass – 90 lbs/acre mixed with perennial ryegrass – 30 lbs/acre

B – Kentucky Bluegrass – 135 lbs/acre mixed with perennial ryegrass – 45 lbs/acre

C – Spring Oats – 100 lbs/acre

D – Wheat or Cereal Rye – 150 lbs/acre

E – Sod

F – Straw Mulch – 2 tons/acre

* Watering needed in June and July

** Water for 2-3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																			
TEMPORARY CONTROL MEASURES																			
SEDIMENT CONTROL BASINS																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE																			
STORM FACILITIES																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FOUNDATION / BUILDING CONSTRUCTION																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.

2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

1. SEE CONSTRUCTION EXIT DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A ¾" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.

4. PERMANENT EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.

5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS
FROM SITE – VILLAGE OF OSWEGO STORM SEWER
TO RECEIVING WATERS – FOX RIVER

PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC., TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

CONTRACTOR'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

SIGNATURE DATE

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
ROBERT SCHNEIDER
1317 ROUTE 31
OSWEGO, IL 60543

PHONE: 708-431-1000

LANDOWNER: ROBERT SCHNEIDER

TOTAL SITE AREA	3.98 AC±
TOTAL DISTURBED AREA	1.20 AC±
PROPOSED IMPERVIOUS AREA	1.01 AC±
LANDSCAPED AREA	1.56 AC±
PROPOSED CN	85

TEBRUGGE ENGINEERING
410 EAST CHURCH ST - SUITE A - SANDWICH, IL 60548
PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
	2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
	3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
	4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
	5	6.19.17	REVISED FOUNDATION ELEV. & GRADING – OWNER REQ.

PREPARED FOR:
STOR-MOR MINI STORAGE
1317 ROUTE 31 OSWEGO, IL 60543

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 15 269 021
SCALE: 1" = 30'
DATE: 8.31.16

SHEET NO. 3 OF 6 SHEETS

Exhibit B

12'x16' Double Sided Informational Billboard.
NE Corner OF Fransworth & Ogden In Aurora.

192 SQ. FT.



12"x192" Single Sided Model Now Open Patch.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy.
Qty: 2

Sign is not illuminated. Sign is 12' tall with 2' tall posts= 14' from ground to top of sign. Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White, Duranodic Bronze and Digital Vinyl. MDO Mounted to 2 White Wooden 10" x 10" columns.

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave. Naperville, IL. 60563 Phone: 630-357-2300 Fax: 630-357-3977 signsnow215@gmail.com

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 316
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: September 6, 2017
Re: Petition 17-24 – Proposed Stormwater Management Request for City of Plano Project in Foli Park

Kendall County received a request from the City of Plano for a variance to Section 203.1 of the Kendall County Stormwater Management Ordinance. The City of Plano desires to create a multi-use path, pavilion and other Americans with Disabilities Act compliant amenities at Foli Park. The proposed project will create approximately 0.62 acres of impervious surface; a total of approximately 1.26 acres of impervious surface would be located at the site if the variance is approved and the project is developed as proposed.

The City of Plano's application is included as Attachment 1. A diagram of the proposal can be found on page 13 of this attachment.

The City of Plano's engineering consultant's comments are included as Attachment 2. Greg Chismark, from WBK, also provided comments which are included as Attachment 3.

Based on the information provided by the City of Plano and WBK, Staff believes that the following findings of fact as required by Section 904.1 of the Kendall County Stormwater Management Ordinance have been met:

1. The variance will not increase the probability of flood damage or create an additional threat to the public health, safety or welfare.

2. The variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising the objectives of Section 102 of the Kendall Stormwater Management Ordinance.

3. The variance will not result in a reduction of water quality benefits as compared to compliance with ordinance requirements.

4. The variance is not requested solely for the purpose of reducing site runoff storage requirements.

5. The variance shall not cause conveyance of stormwater from the project to increase peak discharges beyond design capacity of existing offsite conveyance facilities for any storm event from the 2-year to the 100-year recurrence frequency.

6. The variance shall seek to preserve valuable environmental and biological resources including but not limited to stands of native trees, existing wetlands and natural floodplain storage.

Staff recommends approval of the variance as proposed on the condition that the City of Plano secures all applicable permits required by local, State and Federal regulatory agencies and abides

by any conditions placed on the permits. A copy of a proposed variance ordinance is included as Attachment 4.

If you have any questions prior to the September 5th meeting, please let me know.

MHA

Attachment 1 City of Plano Application
Attachment 2 Wellbank Comments
Attachment 3 Chismark Comments
Attachment 4 Draft Variance Ordinance
Attachment 5 9.5.17 Public Hearing Minutes

Birthplace of the Harvester

CITY OF PLANO

17 E. Main Street
Plano, Illinois 60545

Mayor 630-552-3210

City Clerk (630) 552-8275
City Treasurer (630) 552-8823

Fax 630-552-8292

Public Works (630) 552-7000
Building & Zoning (630) 552-8425

City of Plano Application for Stormwater Variance for Foli Park Development

A. Common Address and Legal Description:Kendall County Parcel # 01-27-276-002. Brief Legal Description: Sec 27-37-6 City of Plano
B. Owner: City of Plano, 17 E. Main St. Plano, Il. 60545
C. N/A
D. N/A
E. Consulting Engineeer for development: Robinson Engineering, 17000 South Park Ave., South Holland, Il
F. Names and addresses of property owners within 250 feet: Attached
G. Specific features of the development that require a variance: The multi-use path, pavilion and other ADA compliant amenities create approximately .62 additional impervious surfaces
H. Specific provision of the City Stormwater Ordinance that the variance is sought: Title 6-17-3-1 of the City of Plano City Code (Stormwater Ordinance)
i. Specific provision of the Kendall County Stormwater Ordinance that the variance is sought: Sec. 203.1 of the Kendall County Stormwater Ordinance

J. The project is funded by an Open Space Lands Acquisition and Development grant to add recreational value to Foli Park. The banks of the pond at Foli Park consist of steep slopes to the southwest, south, and southeast; naturalized and wooded areas to the east, north, and northwest; wetlands to the northeast; and flatter areas suitable for recreational use on the west bank. Heavy machinery needed for earth excavation would have difficulty navigating the steep slopes in Foli Park without further bank modifications. Excavation of the pond banks elsewhere would necessitate extensive tree and root removal in wooded and naturalized areas, mitigation for wetland impacts, or significantly reduce the area suitable for recreational use. Reduction in the recreational use area diminishes the overall recreational value of Foli Park to the City of Plano's residents.

K. A statement that the variance is the minimum variance to permit development: The variance of the detention requirement requested is the minimum variance necessary to permit the development.

L.

(Kendall County Stormwater Management Ordinance, Section 904.1):

A. The variance will not increase the probability of flood damage or create an additional threat to the public health, safety, or welfare. The pond at Foli Park does not have a connection to Big Rock Creek. All stormwater tributary to Foli Park must either infiltrate or evaporate.
B. The requested variance will allow construction of the proposed recreational amenities and will not compromise any of the goals of the Kendall County Stormwater Management Ordinance.
C. A variance will not result in the reduction of water quality benefits as compared to compliance with ordinance requirements because naturalized areas surrounding the pond will be preserved.

D. The variance is requested to provide a recreational amenity to the residents of the City of Plano.
E. All stormwater runoff is tributary to the pond at Foli Park, and the pond is not tributary to offsite conveyance facilities.

The variance seeks to preserve the native trees, existing wetlands, and natural features at Foli Park. Without a variance, the aforementioned resources would be impacted.

Kendall County, Illinois

Information for Parcel 01-27-276-002, Tax Year 2016

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Property Information

Tax Year 2016	**Tax Code** LR003
Township Little Rock Township	**Neighborhood** 139 - Incorporated Section 27
Property Class 0090-TAX EXEMPT	**Land Use** 0090-
Tax Status Exempt	**Lot Size**
Net Taxable Value 0	**Tax Rate**
Site Address	**Total Tax** $0.00
Owner Name and Address CITY OF PLANO 17 E MAIN ST PLANO, IL 60545	**Mailing Name and Address** CITY OF PLANO 17 E MAIN ST PLANO, IL 60545
Legal Description SEC 27-37-6 CITY OF PLANO	

Legal Descriptions

Legal Description	Section/Township/Range	Document
SEC 27-37-6 CITY OF PLANO		

Within 250' of Foli Park

3/24/17

Bernd & Heidi Bresilge	703 Esta Drive
Clarence & Jacquelynn Bretthauer	212 Sandy Lane
Theda McMinn	210 Sandy Lane
Arthur & Donna Bruesewitz	208 Sandy Lane
Timothy & April Young	206 Sandy Lane
Ronald Kermeen	204 Sandy Lane
Rafael & Sandra Gonzalez	703 S. Hale Street
Paul & Sheryl Heller	705 S. Hale Street
Charles & Betty Ramsden	707 S. Hale Street
Iris Aponte	205 E. Larson Street
Dennis Fahrlander	209 E. Larson Street
Timothy & Kathleen Tyler	712 Esta Drive
Andy James Buchanan	707 Esta Drive
Diane Brockway	706 Esta Drive
Rebecca Larrabee	705 Esta Drive
Jesse & Linda Stonecipher	801 S. Hale Street
Ricard Clappper & Patricia Redden	208 E. Larson Drive
Jared & Casey Michalski	875 S. Hale Street
Plano CUSD # 88	804 S. Hale Street
Cedardell Golf Club	14264 Hale Road
Corbin Land LLC	3971 Needham Road

PREPARED BY:
Thomas W. Grant
Attorney at Law
200 Hillcrest Avenue
Yorkville, IL 60560
(630) 553-0088

ORDINANCE NO. 2017-34

AN ORDINANCE GRANTING VARIATION
FROM THE CITY OF PLANO STORMWATER MANGEMENT ORDINANCE
TITLE 6, CHAPTER 17, SECTION 3-1 OF THE PLANO CITY CODE

OWNER: CITY OF PLANO
PROPERTY: FOLI PARK, PLANO, ILLINOIS

WHEREAS, the CITY OF PLANO, on its own behalf, has filed an Application for Stormwater Variance for the Foli Park Development. A Variance is sought from Section 6-17-3-1 of the Plano City Code (Stormwater Ordinance) and from the provisions of the Kendall County Stormwater Ordinance, Section 203.1, and

WHEREAS, the Streets and Utilities Committee conducted a Public Hearing on the requested Variation in the City Council Chambers, Plano, Illinois, on June 26, 2017. All members of the Committee were present. Also present was Matt Asselmeier, from the Kendall County Planning, Building and Zoning Department. No members of the public appeared and no members of the public offered any comment regarding the Application for Variance, and

WHEREAS, the Streets and Utilities Committee has considered the Application

for Stormwater Variance for Foli Park Development, and has reviewed and considered the Master Report for Foli Park Stormwater Detention prepared by Jacob Wellbank, PEI, from Robinson Engineering and has considered the Summary of Site Stormwater Management Requirements for the Site and the Project, and based upon the foregoing, and in conformity with Section 6-5-11-B, the Streets and Utilities Committee recommends to the City Council that the Variation be granted; and

WHEREAS, the Variance is consistent with the purpose and intent of the City's Stormwater Ordinance and the Kendall County Stormwater Ordinance based upon the Committee's consideration of the evidence submitted with the Variance Application and at the hearing, and

WHEREAS, the Committee's Findings of Fact are based upon the contents of the Application and the attachments thereto; and

WHEREAS, based upon the foregoing, the Streets and Utilities Committee has recommended to the City Council the granting of the Variance and recommends to Kendall County the granting of the Variance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Plano, Kendall County, Illinois, based upon a 2/3rds vote of the members of the City Council as follows:

Section 1. That a variation be and the same is hereby granted from the applicable provisions of the Stormwater Management Ordinance of the City to authorize and permit the development of the Foli Park improvements without the requirement of the installation and maintenance of an additional detention pond or basin, being a variation

from Section 6-17-3-1 of the Plano City Code.

Section 2. The City Council herewith and hereby adopts the findings of fact and the recommendations of the Zoning Board of Appeals, a copy of which are attached hereto and made a part hereof.

Section 3. All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby superceded insofar as such conflict exists and insofar as they are applicable to the real estate specifically described herein.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by Law.

PASSED by the City Council of the City of Plano, Kendall County, Illinois, on the 24th day of July, 2017.

SIGNED and APPROVED by the Mayor of the City of Plano, Kendall County, Illinois, on the 25th day of July, 2017.

Mayor

ATTEST:

City Clerk

Y:\CITY OF PLANO\ORDINANCES.2017\Stormwater Variation.doc

CITY OF PLANO
STREETS AND UTILITIES COMMITTEE
FINDINGS OF FACT AND RECOMMENDATION REGARDING
STORMWATER VARIANCE FOR FOLI PARK DEVELOPMENT

The CITY OF PLANO, on its own behalf, has filed an Application for Stormwater Variance for the Foli Park Development. A Variance is sought from Section 6-17-3-1 of the Plano City Code (Stormwater Ordinance) and from the provisions of the Kendall County Stormwater Ordinance, Section 203.1.

The Streets and Utilities Committee conducted a Public Hearing on the requested Variation in the City Council Chambers, Plano, Illinois, on June 26, 2017. All members of the Committee were present. Also present was Matt Asselmeier, from the Kendall County Planning, Building and Zoning Department. No members of the public appeared and no members of the public offered any comment regarding the Application for Variance.

The Streets and Utilities Committee has considered the Application for Stormwater Variance for Foli Park Development, and has reviewed and considered the Master Report for Foli Park Stormwater Detention prepared by Jacob Wellbank, PEI, from Robinson Engineering and has considered the Summary of Site Stormwater Management Requirements for the Site and the Project.

Based upon the foregoing, and in conformity with Section 6-5-11-B, the Streets and Utilities Committee recommends to the City Council that the Variation be granted. The Variance is consistent with the purpose and intent of the City's Stormwater Ordinance and the Kendall County Stormwater Ordinance based upon the Committee's consideration of the evidence submitted with the Variance Application and at the hearing.

A. The proposed development is not in the regulatory floodway.

B. The Variance will not increase the probability of flood damage or cause or create an additional threat to the public health, safety or welfare, or be injurious to other property or improvements in the locale in which the property is located.

C. The Variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising any of the objectives of the Stormwater Ordinance.

D. The Variance will not result in a reduction of water quality benefits as compared to compliance with the Stormwater Ordinance requirements.

E. The Variance will not cause conveyance of Stormwater from the project to increase peak discharges beyond design capacity of existing offsite conveyance facilities for any storm event from the 2-year to the 100-year recurrence frequency.

F. The Variance will not impact valuable environmental and biological resources including but not limited to stands of native trees, existing wetlands and/or natural floodplain storage.

G. Because of the particular physical surroundings, shape or topographic conditions of the specific property involved, a particular hardship to the owner, the City, would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

H. The conditions upon which the request for a Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property.

I. The purpose of the Variation is not based upon economic feasibility.

J. The development activity cannot be located outside the SFHA.

K. There will be no additional public expense for flood protection, lost environmental stream uses and functions, rescue or relief operations, policing, or repairs to streambeds and banks, roads, utilities, or other public facilities.

L. All other requirements of the Stormwater Ordinance shall be met.

M. The Applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the NFIP.

N. The granting of the Variance will not alter the essential character of the area involved including existing stream uses.

O. All other required State and Federal permits or waivers have been or will be obtained.

The foregoing specific Findings of Fact are based upon the contents of the Application and the attachments thereto.

Based upon the foregoing, the Streets and Utilities Committee recommends to the City Council the granting of the Variance and recommends to Kendall County the granting of the Variance.

Streets and Utilities Committee

Member

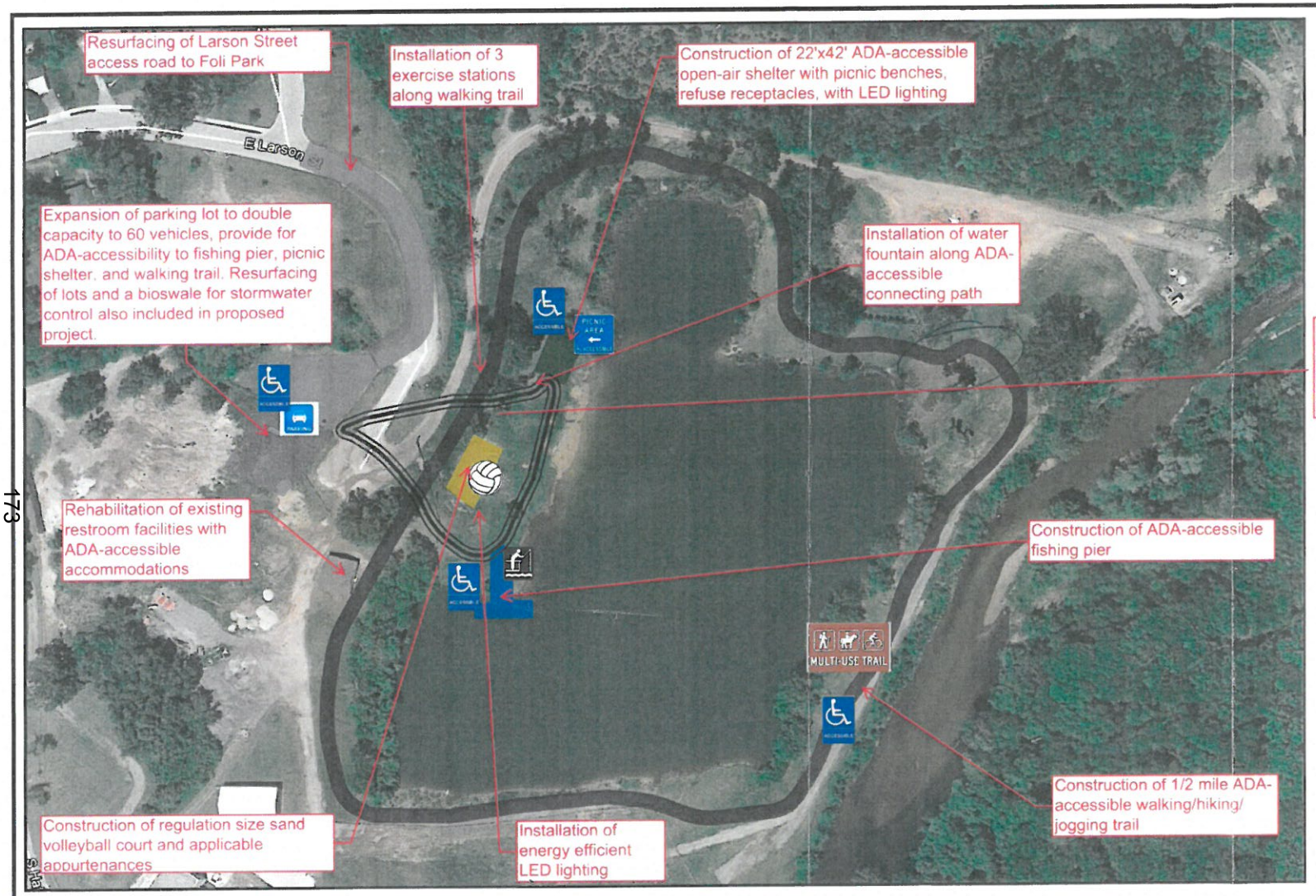
Member

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Member

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PROPOSED FOLI PARK DEVELOPMENT
2014 OSLAD APPLICATION
CITY OF PLANO, IL

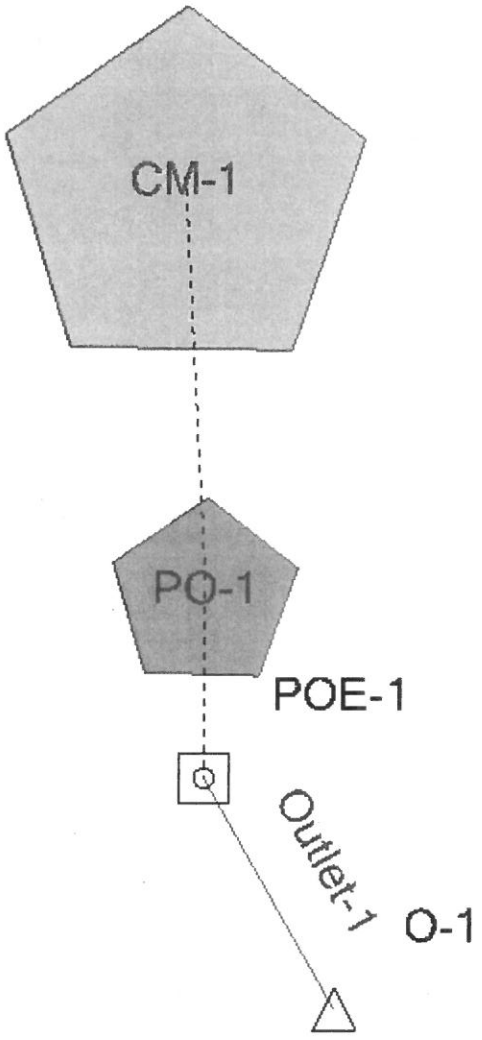
Project Summary	
Title	Foli Park Improvements - City of Plano, IL
Engineer	Jacob C. Wellbank, PEI
Company	Robinson Engineering, Ltd.
Date	3/22/2017

Notes

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System Overview



Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
CM-1	Post-Development 2-Year Rainfall Event (B71 Huff Dist)	2	0.324	936.000	0.56
CM-1	Post-Development 100-Year Rainfall Event (B17 Huff Dist)	100	1.044	936.000	1.58

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
O-1	Post-Development 2-Year Rainfall Event (B71 Huff Dist)	2	0.219	1,443.000	0.08
O-1	Post-Development 100-Year Rainfall Event (B17 Huff Dist)	100	0.745	1,442.000	0.30

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
PO-1 (IN)	Post-Development 2-Year Rainfall Event (B71 Huff Dist)	2	0.324	936.000	0.56	(N/A)	(N/A)
PO-1 (OUT)	Post-Development 2-Year Rainfall Event (B71 Huff Dist)	2	0.219	1,443.000	0.08	101.18	0.243
PO-1 (IN)	Post-Development 100-Year Rainfall Event (B17 Huff Dist)	100	1.044	936.000	1.58	(N/A)	(N/A)
PO-1 (OUT)	Post-Development 100-Year Rainfall Event (B17 Huff Dist)	100	0.745	1,442.000	0.30	103.09	0.746

Subsection: Time-Depth Curve
Label: B70, Huff<10, 2-year

Return Event: 2 years
Storm Event: 24h

Time-Depth Curve: 24h	
Label	24h
Start Time	0.000 min
Increment	14.400 min
End Time	1,440.000 min
Return Event	2 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 14.400 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.02	0.04	0.06	0.08
72.000	0.09	0.11	0.13	0.15	0.17
144.000	0.18	0.20	0.22	0.24	0.25
216.000	0.27	0.29	0.31	0.33	0.35
288.000	0.37	0.38	0.40	0.42	0.44
360.000	0.47	0.49	0.51	0.53	0.55
432.000	0.57	0.60	0.62	0.65	0.67
504.000	0.69	0.72	0.75	0.77	0.80
576.000	0.83	0.85	0.88	0.91	0.94
648.000	0.98	1.01	1.04	1.08	1.12
720.000	1.15	1.19	1.23	1.28	1.32
792.000	1.37	1.44	1.52	1.59	1.66
864.000	1.73	1.81	1.89	1.97	2.05
936.000	2.13	2.18	2.24	2.29	2.35
1,008.000	2.40	2.44	2.47	2.51	2.55
1,080.000	2.58	2.61	2.63	2.66	2.68
1,152.000	2.71	2.72	2.74	2.76	2.78
1,224.000	2.80	2.82	2.83	2.85	2.87
1,296.000	2.89	2.90	2.91	2.92	2.94
1,368.000	2.95	2.97	2.99	3.00	3.02
1,440.000	3.04	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: B70, Huff<10, 100-year

Return Event: 100 years
Storm Event: 24h

Time-Depth Curve: 24h	
Label	24h
Start Time	0.000 min
Increment	14.400 min
End Time	1,440.000 min
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 14.400 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.05	0.10	0.14	0.19
72.000	0.23	0.28	0.32	0.37	0.41
144.000	0.46	0.50	0.54	0.59	0.63
216.000	0.68	0.72	0.77	0.82	0.86
288.000	0.91	0.96	1.01	1.06	1.11
360.000	1.16	1.21	1.27	1.32	1.38
432.000	1.43	1.49	1.55	1.61	1.67
504.000	1.73	1.79	1.86	1.92	1.99
576.000	2.06	2.13	2.20	2.28	2.36
648.000	2.44	2.52	2.60	2.69	2.78
720.000	2.88	2.97	3.08	3.18	3.30
792.000	3.42	3.60	3.78	3.96	4.14
864.000	4.32	4.52	4.71	4.91	5.11
936.000	5.31	5.44	5.58	5.72	5.85
1,008.000	5.99	6.08	6.17	6.26	6.35
1,080.000	6.44	6.50	6.56	6.62	6.69
1,152.000	6.75	6.79	6.84	6.88	6.93
1,224.000	6.97	7.02	7.06	7.11	7.16
1,296.000	7.20	7.23	7.26	7.29	7.32
1,368.000	7.35	7.40	7.44	7.49	7.53
1,440.000	7.58	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time of Concentration Calculations
Label: CM-1

Return Event: 2 years
Storm Event: 24h

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	100.00 ft
Manning's n	0.013
Slope	0.020 ft/ft
2 Year 24 Hour Depth	3.04 in
Average Velocity	1.17 ft/s
Segment Time of Concentration	1.421 min

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	243.00 ft
Is Paved?	False
Slope	0.060 ft/ft
Average Velocity	3.95 ft/s
Segment Time of Concentration	1.025 min

Time of Concentration (Composite)	
Time of Concentration (Composite)	5.000 min

Subsection: Time of Concentration Calculations
Label: CM-1

Return Event: 2 years
Storm Event: 24h

==== SCS Channel Flow

Tc =

R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:

R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc =

Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:

V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Time of Concentration Calculations
Label: CM-1

Return Event: 100 years
Storm Event: 24h

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	100.00 ft
Manning's n	0.013
Slope	0.020 ft/ft
2 Year 24 Hour Depth	3.04 in
Average Velocity	1.17 ft/s
Segment Time of Concentration	1.421 min

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	243.00 ft
Is Paved?	False
Slope	0.060 ft/ft
Average Velocity	3.95 ft/s
Segment Time of Concentration	1.025 min

Time of Concentration (Composite)	
Time of Concentration (Composite)	5.000 min

Subsection: Time of Concentration Calculations
Label: CM-1

Return Event: 100 years
Storm Event: 24h

==== SCS Channel Flow

Tc =

R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:

R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc =

Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:

V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Unit Hydrograph Equations

Unit Hydrograph Method (Computational Notes)
Definition of Terms

At	Total area (acres): At = Ai+Ap
Ai	Impervious area (acres)
Ap	Pervious area (acres)
CNi	Runoff curve number for impervious area
CNp	Runoff curve number for pervious area
fLoss	f loss constant infiltration (depth/time)
gKs	Saturated Hydraulic Conductivity (depth/time)
Md	Volumetric Moisture Deficit
Psi	Capillary Suction (length)
hK	Horton Infiltration Decay Rate (time^-1)
fo	Initial Infiltration Rate (depth/time)
fc	Ultimate(capacity)Infiltration Rate (depth/time)
Ia	Initial Abstraction (length)
dt	Computational increment (duration of unit excess rainfall) Default dt is smallest value of 0.1333Tc, rtm, and th (Smallest dt is then adjusted to match up with Tp)
UDdt	User specified override computational main time increment (only used if UDdt is => .1333Tc)
D(t)	Point on distribution curve (fraction of P) for time step t
K	2 / (1 + (Tr/Tp)): default K = 0.75: (for Tr/Tp = 1.67)
Ks	Hydrograph shape factor = Unit Conversions * K: = ((1hr/3600sec) * (1ft/12in) * ((5280ft)**2/sq.mi)) * K Default Ks = 645.333 * 0.75 = 484
Lag	Lag time from center of excess runoff (dt) to Tp: Lag = 0.6Tc
P	Total precipitation depth, inches
Pa(t)	Accumulated rainfall at time step t
Pi(t)	Incremental rainfall at time step t
qp	Peak discharge (cfs) for 1in. runoff, for 1hr, for 1 sq.mi. = (Ks * A * Q) / Tp (where Q = 1in. runoff, A=sq.mi.)
Qu(t)	Unit hydrograph ordinate (cfs) at time step t
Q(t)	Final hydrograph ordinate (cfs) at time step t
Rai(t)	Accumulated runoff (inches) at time step t for impervious area
Rap(t)	Accumulated runoff (inches) at time step t for pervious area
Rii(t)	Incremental runoff (inches) at time step t for impervious area
Rip(t)	Incremental runoff (inches) at time step t for pervious area
R(t)	Incremental weighted total runoff (inches)
Rtm	Time increment for rainfall table
Si	S for impervious area: Si = (1000/CNi) - 10
Sp	S for pervious area: Sp = (1000/CNp) - 10
t	Time step (row) number
Tc	Time of concentration
Tb	Time (hrs) of entire unit hydrograph: Tb = Tp + Tr
Tp	Time (hrs) to peak of a unit hydrograph: Tp = (dt/2) + Lag
Tr	Time (hrs) of receding limb of unit hydrograph: Tr = ratio of Tp

Subsection: Unit Hydrograph Equations

Unit Hydrograph Method
Computational Notes
Precipitation

Column (1)	Time for time step t
Column (2)	D(t) = Point on distribution curve for time step t
Column (3)	Pi(t) = Pa(t) - Pa(t-1): Col.(4) - Preceding Col.(4)
Column (4)	Pa(t) = D(t) x P: Col.(2) x P

Pervious Area Runoff (using SCS Runoff CN Method)

	Rap(t) = Accumulated pervious runoff for time step t
	If (Pa(t) is <= 0.2Sp) then use: Rap(t) = 0.0
Column (5)	If (Pa(t) is > 0.2Sp) then use:
	Rap(t) = (Col.(4)-0.2Sp)**2 / (Col.(4)+0.8Sp)
	Rip(t) = Incremental pervious runoff for time step t
Column (6)	Rip(t) = Rap(t) - Rap(t-1)
	Rip(t) = Col.(5) for current row - Col.(5) for preceding row.

Impervious Area Runoff

Column (7 & 8)...	Did not specify to use impervious areas.

Incremental Weighted Runoff

Column (9)	R(t) = (Ap/At) x Rip(t) + (Ai/At) x Rii(t)
	R(t) = (Ap/At) x Col.(6) + (Ai/At) x Col.(8)

SCS Unit Hydrograph Method

Column (10)	Q(t) is computed with the SCS unit hydrograph method using R(t) and Qu(t).

Subsection: Unit Hydrograph Summary
Label: CM-1

Return Event: 2 years
Storm Event: 24h

Storm Event	24h
Return Event	2 years
Duration	2,880.000 min
Depth	3.04 in
Time of Concentration (Composite)	5.000 min
Area (User Defined)	1.989 acres

Computational Time Increment	0.667 min
Time to Peak (Computed)	936.000 min
Flow (Peak, Computed)	0.56 ft³/s
Output Increment	1.000 min
Time to Flow (Peak Interpolated Output)	936.000 min
Flow (Peak Interpolated Output)	0.56 ft³/s

Drainage Area	
SCS CN (Composite)	89.204
Area (User Defined)	1.989 acres
Maximum Retention (Pervious)	1.21 in
Maximum Retention (Pervious, 20 percent)	0.24 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	1.95 in
Runoff Volume (Pervious)	0.324 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.324 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	5.000 min
Computational Time Increment	0.667 min
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	27.04 ft³/s
Unit peak time, Tp	3.333 min
Unit receding limb, Tr	13.333 min
Total unit time, Tb	16.667 min

Subsection: Unit Hydrograph Summary
Label: CM-1

Return Event: 100 years
Storm Event: 24h

Storm Event	24h
Return Event	100 years
Duration	2,880.000 min
Depth	7.58 in
Time of Concentration (Composite)	5.000 min
Area (User Defined)	1.989 acres
Computational Time Increment	0.667 min
Time to Peak (Computed)	936.000 min
Flow (Peak, Computed)	1.58 ft³/s
Output Increment	1.000 min
Time to Flow (Peak Interpolated Output)	936.000 min
Flow (Peak Interpolated Output)	1.58 ft³/s

Drainage Area	
SCS CN (Composite)	89.204
Area (User Defined)	1.989 acres
Maximum Retention (Pervious)	1.21 in
Maximum Retention (Pervious, 20 percent)	0.24 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	6.30 in
Runoff Volume (Pervious)	1.044 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.044 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	5.000 min
Computational Time Increment	0.667 min
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	27.04 ft³/s
Unit peak time, Tp	3.333 min
Unit receding limb, Tr	13.333 min
Total unit time, Tb	16.667 min

Subsection: Addition Summary
Label: O-1

Return Event: 2 years
Storm Event: 24h

Summary for Hydrograph Addition at 'O-1'

Upstream Link	Upstream Node
Outlet-1	PO-1

Node Inflows

Inflow Type	Element	Volume (ac-ft)	Time to Peak (min)	Flow (Peak) (ft^3/s)
Flow (From)	Outlet-1	0.219	1,443.000	0.08
Flow (In)	O-1	0.219	1,443.000	0.08

Subsection: Addition Summary
Label: O-1

Return Event: 100 years
Storm Event: 24h

Summary for Hydrograph Addition at 'O-1'

Upstream Link	Upstream Node
Outlet-1	PO-1

Node Inflows

Inflow Type	Element	Volume (ac-ft)	Time to Peak (min)	Flow (Peak) (ft^3/s)
Flow (From)	Outlet-1	0.745	1,442.000	0.30
Flow (In)	O-1	0.745	1,442.000	0.30

Subsection: Elevation-Area Volume Curve
Label: PO-1

Return Event: 2 years
Storm Event: 24h

Elevation (ft)	Planimeter (ft^2)	Area (acres)	A1+A2+sqr (A1*A2) (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)
100.00	0.0	0.186	0.000	0.000	0.000
101.00	0.0	0.220	0.609	0.203	0.203
102.00	0.0	0.258	0.717	0.239	0.442
103.00	0.0	0.298	0.834	0.278	0.720
104.00	0.0	0.342	0.959	0.320	1.040

Subsection: Volume Equations
Label: PO-1

Return Event: 2 years
Storm Event: 24h

Pond Volume Equations
*** Incremental volume computed by the Conic Method for Reservoir Volumes.**

Volume = (1/3) * (EL2 - El1) * (Area1 + Area2 + sqr(Area1 * Area2))

where:	EL1, EL2	Lower and upper elevations of the increment
	Area1, Area2	Areas computed for EL1, EL2, respectively
	Volume	Incremental volume between EL1 and EL2

Subsection: Elevation-Area Volume Curve
Label: PO-1

Return Event: 100 years
Storm Event: 24h

Elevation (ft)	Planimeter (ft^2)	Area (acres)	A1+A2+sqr (A1*A2) (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)
100.00	0.0	0.186	0.000	0.000	0.000
101.00	0.0	0.220	0.609	0.203	0.203
102.00	0.0	0.258	0.717	0.239	0.442
103.00	0.0	0.298	0.834	0.278	0.720
104.00	0.0	0.342	0.959	0.320	1.040

Subsection: Volume Equations
Label: PO-1

Return Event: 100 years
Storm Event: 24h

Pond Volume Equations
*** Incremental volume computed by the Conic Method for Reservoir Volumes.**

Volume = (1/3) * (EL2 - El1) * (Area1 + Area2 + sqr(Area1 * Area2))

where:	EL1, EL2	Lower and upper elevations of the increment
	Area1, Area2	Areas computed for EL1, EL2, respectively
	Volume	Incremental volume between EL1 and EL2

Subsection: Outlet Input Data
Label: Composite Outlet Structure - 1

Return Event: 2 years
Storm Event: 24h

Requested Pond Water Surface Elevations	
Minimum (Headwater)	100.00 ft
Increment (Headwater)	0.05 ft
Maximum (Headwater)	104.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - 2-year (0.08 cfs)	Forward	TW	100.00	104.00
Orifice-Circular	Orifice - 100-year (0.30 cfs)	Forward	TW	101.20	104.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Subsection: Outlet Input Data
Label: Composite Outlet Structure - 1

Return Event: 2 years
Storm Event: 24h

Structure ID: Orifice - 2-year (0.08 cfs) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	100.00 ft
Orifice Diameter	1.75 in
Orifice Coefficient	0.600

Structure ID: Orifice - 100-year (0.30 cfs) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	101.20 ft
Orifice Diameter	2.15 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft^3/s
Flow Tolerance (Maximum)	10.000 ft^3/s

Subsection: Outlet Input Data
Label: Composite Outlet Structure - 1

Return Event: 100 years
Storm Event: 24h

Requested Pond Water Surface Elevations	
Minimum (Headwater)	100.00 ft
Increment (Headwater)	0.05 ft
Maximum (Headwater)	104.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - 2-year (0.08 cfs)	Forward	TW	100.00	104.00
Orifice-Circular	Orifice - 100-year (0.30 cfs)	Forward	TW	101.20	104.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Subsection: Outlet Input Data
Label: Composite Outlet Structure - 1

Return Event: 100 years
Storm Event: 24h

Structure ID: Orifice - 2-year (0.08 cfs) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	100.00 ft
Orifice Diameter	1.75 in
Orifice Coefficient	0.600

Structure ID: Orifice - 100-year (0.30 cfs) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	101.20 ft
Orifice Diameter	2.15 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft^3/s
Flow Tolerance (Maximum)	10.000 ft^3/s

Subsection: Level Pool Pond Routing Summary
Label: PO-1 (IN)

Return Event: 2 years
Storm Event: 24h

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	100.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	1.000 min

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	0.56 ft³/s	Time to Peak (Flow, In)	936.000 min
Flow (Peak Outlet)	0.08 ft³/s	Time to Peak (Flow, Outlet)	1,443.000 min

Elevation (Water Surface, Peak)	101.18 ft
Volume (Peak)	0.243 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	0.324 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.219 ac-ft
Volume (Retained)	0.105 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Level Pool Pond Routing Summary
Label: PO-1 (IN)

Return Event: 100 years
Storm Event: 24h

Infiltration	
Infiltration Method (Computed)	No Infiltration

Initial Conditions	
Elevation (Water Surface, Initial)	100.00 ft
Volume (Initial)	0.000 ac-ft
Flow (Initial Outlet)	0.00 ft³/s
Flow (Initial Infiltration)	0.00 ft³/s
Flow (Initial, Total)	0.00 ft³/s
Time Increment	1.000 min

Inflow/Outflow Hydrograph Summary			
Flow (Peak In)	1.58 ft³/s	Time to Peak (Flow, In)	936.000 min
Flow (Peak Outlet)	0.30 ft³/s	Time to Peak (Flow, Outlet)	1,442.000 min

Elevation (Water Surface, Peak)	103.09 ft
Volume (Peak)	0.746 ac-ft

Mass Balance (ac-ft)	
Volume (Initial)	0.000 ac-ft
Volume (Total Inflow)	1.044 ac-ft
Volume (Total Infiltration)	0.000 ac-ft
Volume (Total Outlet Outflow)	0.745 ac-ft
Volume (Retained)	0.299 ac-ft
Volume (Unrouted)	0.000 ac-ft
Error (Mass Balance)	0.0 %

Subsection: Pond Inflow Summary
Label: PO-1 (IN)

Return Event: 2 years
Storm Event: 24h

Summary for Hydrograph Addition at 'PO-1'

Upstream Link	Upstream Node
<Catchment to Outflow Node>	CM-1

Node Inflows

Inflow Type	Element	Volume (ac-ft)	Time to Peak (min)	Flow (Peak) (ft³/s)
Flow (From)	CM-1	0.324	936.000	0.56
Flow (In)	PO-1	0.324	936.000	0.56

Subsection: Pond Inflow Summary
Label: PO-1 (IN)

Return Event: 100 years
Storm Event: 24h

Summary for Hydrograph Addition at 'PO-1'

Upstream Link	Upstream Node
<Catchment to Outflow Node>	CM-1

Node Inflows

Inflow Type	Element	Volume (ac-ft)	Time to Peak (min)	Flow (Peak) (ft^3/s)
Flow (From)	CM-1	1.044	936.000	1.58
Flow (In)	PO-1	1.044	936.000	1.58

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Robinson ENGINEERING

Municipal Expertise. Community Commitment.

Jacob C. Wellbank, P.E.
Direct Line: 815.412.2723
Email: jwellbank@reltd.com

July 28, 2017

Project 14-711

City of Plano
Attn: Mayor Robert Hausler
17 E. Main St
Plano, IL 60545

RE: FOLI PARK RECREATIONAL IMPROVEMENTS – VARIANCE STANDARDS

Dear Mr. Hausler:

To complete the application for a variation from the City of Plano Stormwater Management Ordinance, Title 6, Chapter 17, Section 3-1 of the Plano City Code and Kendall County Stormwater Ordinance Section 203.1, variance standards must be met as outlined in Title 6, Chapter 17, Section 6-5, Part B.1(a-f) of the Plano City Code (Kendall County Stormwater Ordinance Section 904.1, parts *a* through *f*). Please see below:

a. The variance will not increase the probability of flood damage or create an additional threat to the public health, safety, or welfare. The pond at Foli Park does not have a connection to Big Rock Creek. All stormwater tributary to Foli Park must either infiltrate or evaporate.
b. The requested variance will allow construction of the proposed recreational amenities and will not compromise any of the goals of the Kendall County Stormwater Management Ordinance.
c. A variance will not result in the reduction of water quality benefits as compared to compliance with ordinance requirements because naturalized areas surrounding the pond will be preserved.
d. The variance is requested to provide a recreational amenity to the residents of the City of Plano.
e. All stormwater runoff is tributary to the pond at Foli Park, and the pond is not tributary to offsite conveyance facilities.
f. The variance seeks to preserve the native trees, existing wetlands, and natural features at Foli Park. Without a variance, the aforementioned resources would be impacted due to excavation for stormwater detention, as outlined in Part J of the Application for Stormwater Variance.

Please don't hesitate to call me at (815) 412-2723 if you have any questions.

Very truly yours,

ROBINSON ENGINEERING, LTD.

Jacob Wellbank

Jacob C. Wellbank, PE
Project Engineer

R:\2010-2014\2014\14-383.PLO\14-383.01 Engineering\Permits Utilities\Foli Park Recreational Improvements - Variance Standards.docx

Matt Asselmeier

From: Jacob Wellbank [jwellbank@reltd.com]
Sent: Wednesday, August 23, 2017 5:05 PM
To: Greg Chismark
Cc: Matt Asselmeier; Bob Hausler
Subject: RE: Foli Park Oslad Grant Development Project

Hi Greg,

1. The total area of disturbance for the Foli Park Recreational Improvements Project is 1.99 acres.
2. The proposed new (additional) impervious area is 0.62 acres (27,000 sq. ft.). Yes – all the proposed new impervious area would be tributary to the pond.
3. The hydrograph routing analysis demonstrates how much detention would be necessary if the variance was not granted.
4. There's not a pipe that's known of or has been discovered that would create a connection between the pond and Big Rock Creek. We can provide the project topo if you'd like.
5. A stormwater analysis hasn't been completed to ascertain if the pond overtops into Big Rock Creek in the 100-year rainfall event. The only known events that the City is aware of are in 1996 and late 2000's when flow from Big Rock Creek caused the northern bank of the pond to fail, resulting in Big Rock Creek flowing into the pond.

Please let me know if you need any other information.

Thank you,

Jake

Jacob C. Wellbank, PE
Project Engineer

Robinson ENGINEERING

300 Park Blvd, Ste. 309
Itasca, IL 60143
(815) 412-2723 direct
(815) 250-5636 fax
jwellbank@reltd.com
WWW.RELTD.COM

Don't waste! Only print if necessary.

"Facts are stubborn things" – **John Adams**

From: Greg Chismark [mailto:gchismark@wbkengineering.com]
Sent: Tuesday, August 22, 2017 11:57 AM
To: Jacob Wellbank <jwellbank@reltd.com>
Cc: Matt Asselmeier (masselmeier@co.kendall.il.us) <masselmeier@co.kendall.il.us>
Subject: RE: Foli Park Oslad Grant Development Project

Jacob,
I am reviewing the City of Plano's request for a variance for Foli Park and have a few quick questions. In general there appears to be adequate support and justification for the variance but I would like to be clear on a few items.

August 24, 2017

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

Subject: Foli Park Development – Plano Stormwater Variance
Kendall County (WBK Project No. 16-0100.N)

Dear Mr. Asselmeier:

WBK Engineering LLC (WBK) has reviewed the documents submitted relative to the Foli Pak Project and requested Stormwater Variance. WBK received the following information:

- Application for Stormwater Variance prepared by City of Plano, not dated, received July 31, 2017 via e-mail.
- E-Mail response for additional project information prepared by Robinson Engineering, Ltd., dated and received August 23, 2017.

We find the variance request to be reasonable and recommend County approval of the same. We find this project and site conditions to be unique and offer the following additional justification and emphasis to support our recommendation.

1. This is a public use project. The project is planned, funded and facilitated as a public park by the City of Plano.
2. The entire project is tributary to an existing pond and not directly to a watercourse or adjacent property. The existing pond has no outlet. All runoff will be attenuated in the existing pond prior to any discharge as a result of overtopping.
3. The proposed project will incorporate native plantings with interpretive signage.
4. Disturbance of the pond to provide the required storage will impact existing vegetation and trees within the park.

WBK Engineering, LLC
WBKEngineering.com
Part of the Mno-Bmadsen Family

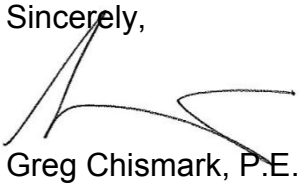
St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

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

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

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

Sincerely,



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

Cc:

State of Illinois
County of Kendall

Petition 17-24

ORDINANCE NUMBER 2017 - _____

GRANTING A VARIANCE TO THE KEDALL COUNTY STORMWATER MANAGEMENT ORDINANCE FOR THE PROPERTY IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 01-27-276-002 LOCATED IN THE IN THE 800 BLOCK OF SOUTH HALE STREET, LITTLE ROCK TOWNSHIP, CITY OF PLANO AND OWNED BY THE CITY OF PLANO AND MORE COMMONLY KNOWN AS FOLI PARK

WHEREAS, the City of Plano has submitted an application for a variance to Section 203.1 of the Kendall County Stormwater Management Ordinance regarding applicability of site runoff storage requirements; and

WHEREAS, the property impacted by the variance is identified by parcel identification number 01-27-276-002 and is located in the 800 block of South Hale Street inside the City of Plano; and

WHEREAS, the property is owned by the City of Plano and is also known as Foli Park; and

WHEREAS, 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; and

WHEREAS, the proposed development is for public use and the development of the park is planned, funded and facilitated as a public park by the City of Plano; and

WHEREAS, the entire project is tributary to an existing pond and not directly to a watercourse or adjacent pond; and

WHEREAS, the existing pond has no outlet and all runoff will be attenuated in the existing pond prior to any discharge as a result of overtopping; and

WHEREAS, the proposed project will incorporate native plantings with interpretive signage; and

WHEREAS, disturbance of the pond to provide the required storage will impact existing vegetation and trees; and

WHEREAS, the City of Plano held a public hearing before the Plano Streets Committee on June 26, 2017 for a variance to the City of Plano's Stormwater Management Ordinance for this project and no comments in favor or in opposition to the proposal were received; and

WHEREAS, the City Council of the City of Plano approved a variance to the City of Plano's Stormwater Management Ordinance through Ordinance 2017-34 adopted July 25, 2017; and

WHEREAS, all variance procedures required by the Kendall County Stormwater Management Ordinance were followed including a public hearing by the County's Stormwater Management Oversight Committee on September 5, 2017; and

State of Illinois
County of Kendall

Petition 17-24

WHEREAS, the County's Oversight Committee has determined the variance requests meet following standards:

The variance will not increase the probability of flood damage or create an additional threat to the public health, safety or welfare.

The variance requested is the minimum relief necessary to accomplish the objectives of the development without compromising the objectives of Section 102 of the Kendall County Stormwater Management Ordinance.

The variance will not result in a reduction of water quality benefits as compared to compliance with ordinance requirements.

The variance is not requested solely for the purpose of reducing site runoff storage requirements.

The variance shall not cause conveyance of stormwater from the project to increase peak discharges beyond design capacity of existing offsite conveyance facilities for any storm event from the 2-year to the 100-year recurrence frequency.

The variance shall seek to preserve valuable environmental and biological resources including but not limited to stands of native trees, existing wetlands and natural floodplain storage.

WHEREAS, the County's Oversight Committee has determined the variance requests identified herein to be acceptable under the following condition:

1. The City of Plano shall procure all necessary local, State and Federal permits and satisfy all permit conditions; and

WHEREAS, the Kendall County Board has considered the standards and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval, subject to the conditions noted herein, of a variance to Section 203.1 of the Kendall County Stormwater Management Ordinance regarding applicability of site runoff storage requirements and the site plan included as "Exhibit A" attached hereto and incorporated herein.

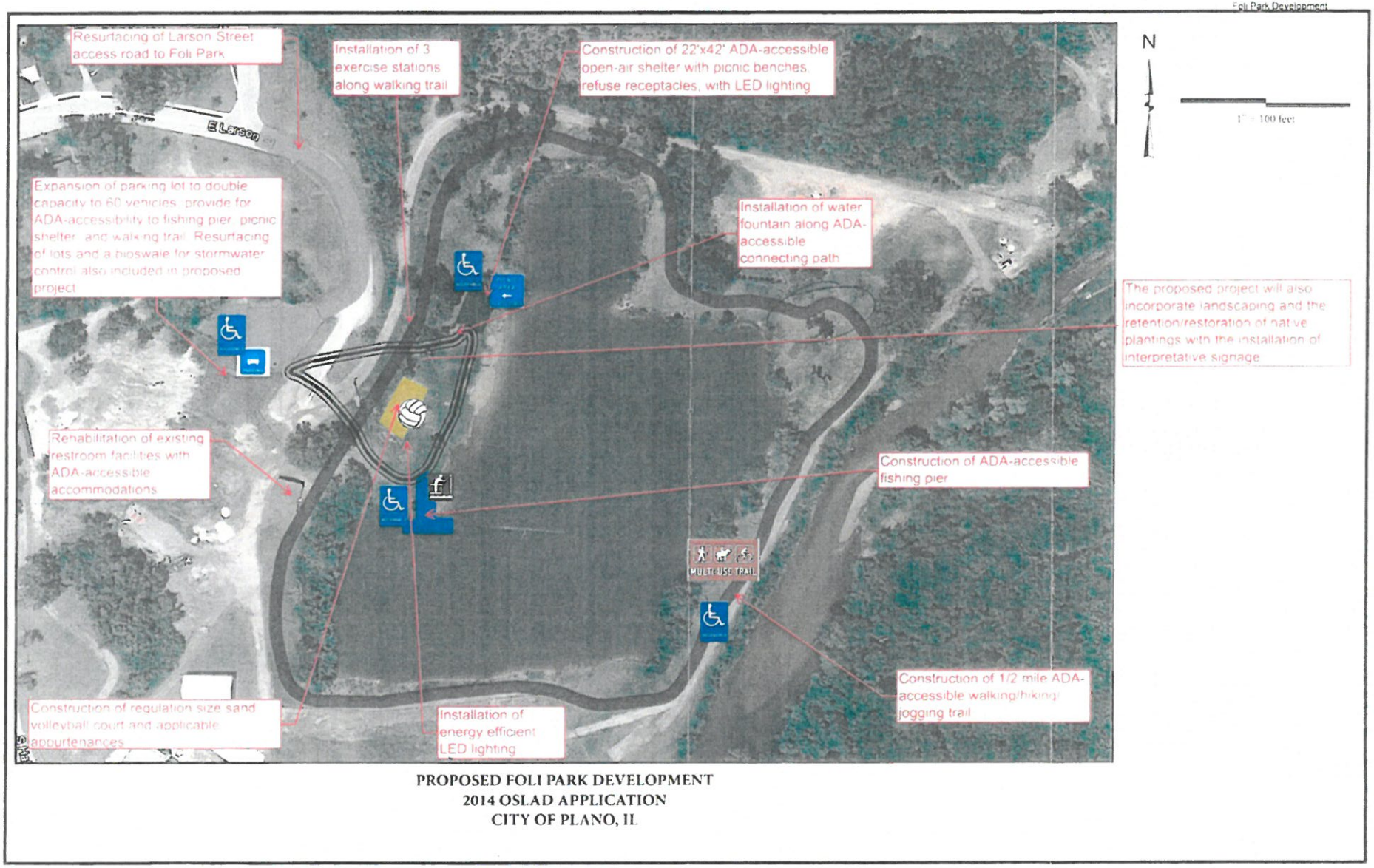
IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 19th day of September, 2017.

Attest:

_____ _____

Debbie Gillette
Kendall County Clerk

Scott R. Gryder
Kendall County Board Chairman



PROPOSED FOLI PARK DEVELOPMENT
2014 OSLAD APPLICATION
CITY OF PLANO, IL

KENDALL COUNTY
STORMWATER OVERSIGHT COMMITTEE
PUBLIC HEARING
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
Meeting Minutes of September 5, 2017
6:00 p.m.
UNOFFICIAL UNTIL APPROVED

CALL TO ORDER
County Board Chairman Scott Gryder called the Stormwater Oversight Committee Public Hearing to order at 6:46 p.m.

ROLL CALL
Committee Members Present: Lynn Cullick, Bob Davidson, Elizabeth Flowers, Tony Giles, Scott Gryder, Matt Kellogg, Matthew Prochaska and John Purcell

Committee Members Excused: Audra Hendrix

Committee Members Absent: Judy Gilmour

Also present: Matt Asselmeier, Senior Planner; Leslie Johnson, State's Attorney's Office; Greg Chismark, WBK Engineering; Tom Karpus, City of Plano

APPROVAL OF AGENDA
Mr. Prochaska made a motion, seconded by Ms. Cullick, to approve the agenda as written. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT
None

PUBLIC HEARING
Mr. Davidson made a motion, seconded by Mr. Kellogg, to open the Public Hearing. With a voice vote of all ayes the motion carried. Chairman Gryder opened the Stormwater Management Oversight Committee Public Hearing at 6:47 p.m.

Petition 17-24 City of Plano, Illinois
Chairman Gryder summarized the petition. The City of Plano desires to create a multi-use path, pavilion and other Americans with Disabilities Act compliant amenities at Foli Park. The proposed project will create approximately 0.62 acres of impervious surface; a total of approximately 1.26 acres of impervious surface would be located at the site if the variance is approved and the project is developed as proposed. A diagram of the proposal is included on Attachment 1, Page 13.

Mr. Purcell asked the size of Foli Park. Mr. Karpus responded that the park is approximately twenty-four (24) acres in size.

Mr. Davidson said that every time the creek goes out of its banks, the creek floods the whole area.

Mr. Purcell asked if the County Board would vote on this matter at tonight's meeting. Mr. Asselmeier responded that the variance ordinance will be placed on the September 19th County Board agenda. Mr. Purcell also expressed no objections to the proposal.

Mr. Purcell made a motion, seconded by Mr. Davidson, to adjourn the Public Hearing. With a voice vote of all ayes the motion carried. Chairman Gryder adjourned the Stormwater Management Oversight Committee Public Hearing at 6:49 p.m.

OTHER BUSINESS

None

ADJOURNMENT

Mr. Purcell made a motion, seconded by Ms. Cullick, to adjourn the meeting. With a voice vote of all ayes, the motion carried. The Stormwater Management Oversight Committee adjourned at 6:50 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

DEPARTMENT OF PLANNING, BUILDING & ZONING

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

MOBILE HOME APPLICATION

PERMIT #:

APPLICANT INFORMATION

NAME OF APPLICANT: Nick & Amber Wills
MAILING ADDRESS: [redacted]
CITY, STATE - ZIP: [redacted]
PHONE #: [redacted]
FAX #:
OTHER # (PAGER, CELL, ETC.)

SITE INFORMATION

ACRES: 6.77
SITE ADDRESS OR LOCATION: 14281 Anderson Road Newark IL 60541
ASSESSOR'S ID NUMBER:

EXISTING LAND USE:
CURRENT ZONING: AG 1

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): 12

2) Name(s) and Phone Number of Occupant(s):
Ann Clemens - [redacted] Bill Clemens [redacted]

3) Primary Occupation of Occupant(s):
Retired

ATTACH PLAT OF SURVEY OR DRAWING OF LOCATION OF MOBILE HOME WITH SETBACKS. **See fee schedule attached.**
(Plat Not Required for Permit Renewal)

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

SIGNATURE OF APPLICANT: [redacted] DATE: 8-17-17

SIGNATURE OF ATTORNEY/AGENT: DATE:

FOR OFFICE USE ONLY:

MHAPP.WPD - REV. 11/26/01

Inspected By: Date:

Approved By: Date:

Well & Septic Permit #:

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

CONDITIONAL USE APPLICATION

PROJECT NAME Wills ECHO Housing **FILE #:** 17-25

NAME OF APPLICANT
Nicholas & Amber Wills

CURRENT LANDOWNER/NAME(s)
Nicholas & Amber Wills

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
6.77	14281 Anderson Rd Newark IL 60541	

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	AG 1	

REQUESTED ACTION (Check All That Apply): **YOU MUST MEET ALL CONDITIONS LISTED IN THE ORDINANCE TO QUALIFY**

___ SMALL WIND ENERGY SYSTEM	___ SEASONAL FESTIVAL	___ RIDING STABLES
X ECHO HOUSING	___ BUYING AND SELLING OF LIVESTOCK	___ FEED YARDS
___ ACCESSORY AGRIULCTURAL SERVICES	___ TRUCK/TRACTOR AMUSEMENTS	___ PUBLIC 911 SAFETY TOWER
___ AGRICULTURAL LABOR HOUSING	___ GUEST HOUSE	X SINGLE FAMILY DWELLING
___ HOME-BASED FOOD OPER ATION	___ MODEL HOME	___ PLACES OF WORSHIP
___ SCHOOL	___ DRY CLEANER	___ LAUNDRYMAT (SELF-SERVICE)
___ ELECTRICAL APPLIANCE STORE	___ CONSTRUCTION SERVICES	___ CONTRACTOR'S OFFICE
___ ENCLOSED SELF-SERVICE STORAGE	___ LABORATORIES	___ OUTDOOR DISPLAY
___ PROCESSING OR ASSEMBLY		

[1]PRIMARY CONTACT EMAIL	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT
[redacted]	Amber Wills [redacted]	Amber Wills

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		[redacted]

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE**

FEE PAID: $100.00
CHECK #: [redacted]

RECEIVED
APR 10 2017
KENDALL COUNTY
PLANNING, BUILDING
& ZONING

[1]*Primary Contact will receive all correspondence from County*

[redacted]

ALTA COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

[redacted]

Revision 1

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chicago Title Insurance Company

By:

[redacted]

President

Attest:

[redacted]

Secretary

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Return To: Granville National Bank
130 W. SI Johnson Avenue
P.O. Box 327
Sheridan , IL 60551

Prepared By: Granville National Bank
130 W. SI Johnson Avenue
P.O. Box 327
Sheridan , IL 60551

Mortgage

The date of this Mortgage (*"Security Instrument"*) is May 12, 2017.

Mortgagor

NICHOLAS A WILLS
Spouse of AMBER J WILLS
AMBER J WILLS
Spouse of NICHOLAS A WILLS
[redacted]

Lender

Granville National Bank
Organized and existing under the laws of the United States
130 W. SI JOHNSON AVENUE
P.O. BOX 327
SHERIDAN, IL 60551

1. Conveyance. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, sells, conveys, mortgages and warrants to Lender the following described property:

See Attached Schedule "A"

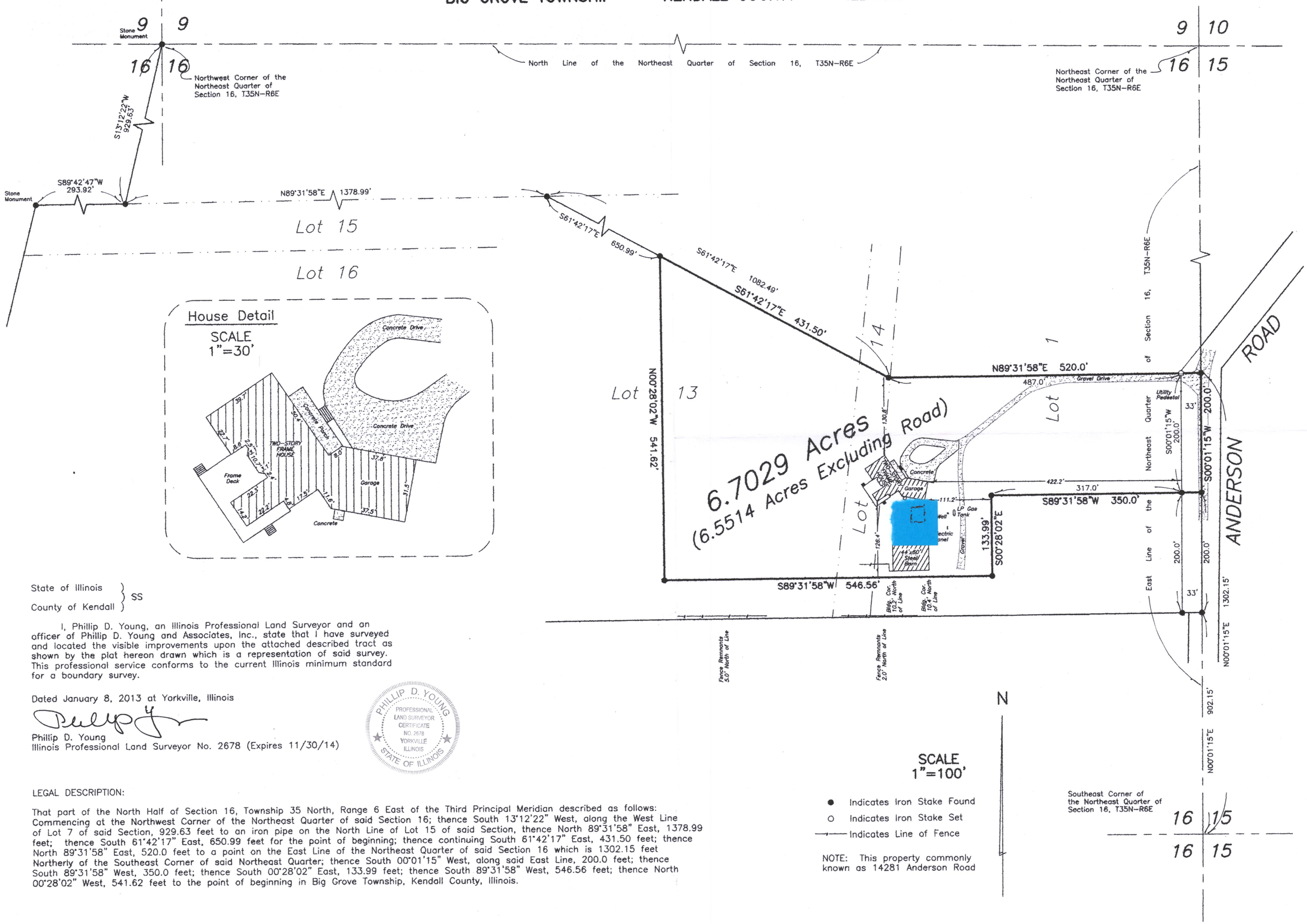
Parcel ID Number: 07-16-200-019-0000

The property is located in KENDALL County at 14281 ANDERSON ROAD, NEWARK, Illinois 60541.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as *"Property"*).

2. Secured Debt and Future Advances. The term *"Secured Debt"* is defined as follows:

PLAT OF SURVEY OF
PART OF THE NORTHEAST QUARTER OF SECTION 16, T35N–R6E, 3rd PM
BIG GROVE TOWNSHIP KENDALL COUNTY ILLINOIS



State of Illinois }
County of Kendall } SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the attached described tract as shown by the plat hereon drawn which is a representation of said survey. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated January 8, 2013 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/14)

PHILLIP D. YOUNG PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 2678 YORKVILLE ILLINOIS STATE OF ILLINOIS

LEGAL DESCRIPTION:

That part of the North Half of Section 16, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Northeast Quarter of said Section 16; thence South 13°12'22" West, along the West Line of Lot 7 of said Section, 929.63 feet to an iron pipe on the North Line of Lot 15 of said Section, thence North 89°31'58" East, 1378.99 feet; thence South 61°42'17" East, 650.99 feet for the point of beginning; thence continuing South 61°42'17" East, 431.50 feet; thence North 89°31'58" East, 520.0 feet to a point on the East Line of the Northeast Quarter of said Section 16 which is 1302.15 feet Northerly of the Southeast Corner of said Northeast Quarter; thence South 00°01'15" West, along said East Line, 200.0 feet; thence South 89°31'58" West, 350.0 feet; thence South 00°28'02" East, 133.99 feet; thence South 89°31'58" West, 546.56 feet; thence North 00°28'02" West, 541.62 feet to the point of beginning in Big Grove Township, Kendall County, Illinois.

Phillip D. Young and Associates, Inc.
11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184–002775

JOB NO. 13004
JOB NAME LARSEN
DWG FILE 13004


Mobile Home Location North


Mobile Home Location South
Picnic Table Will Be Moved


Looking East
Mailbox

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

September 12, 2017

Nick and Amber Wills
P.O. Box 457
Newark, IL 60541

RE: *A-1 Conditional Use- Temporary ECHO Housing– William and Ann Clemens (PIN # 07-16-200-019)*

Petition #17-25

To Whom It May Concern:

This letter serves as a copy of the approved Agricultural Conditional Use for Temporary ECHO housing for property located approximately 0.68 miles north of the intersection of Anderson Road and Townhouse Road in Big Grove Township, commonly known as 14281 Anderson Road, Newark. A review of the submitted documents and our tax assessment database indicate this property consists of approximately 6.7 acres and is zoned A-1 (Agricultural District). The Temporary ECHO housing will be located south of the garage and north of the two thousand six hundred forty (2,640) square foot steel barn and meets the following conditions:

- There can only be one (1) E.C.H.O. housing unit located on each parcel.
- The E.C.H.O. housing unit must comply with all setbacks within the respective zoning districts.
- The E.C.H.O. housing unit must not exceed one thousand-two hundred (1,200) square feet of living space with not more than two (2) bedrooms.
- The E.C.H.O. housing unit must be compatible with the surrounding area.
- The E.C.H.O. housing unit must be an attached or detached pre-manufactured home with a removable foundation or a mobile home.
- Each E.C.H.O. housing unit may have one (1) parking space.
- The owner of the principal residence and at least one occupant of the E.C.H.O. unit must be related by blood, marriage or adoption.
- The owner(s) of the principal residence and lot must live in one of the dwelling units on the lot. No more than two occupants shall reside in an E.C.H.O. unit.
- In order to be eligible for E.C.H.O. housing, at least one of the occupants of the E.C.H.O. unit must be over sixty-two (62), or unable to live independently because of mental or physical disabilities. All disabled occupants must submit a letter from a physician verifying the disability and stating the projected duration of the disability.
- The principal owner of the property must annually submit an affidavit to the Zoning Administrator, verifying that the unit is still occupied by the eligible resident(s). Once

the unit is no longer occupied by the eligible resident(s), the principal owner has six (6) months to remove the unit from the property. If the unit is not removed within six (6) months, the Kendall County Zoning Department may remove the structure. The principal owner of the property will be held financially liable for the cost. If the principal owner has not cleared debts within thirty (30) days of notification, a lien may be placed against the property.

The E.C.H.O. housing unit shall be placed at the location shown on the attached Exhibit A.

This conditional use is valid indefinitely or until such time the unit is no longer occupied by the eligible resident(s). An annual renewal fee of Fifty Dollars ($50.00) is due each year before January 1st. A renewal application will be sent to you annually in November. At the time of application for the building permit and Health Department, the applicant will be required to supply a copy of this letter with the applications.

Should you have any questions or concerns about this matter, please feel free to contact me at (630) 553-4139.

Sincerely,

Robert Davidson
PBZ Chairman/ Zoning Administrator

Matthew H. Asselmeier, AICP
Senior Planner/ Zoning Administrator Deputy

ENC. Exhibit A-Site Plan

CC: Brian Holdiman, Code Inspector
Aaron Rybski, Director of Environmental Health

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: PBZ Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: September 5, 2017
Re: Petition 17-26-Repeal of Special Use at 3875 Van Dyke Road

On August 14, 2017, Charles and Carol Allen submitted the attached letter, marked as Attachment 1, requesting the special use permit for agricultural labor housing at 3827 Van Dyke Road be revoked. The petitioners also included a copy of Ordinance 2007-18 which granted them a special use permit for agricultural labor housing. The petitioners plan to remove the mobile home before summer 2018.

The subject property is zoned A-1 Agricultural. If the special use permit is revoked, the subject property would retain the A-1 Agricultural zoning classification.

If the Committee wishes to take action on this proposal, a draft ordinance is included as Attachment 2.

August 14, 2017

To: Kendall County Building and Zoning Committee

Subject: Zoning Revocation request

We request a revocation of the 'Special Use Permit' granted by Ordinance #2007-18 for the mobile home (located at address of 3875 Van Dyke Rd, Minooka, IL 60447) before summer 2018.

Respectfully,

Charles J. Allen [redacted]

Carol A. Allen

"OFFICIAL SEAL"
DEBRA H. SCARA
Notary Public, State of Illinois
My Commission Expires 01/27/19

[redacted]

8/22/2017

Petition #06-44

After Mr. Dudgeons review of Petition #06-44, Member Wehrli moved to approve a Special Use for Agricultural Labor Housing to Charles and Carol Allen. Member Martin seconded the motion.

Charles and Carol Allen
ORDINANCE NUMBER 2007 - 18
Granting a Special Use for
AGRICULTURAL LABOR HOUSING to
CHARLES AND CAROL ALLEN

WHEREAS, Charles and Carol Allen have filed a petition for a Special Use within the A-1 Agricultural Zoning District for Agricultural Labor Housing pursuant to Section 7.01.D.2 of the Kendall County Zoning Ordinance for property commonly known as 3827 Van Dyke Road in Seward Township, and as legally described in "Exhibit A"; and

WHEREAS, said petition is to allow for the continued placement of agricultural labor housing, in the form of a mobile home, on the subject property; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. The petitioner will be required to submit documentation to the PBZ Department at the start of each growing season documenting the name and occupation of the individual(s) occupying the trailer. Occupancy of the trailer shall be limited to the employee and his/her immediate family.

2. The trailer shall only be occupied from April 1st through November 30th of each year.

3. Annual renewal of the Agricultural Labor Housing Mobile Home permit including payment of the applicable renewal fee until such time that either:
   a. The use of the trailer for agricultural labor ceases: or
   b. The trailer is installed on a permanent frost depth foundation.

4. In the event use of the trailer for agricultural labor housing is discontinued or remains unoccupied in any one season, or in the event the property is sold to another owner, the special use shall lapse.

5. Upon a lapse or expiration of the special use, the trailer shall be removed from the premises within 60 days unless otherwise approved by the Planning Building and Zoning committee of the County Board provided just cause for the delay can be demonstrated. In no event shall the trailer be permitted to remain on the premises for more than six months following the lapse or expiration of the special use.

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

IN WITNESS OF, this ordinance has been enacted on May 15, 2007.

Paul Anderson
Kendall County Clerk

John Church
Kendall County Board Chairman

Chairman Church asked for a roll call vote on the motion with the exception of Member Purcell who voted present. **Motion carried.**

CO.BRD 05/15/07

State of Illinois
County of Kendall

Petition #17-26

ORDINANCE # 2017-_____

REVOKING A SPECIAL USE for
AGRICULTURAL LABOR HOUSING AT THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF VAN DYKE AND McKANNA ROADS ALSO KNOWN AS 3827 VAN DYKE ROAD AND IDENTIFIED BY PARCEL ID NUMBER 09-04-300-016 IN SEWARD TOWNSHIP

WHEREAS, Charles and Carol Allen petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a special use permit for the placement of agricultural labor housing on their property located at the northwest corner of Van Dyke and McKanna Roads in Seward Township also known as 3827 Van Dyke Road; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request as Ordinance 2007-18 on May 15, 2007; and

WHEREAS, the property identified by Parcel ID Number 09-04-300-016 is located within the area governed by the special use permit granted by Ordinance 2007-18; and

WHEREAS, restriction number 3 of the special use permit awarded by Ordinance 2007-18 requires the owners of the special use permit to annually renew the special use person awarded by Ordinance 2007-18; and

WHEREAS, Charles and Carol Allen, owners, no longer desire the special use permit and have stated in a letter as provided in attached Exhibit "A" that they voluntarily requests that Kendall County revoke the special use permit on the above-referenced property and waived their right to a public hearing for the revocation; and

NOW, THEREFORE, BE IT ORDAINED, by the County Board of Kendall County, Illinois that the special use permit granted under Ordinance 2007-18 be revoked as of the date of this Ordinance and the owners of the property known as 3827 Van Dyke Road shall remove the mobile home previously allowed by Ordinance 2007-18 on or before July 1, 2018.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 19th day of September, 2017.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

CONDITIONAL USE APPLICATION

PROJECT NAME 8025 St Rt 126 **FILE #:** 17-27

NAME OF APPLICANT
Brian Davis & ~~Brooke Davis~~

CURRENT LANDOWNER/NAME(s)
Brian Davis & ~~Brooke Davis~~

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
6.41	8025 State Rt. 126 Yorkville IL. 60560	05-10-200-002

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
OK2	~~OCH FARMland~~ A-1	

REQUESTED ACTION (Check All That Apply): **YOU MUST MEET ALL CONDITIONS LISTED IN THE ORDINANCE TO QUALIFY**

___ SMALL WIND ENERGY SYSTEM	___ SEASONAL FESTIVAL	___ RIDING STABLES
___ ECHO HOUSING	___ BUYING AND SELLING OF LIVESTOCK	___ FEED YARDS
___ ACCESSORY AGRIULCTURAL SERVICES	___ TRUCK/TRACTOR AMUSEMENTS	___ PUBLIC 911 SAFETY TOWER
___ AGRICULTURAL LABOR HOUSING	___ GUEST HOUSE	X SINGLE FAMILY DWELLING
___ HOME-BASED FOOD OPER ATION	___ MODEL HOME	___ PLACES OF WORSHIP
___ SCHOOL	___ DRY CLEANER	___ LAUNDRYMAT (SELF-SERVICE)
___ ELECTRICAL APPLIANCE STORE	CONSTRUCTION SERVICES	___ CONTRACTOR'S OFFICE
___ ENCLOSED SELF-SERVICE STORAGE	___ LABORATORIES	OUTDOOR DISPLAY
___ PROCESSING OR ASSEMBLY		

[1]PRIMARY CONTACT EMAIL	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT
[redacted]		Brian Davis

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]		

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 5-26-2017

FEE PAID: $ 100.00
CHECK #: [redacted]

[1]*Primary Contact will receive all correspondence from County*

QUIT CLAIM DEED
Statutory (Illinois)

THE GRANTOR, Brooke Davis, a married person
of the United City of Yorkville
in the County of Kendall,
and State of Illinois,
for and in consideration of Ten Dollars in hand paid,
CONVEYS and QUIT CLAIMS to:
Brian Davis, a married person

whose address is: 8025 Route 126, Yorkville, Illinois 60560

all interest in the following described Real Estate situated in the County of Kendall, in the State of Illinois to wit:

See attached legal description

SUBJECT TO: Existing easements, covenants, and restrictions of record and 2017 and Subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: part of 05-10-200-002
Address of Real Estate: 8025 Route 126, Yorkville, Illinois 60560

Dated this 31st day of August, 2017.

[redacted]

Brooke Davis

Quit Claim Deed

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brooke Davis is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 31st day of August, 2017.

Notary Public

THIS TRANSACTION EXEMPT UNDER PROVISIONS OF 35 ILCS 305/4 E.
Dated: August 31, 2017

Signed: [redacted]
Daniel J. Kramer

Send subsequent tax bills to:
Brian Davis
8025 Route 126
Yorkville, IL 60560

"OFFICIAL SEAL"
ROBIN E. GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/26/2019

This Document Prepared By:
After Recording, Return To:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560

PLAT ACT AFFIDAVIT
(FILE WITH THE RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

DOCUMENT #

DANIEL J. KRAMER, being duly sworn on oath, states that he resides at 1107A S. Bridge Street, Yorkville, IL 60560. That the attached deed represents:

1. The subject property is unsubdivided property.

2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.

3. The division of subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.

4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.

5. The sale of exchange of parcels of land is between owners of adjoining and contiguous land.

6. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.

7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

8. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

9. The conveyance is made to correct descriptions in prior conveyances.

10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

[redacted]
DANIEL J. KRAMER, Attorney at Law

SUBSCRIBED AND SWORN to before me
this 31st day of August, 2017.

[redacted]
Notary Public

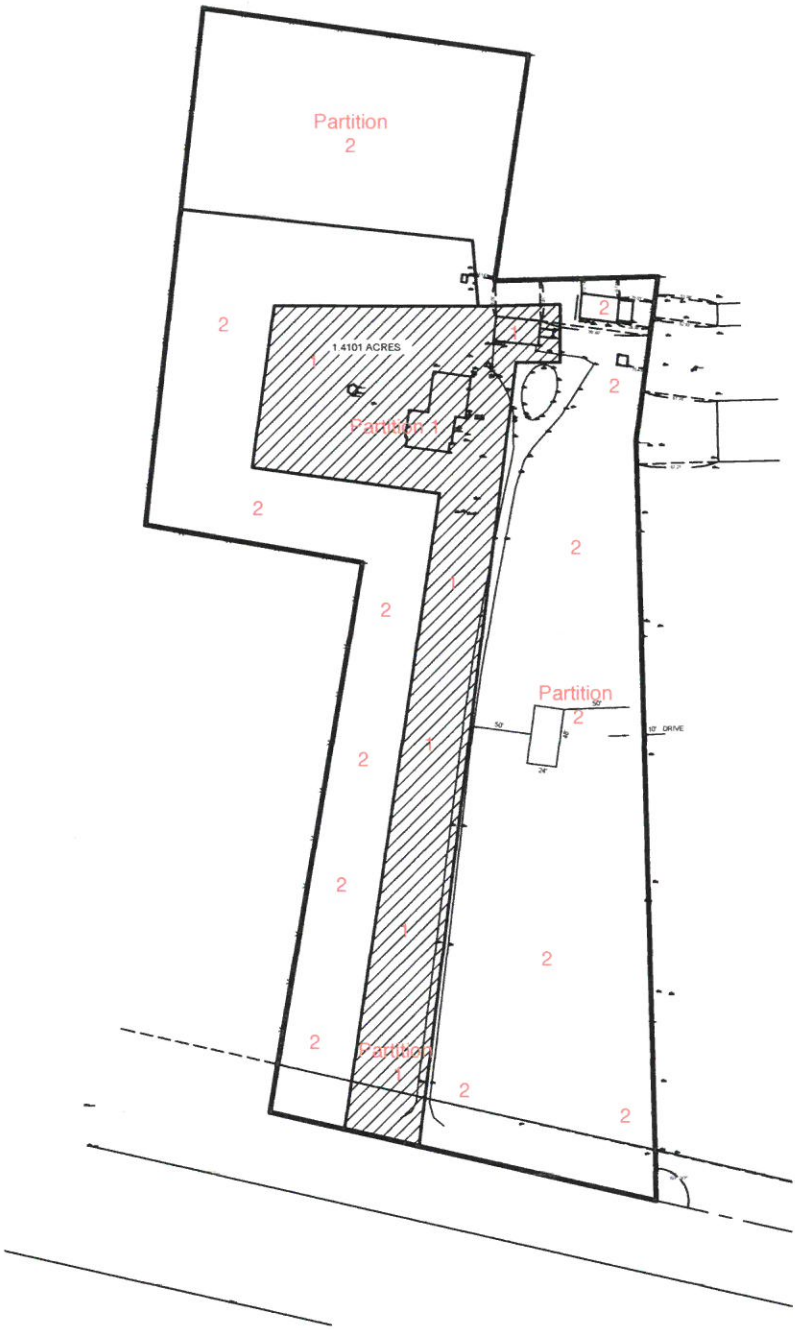
"OFFICIAL SEAL"
ROBIN E. GUZMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/26/2019

PARCEL 1
THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10: THENCE SOUTH 01 DEGREES 28 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1111.41 FEET TO THE CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD (ILLINOIS ROUTE 126); THENCE NORTH 77 DEGREES 04 MINUTES 25 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 196.64 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 28 MINUTES 33 SECONDS WEST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 625.23 FEET; THENCE NORTH 07 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 136.58 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 133.86 FEET; THENCE NORTH 08 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 187.55 FEET; THENCE NORTH 81 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 426.93 FEET; THENCE SOUTH 80 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 181.71 FEET; THENCE SOUTH 09 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 459.49 FEET TO A POINT IN SAID CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD; THENCE SOUTH 77 DEGREES 04 MINUTES 25 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 63.46 FEET; THENCE NORTH 08 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 529.57 FEET; THENCE NORTH 82 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 155.88 FEET; THENCE NORTH 07 DEGREES 53 MINUTES 53 SECONDS EAST, A DISTANCE OF 133.87 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 41 SECONDS EAST, A DISTANCE OF 167.90 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, A DISTANCE OF 67.31 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES EAST, A DISTANCE OF 47.61 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES WEST, A DISTANCE OF 36.43 FEET; THENCE SOUTH 07 DEGREES 05 MINUTES 48 SECONDS WEST, A DISTANCE OF 650.50 FEET TO A POINT IN THE CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD; THENCE SOUTH 77 DEGREES 04 MINUTES 25 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0035 ACRES ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

We agree to the land split provided in this survey. Brooke Davis gets partition 1 located in the darker area which includes the existing house and the garage with a total acreage of 1.41. Brian Davis gets partition 2 in the lighter area, which includes the barn and 5 acres of land.

[redacted] 8/29/17 [redacted] 8-29-2017

Brooke Davis Signed | Date | Brian Davis Signed | Date



Affidavit - Property Intended Use 5/26/2017
Brian Davis
8025 State Route 126
Yorkville Il, 60560

Our intended use for the property at 8025 State Route 126 in Yorkville Il 60560 is to split it into two parcels, then put an additional house on the sloped, wooded area. Brooke would retain the house current buildings and the property on the attached map in yellow. Brian would retain the property outlined in green and build the additional house. Brian and Brooke will abide by these conditions they have requested in this application. Our timeline is now as we would like to finish this part of the process as soon as possible. Brooke paid for her portion with $145,000 of the promised $150,000 completed payout to Brooke, from the divorce settlement with Brian that he provided. Brian retains the land for the price of $55,000. The purchase price of the entire property was $200,000.

[redacted] Signed

Brian J Davis Date 5-31-2017

Brian J Davis Printed

5-31-2017

Brian J Davis

[redacted] Signed

Brooke H Davis Date 5/31/17

[redacted] Printed

Brooke H Davis

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois
County of Kendall } ss.

On this the 31st (Day) day of May (Month), 2017 (Year), before me,

_____ (Name of Notary Public), the undersigned Notary Public,

personally appeared Brian J Davis, Brooke Davis (Name(s) of Signer(s)),

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

"OFFICIAL SEAL"
Sabitha Nithyanandam
Notary Public, State of Illinois
DuPage County
My Commission Expires 06-05-2017

[redacted]
Signature of Notary Public

Sabitha Nithyanandam
06-05-2017
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit - Property Intended Use

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #25936

Kendall County Land Evaluation and Site Assessment (LESA):

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Table 4a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
60C2	5	82	0.4	32.8
60C3	6	69	0.8	55.2
193B	4	79	0.8	63.2
224C2	6	69	1.2	82.8
224C3	6	69	0.6	41.4
356A	1	100	1.6	160.0
Totals			**5.4**	**435.4**
LE Score		**LE= 435.4/5.4**		**LE=80.6 (81)**

The Land Evaluation score for this site is **81**, indicating that this site is predominately prime farmland well suited for agricultural production.

Table 4b: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**70**

Land Evaluation Value: 81 + Site Assessment Value: 70 = LESA Score: 151

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The **LESA Score for this site is 151 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (http://www.aiswcd.org/illinois-urban-manual/) for appropriate best management practices.

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Brian Davis & Brooke Davis for the proposed Davis project. This parcel is located in Section 10 of Kendall Township (T.36N.-R.7E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 81 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. Overall, the LESA score was 151 indicating a low level of protection as selecting a project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. Of the soils identified onsite, two (193B and 356A) are designated as prime farmland; the remaining soils (60C2, 60C3, 224C2, 224C3) are noted as farmland of statewide importance.

For proposed land uses, soils can have potential limitations. This report indicates that for soils located on the parcel, 100% of the soils are very limited for dwellings with basements and shallow excavation; 30% of the soils are very limited for dwellings without basements and conventional septic systems. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support development with significant limitations. Additionally, if the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Illinois River Watershed and Middle Branch Aux Sable Creek subwatershed.

This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense project uses it may be necessary to have a drainage tile survey completed on the parcel to locate any subsurface drainage tile if suspected onsite. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]
Chair

12/12/17
Date

Aerial



August 31, 2017

1:3,175

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Kendall County Illinois GIS

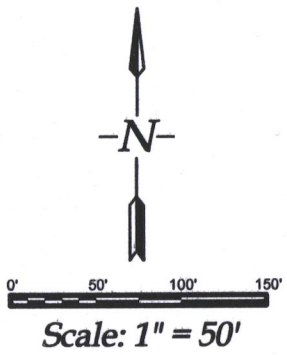
- Agricultural
- Agricultural-Building Permit
- Agricultural-Special Use
- Agricultural-Special Use-Planned Unit Development

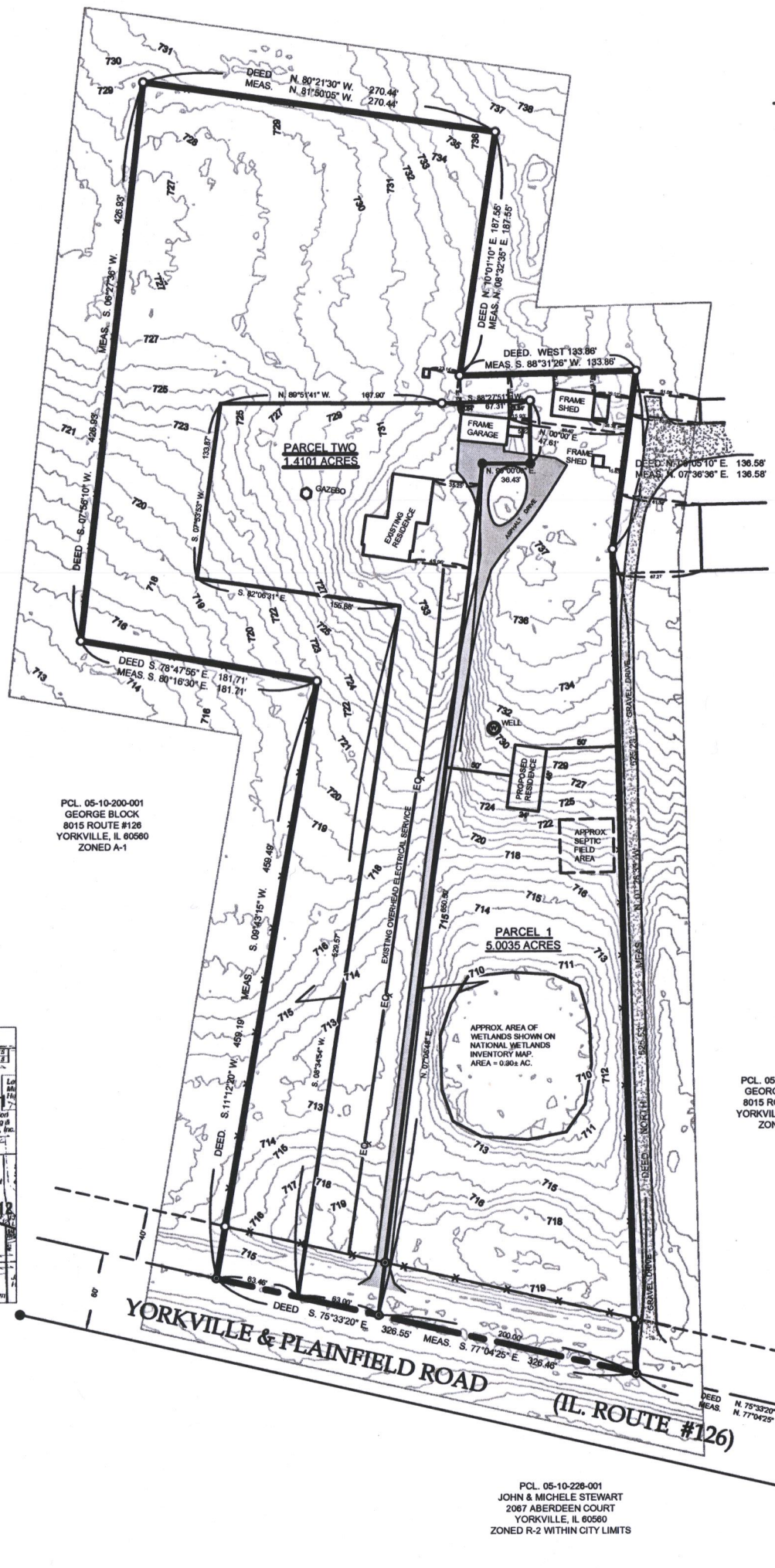
VARIANCE PLAT

OF

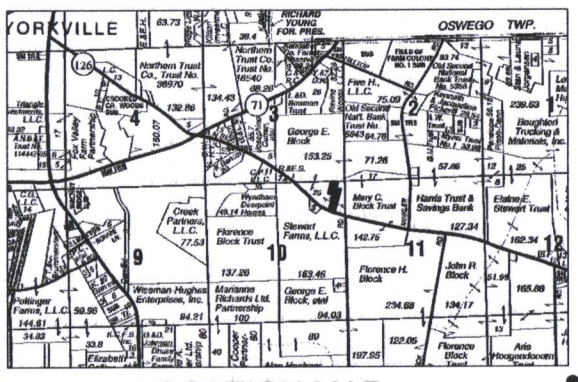
PARCEL 1
THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10: THENCE SOUTH 01 DEGREES 28 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1111.41 FEET TO THE CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD (ILLINOIS ROUTE 126); THENCE NORTH 77 DEGREES 04 MINUTES 25 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 196.64 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 28 MINUTES 33 SECONDS WEST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 625.23 FEET; THENCE NORTH 07 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 136.58 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 133.86 FEET; THENCE NORTH 08 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 187.55 FEET; THENCE NORTH 81 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 270.44 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 426.93 FEET; THENCE SOUTH 80 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 181.71 FEET; THENCE SOUTH 09 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 459.49 FEET TO A POINT IN SAID CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD; THENCE SOUTH 77 DEGREES 04 MINUTES 25 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 63.46 FEET; THENCE NORTH 08 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 529.57 FEET; THENCE NORTH 82 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 155.88 FEET; THENCE NORTH 07 DEGREES 53 MINUTES 53 SECONDS EAST, A DISTANCE OF 133.87 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 41 SECONDS EAST, A DISTANCE OF 167.90 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 51 SECONDS EAST, A DISTANCE OF 67.31 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES EAST, A DISTANCE OF 47.61 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES WEST, A DISTANCE OF 36.43 FEET; THENCE SOUTH 07 DEGREES 05 MINUTES 48 SECONDS WEST, A DISTANCE OF 650.50 FEET TO A POINT IN THE CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD; THENCE SOUTH 77 DEGREES 04 MINUTES 25 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0035 ACRES ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10: THENCE SOUTH 01 DEGREES 28 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1111.41 FEET TO THE CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD (ILLINOIS ROUTE 126); THENCE NORTH 77 DEGREES 04 MINUTES 25 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 396.64 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 05 MINUTES 48 SECONDS EAST, A DISTANCE OF 650.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES EAST, A DISTANCE OF 36.43 FEET; THENCE NORTH 00 DEGREES 00 MINUTES EAST, A DISTANCE OF 47.61 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 67.31 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 41 SECONDS WEST, A DISTANCE OF 167.90 FEET; THENCE SOUTH 07 DEGREES 53 MINUTES 53 SECONDS WEST, A DISTANCE OF 133.87 FEET; THENCE SOUTH 82 DEGREES 06 MINUTES 31 SECONDS EAST, A DISTANCE OF 155.88 FEET; THENCE SOUTH 08 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 529.57 FEET TO THE CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD (ILLINOIS ROUTE 126); THENCE SOUTH 77 DEGREES 04 MINUTES 25 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.4101 ACRES, IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.





OWNER/DEVELOPER
BRIAN & BROOKE DAVIS
8025 ROUTE #126
YORKVILLE, ILLINOIS 60560
EXISTING ZONING = A-1



LOCATION MAP

GENERAL NOTES:
1) THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD AREA AS SHOWN ON FIRM PANEL 17093C0125G
2) THE PROPERTY IS GENERALLY WOODED WITH MINOR AREAS OF OPEN GROUND
3) THE AREA SHOWN AS POSSIBLE WETLANDS IS DEPICTED ON THE NATIONAL WETLANDS INVENTORY MAP AS BEING APPROX. 1.19 ACRES AND LABELED AS A "PUBGx" CLASSIFICATION. IT IS ALSO LABELED AS A FRESH WATER POND.

PREPARED AUGUST 31, 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 # 2017-15218-001 C

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

September 12, 2017

Brian Davis and Brooke Davis
8025 State Route 126
Yorkville, IL 60560

RE: *A-1 Conditional Use-Single-Family Dwelling on Less than Forty Acres of Land (Portion of PIN # 05-10-200-002)*

Petition #17-27

To Whom It May Concern:

This letter serves as a copy of the approved Agricultural Conditional Use for a Single-Family home on less than forty (40) acres of property for a portion of the property located approximately two hundred (200) feet from the intersection of State Route 126 and Ashley Road on the north side of State Route 126 and more commonly known as 8025 Route 126, Yorkville in Kendall Township. The Agricultural Conditional Use for a Single-Family home on less than forty (40) acres applies specifically to that portion of the property described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10: THENCE SOUTH 01 DEGREES 28 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1111.41 FEET TO THE CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD (ILLINOIS ROUTE 126); THENCE NORTH 77 DEGREES 04 MINUTES 25 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 196.64 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 28 MINUTES 33 SECONDS WEST PARALLEL WITH SAID EAST LINE, A DISTANCE OF 625.23 FEET; THENCE NORTH 07 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 136.58 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 133.86 FEET; THENCE NORTH 08 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 187.55 FEET; THENCE NORTH 81 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 270.44 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 426.93 FEET; THENCE SOUTH 80 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 181.71 FEET; THENCE SOUTH 09 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 459.49 FEET TO A POINT IN SAID CENTER LINE OF YORKVILLE AND PLAINFIELD ROAD; THENCE SOUTH 77 DEGREES 04 MINUTES 25 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 63.46 FEET; THENCE NORTH 08 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 529.57 FEET; THENCE NORTH 82 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 155.88 FEET; THENCE NORTH 07 DEGREES 53 MINUTES 53 SECONDS EAST, A DISTANCE OF 133.87 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 41 SECONDS EAST, A DISTANCE OF 167.90 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 5l SECONDS EAST, A DISTANCE OF 67.31 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES EAST, A DISTANCE OF 47.61 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES WEST, A DISTANCE OF 36.43 FEET; THENCE SOUTH 07 DEGREES 05 MINUTES 48 SECONDS WEST, A DISTANCE OF 650.50 FEET TO A POINT IN THE CENTER LINE OF

YORKVILLE AND PLAINFIELD ROAD; THENCE SOUTH 77 DEGREES 04 MINUTES 25 SECONDS EAST ALONG SAID CENTER LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0035 ACRES ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

A review of the submitted documents and our tax assessment database indicate this property consists of the original parcel containing approximately six point four one (6.41) acres, the applicable portion of the parcel for the Conditional Use Permit contains approximately five (5) acres and is zoned A-1 (Agricultural District). The Conditional Use Permit would allow for the construction of one (1) single-family home on the property.

According to our research, the property meets the requirements of Section 7.01.E.1.k of the Kendall County Zoning Ordinance pertaining to single-family homes on less than forty (40) acres because the property contains existing woodland coverage with trees in excess of six inches (6") in diameter at breast level and has excessive slopes. The following conditions must be met for the new home:

- There can only be one (1) single-family housing unit located on the parcel.
- The parcel must remain at least one hundred thirty thousand (130,000) square feet in size.
- Well and septic system must receive applicable permits from the Kendall County Health Department.
- The new home shall be constructed on Parcel 1 in the location depicted on attached Exhibit A.
- No building permit for the new home may be issued until Parcel 1 (as shown on attached Exhibit A) is lawfully separated from the larger property.
- No building permit for the new home may issued until the appropriate variances are secured for Parcel 2 or until Parcel 2 comes into compliance with the requirements of the Kendall County Zoning Ordinance order of a court of competent jurisdiction.

This conditional use is valid indefinitely and will run with the land. At the time of application for the building permit and Health Department permits, the applicant will be required to supply a copy of this letter with the applications.

Should you have any questions or concerns about this matter, please feel free to contact me at (630) 553-4139.

Sincerely,

Robert Davidson
PBZ Chairman/ Zoning Administrator

Matthew H. Asselmeier, AICP
Senior Planner/ Zoning Administrator Deputy

CC: Brian Holdiman, Code Inspector
Aaron Rybski, Director of Environmental Health

ENC: Exhibit A

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MOBILE HOME APPLICATION

PERMIT #: 13-18

APPLICANT INFORMATION

NAME OF APPLICANT	MAILING ADDRESS	CITY, STATE - ZIP
Cindy Harney for Lillian Schallhorn	13443 Fennel Road	Newark, IL 60541

PHONE #

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER
5 ACRES	13443 Fennel Road	07-07-200-020

EXISTING LAND USE	CURRENT ZONING
Residential and Agricultural	A-1 Conditional Use

CHECK ONE:

X 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 [redacted] DATE 8/7/17

SIGNATURE OF ATTORNEY/AGENT DATE

ORDINANCE NUMBER 2015 - 016

GRANTING AN A-1 SPECIAL USE AT
1998 JOHNSON ROAD, OSWEGO
TO OPERATE A BANQUET HALL FOR SPECIAL EVENTS

WHEREAS, Peter & Laurie Pasteris have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 12.5 acre property located on the south side of Johnson Road, 1 mile east of Schlapp Road, 1.45 miles west of Ridge Road, commonly known as 1998 Johnson Road. (PIN #'s 06-11-100-004 & 06-11-100-008), in NaAuSay Township; and

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

WHEREAS, said petition is to obtain an A-1 Special Use Permit to operate a banquet hall on their property for special events; and

WHEREAS, said property is legally described as:

THE WEST 400.0 FEET OF THE NORTH 435.60 FEET OF A STRIP OF LAND 54 RODS (891.1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES.

THE WEST 561.0 FEET OF THE NORTH 971.0 FEET (EXCEPT THE WEST 400.0 FEET OF THE NORTH 435.60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891.0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8.5052 ACRES.

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 April 6, 2015; and

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 special use will not be detrimental or endanger the public health, safety, morals, comfort or general welfare.**

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space

and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential and agricultural character of 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 special use will not be adding any new utilities at this time and no new roadways or drainage to the property. They will be adding a septic in the future, park on the hayfield and will use the current access point onto Johnson Road.***

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 only regulation they do not meet is that it must be located on a major or arterial roadway but they have received permission from the township road commissioner. All other regulations will conform.**

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use will not be every weekend so most of the time it will just be residential uses and not events.**

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

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a banquet hall on their property for special events in accordance to the submitted Description included as "Exhibit A" and the submitted Site Plan included as "Exhibit B" attached hereto and incorporated herein subject to the following conditions:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 200 persons at any one time (with a 10% tolerance).
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
5. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
6. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land

which exceeds sixty 60 dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

7. Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event.
8. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
9. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff's office and fire protection district in order to ensure that conditions of the special use permit are still being met and that the permit is still applicable for the operation.

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

IN WITNESS OF, this ordinance has been enacted on April 21, 2015.

Attest:

Debbie Gillette
Kendall County Clerk

John Shaw
Kendall County Board Chairman

Matt Asselmeier

From: Scott Moran
Sent: Sunday, August 13, 2017 3:43 AM
To: Matt Asselmeier
Cc: Jason Langston; Jose Villagrana
Subject: Noise complaint 1998 Johnson Rd 081317

We received another noise complaint (the next night) from 1998 Johnson Rd.

2017-2570, AOA/Noise Complaint, 1998 Johnson Rd, 0149hrs, [redacted] - loud noise and fireworks were reported.

The event appeared to have ended and no noise was heard from the roadway. Apparently there were fireworks and noise between 2200-2300hrs, but it was reported several hours later with no one wanting to speak with us at the time.

Respectfully, Scott

Sgt. S. Moran KE11
Kendall Co. Sheriff's Office
1102 Cornell Ln, Yorkville, IL 60560
(630) 553-7500 ext 1125
Fax (630) 553-1972

The contents of this transmission and any attachments are confidential and intended for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

From: Scott Moran
Sent: Saturday, August 12, 2017 7:48 PM
To: Matt Asselmeier
Cc: Jason Langston; Jose Villagrana
Subject: Noise complaint 1998 Johnson Rd

Deputy Commander Langston wanted to make sure I got this information forwarded to you in a timely fashion –

- **2017-2547, AOA (Noise Complaint), 1998 Johnson Rd., 08/11/2017 @ 2134hrs. -** T[redacted] reported loud music/noise from a wedding reception. Sound meter reading 50.0 DBA (at the entrance to the driveway at [redacted]. We spoke with the homeowner, Peter Joseph Pasteris [redacted], on scene. Both parties were advised that a report was being generated.

If needed, a copy the report can be requested through our records division (for tracking purposes). Please let me know if there is anything else we can do.

Respectfully, Scott

Sgt. S. Moran KE11
Kendall Co. Sheriff's Office
1102 Cornell Ln, Yorkville, IL 60560
(630) 553-7500 ext 1125
Fax (630) 553-1972

Brian Holdiman

Not Fill mtk before

From: Greg Chismark [gchismark@wbkengineering.com]
Sent: Monday, June 12, 2017 12:23 PM
To: Brian Holdiman
Cc: Matt Asselmeier
Subject: RE: Southfield Estates Flooding case PDF

Brian,
I have reviewed the documents submitted and aerial topo and flood maps and I believe I have a general understanding of the concern. Here is what I see as an outline for a scope:

- Retrieve County Record on the Subdivisions (Erickson, Oswego plains and Southfield). This includes plats, engineering plans and hopefully some drainage calculations / report.
- Meet with Mr. Page and walk tributary areas and key locations. There is a large area to the west that could be key to the issue. Walk the Erickson Subdivision. Observe stormwater basin outfalls and overflows and Mr. Page's property.
- Establish tributary areas to Southfield based on field walk and County two foot topo.
- Some / limited survey may be needed to determine direction of flow and outfall elevation / size relative to foundations.
- Determine approximate flow values and compare to outfall sizing and overflow / conveyance systems.
- Summary Report

If a problem is found and determined to be County responsibility, additional engineering may be necessary to determine the solution. This could be more survey, stormwater modelling, etc. I did not include it because it is too hard to tell what that scope may be.
With a budget of one day of survey the estimated fee is $7,000. If we eliminated the report (which includes a limited time for exhibits) we could probably push this down to $5,000 to $5,500.
Let me know if you have any questions. If you think this is adequate for your meeting tonight perhaps I'll wait to draft a formal proposal.
Thanks,
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: Brian Holdiman [mailto:BHoldiman@co.kendall.il.us]
Sent: Monday, June 12, 2017 10:43 AM
To: Greg Chismark
Cc: Matt Asselmeier
Subject: RE: Southfield Estates Flooding case PDF

Greg,

Do you have a to not to exceed number for this project?

Respectfully,

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

From: Greg Chismark [mailto:gchismark@wbkengineering.com]
Sent: Thursday, May 25, 2017 12:54 PM
To: Brian Holdiman
Subject: RE: Southfield Estates Flooding case PDF

Thank you.
I will!

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

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From: Brian Holdiman [mailto:BHoldiman@co.kendall.il.us]
Sent: Thursday, May 25, 2017 7:10 AM
To: Greg Chismark <gchismark@wbkengineering.com>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Matt Asselmeier <masselmeier@co.kendall.il.us>
Subject: RE: Southfield Estates Flooding case PDF

Yes,

PBZ meeting is June 12th, just need it before that. Enjoy some well deserved time off!

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

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Greg

Greg Chismark P.E.
Municipal Practice Principal

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116 West Main Street, Suite 201, St. Charles, Illinois 60174
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To: Greg Chismark <gchismark@wbkengineering.com>
Cc: Matt Asselmeier <masselmeier@co.kendall.il.us>; Michael Goers <mgoers@co.kendall.il.us>; Pam Herber <pherber@co.kendall.il.us>
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From: Michael Goers
Sent: Monday, May 08, 2017 11:03 AM
To: Brian Holdiman
Cc: Matt Asselmeier
Subject: Southfield Estates Flooding case PDF

Brian,

Attached is the report I created for the Southfield Estates Flooding case PDF.

Sincerely,

Michael Goers
Intern

Kendall County Planning, Building, & Zoning
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Phone: 630.553.4141 (Main Line)
Phone: 630.553.2419 (My Line)
Fax: 630.553.4179

Brian Holdiman

From: Mark Page [redacted]
Sent: Friday, August 04, 2017 2:41 PM
To: Brian Holdiman
Subject: Mark Page Water Retention Pond

Brian,

Good afternoon. Just sending you a periodic request for an update on the exit pipe from the water retention pond at Southfield Estates. I know you had gotten the intern's report and sent it through channels. Any update?

I also had a question as I see that it looks like there is someone putting in a large drainage tile that is not on the county engineering study that will dump even more water even quicker into the pond. I was told that would not happen. Do you know anything about it? If that pipe goes in, then I will REALLY need to have the exit pipe expanded to 18" as my yard and septic have been flooding with almost every rain, not just once a year. This is becoming a bigger and bigger problem as it seems I am the only one following the rules. There have already been several major modifications that are now putting my house at risk. We either need to block off those modifications or expand the exit. I cannot watch as other people destroy my house and yard.

If you can look into the progress for me, I would greatly appreciate it.

Thank you for your time.

Mark Page

Brian Holdiman

From: Greg Chismark [gchismark@wbkengineering.com]
Sent: Monday, June 19, 2017 7:31 AM
To: Brian Holdiman
Subject: RE: Southfield Estates Flooding case PDF

Brian,
Any follow up needed on this?
Greg

Greg Chismark P.E.
Municipal Practice Principal

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

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Intern

Kendall County Planning, Building, & Zoning
111 West Fox Street, Room 203
Yorkville, Illinois 60560

Phone: 630.553.4141 (Main Line)
Phone: 630.553.2419 (My Line)
Fax: 630.553.4179

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Brian Holdiman
From: Kendall County Intern Michael Goers
Date: 05/05/2017
Subject: Southfield Estates (1824 Winchester Ct, Oswego, IL) Stormwater Flooding Problems

Michael Goers Brief Overview:
Michael Goers the Kendall County Intern spoke to Mark Page the owner of 1824 Winchester Ct property on 5/5/2017. Mr. Page spoke about having major flooding issues when Kendall County receives a lot of rainfall. The flooding occurs when Mr. Page/Southfield large detention pond in his backyard overflows. There are a few reasons why Mr. Page detention pond is overflowing:

1. Erickson Re-subdivision detention pond water is being transported towards Southfield Estates detention pond water.
2. Oswego Plains subdivision detention pond water is being transported towards Erickson Re-Subdivision detention pond. (Neighbors in the Oswego Plains subdivision have redirected the water without anyone knowing in the past).
3. Other new pipes have been placed in other areas around the Southfield Estates Subdivision.
4. Draining water from an estimated 250 acres instead of the proposed 120 acres when the Southfield Subdivision was created in 1994. This means the engineering is not correct. More water is being taken in and the pipes cannot discharge fast enough.
5. Southfield Estates Subdivision had tree/plants cleared which allow the water to flow much faster.

This can all be viewed on a labeled map created on Google Earth by Michael Goers. The map is all assumed and estimated based on the conversations with Mr. Page. There are also photos attached.

Major Concerns:

- Property value decrease due to flooding issues
- The owners have children and pets that standing body of water can increase the chance of sicknesses
- No water possibilities as septic tank system may not work under high saturation/flooding events
- Increase chance of damage to basement/house
- Backyard will be ruined
- Cannot mow the lawn, play in backyard, etc

Mr. Page Summary;
"The reason for the inquiry is that since we purchased the parcel 21 years ago, there have been a number of alterations to the topography and drainage of the surrounding area that has increased

the quantity and speed of which water flows into our lake. To the best of my knowledge (and I have lived out there for 40 years), this pond was designed to take water from the Southfield Estates subdivision only. We in fact take water from about double that acreage. There have been pipes added by private citizens and swales and ditches cleared and widened to drain properties in the neighboring Oswego Plains subdivision that flow into the large pond along Oswego Plaines drive. That pond has a 36 inch overspill pipe and an 18 inch exit pipe that feeds directly into the Southfield pond. There are also two major over ground swales from the North and West that have been widened to allow water to flow easier across other people's properties. The one to the West also drains from the farm field to the West of Southfield Estates. During the spring melts and subsequent spring rains, these swales and ditches are running full and fast, draining those areas efficiently and quickly. The net result is more water to the Southfield pond than was designed and in a much shorter time. In the past the lake would crest over the span of a day or two and would go down about as fast. The lake now crests in a matter of hours and stays at flood stage for a week or more. The high water mark is also getting higher and higher every year.

As was discussed with Brian the last time we had talked, the choke point seems to be the exit pipe at the South end of the pond. I understand it was designed to release water at a set rate that was proportionate to the inflows. Whereas the inflows have increased, the exit release pipe is still 10 inches. There is also a 90 degree elbow at the end of the 10 inch exit pipe that slows the water flow and tends to clog easily with sticks and debris. This elbow is very difficult to clear as it requires the removal of the heavy industrial grate, climbing into the concrete box, and going underwater to reach up into the elbow to get at the debris. Not an easy or safe task when the water is at flood stage. The ten inch pipe extends at least 10 to 15 feet into the pond and is likewise not accessible, especially during flood stage. The concrete box itself has an 18 inch exit pipe. This empties into a 36 inch culvert that goes under Cherry Road to the South and on to the Aux Sable Creek. This concrete box was designed with an open top so that when the lake reached a certain level, it would flow over the top and into the box. Over the last several springs, the lake has routinely overflowed into the top of the box in this fashion. The lake has actually exceeded this capacity and the entire box was under water and it was flowing over the top of the berm and over the road. (Mr. Page email 5/5/2017)"

Mr. Page wants to know what he can and should do to solve this complex stormwater issue. He is very open to suggestions and is eager to solve this problem as soon as possible. Please review the pictures, and map to determine what do to next.

My Recommendations:

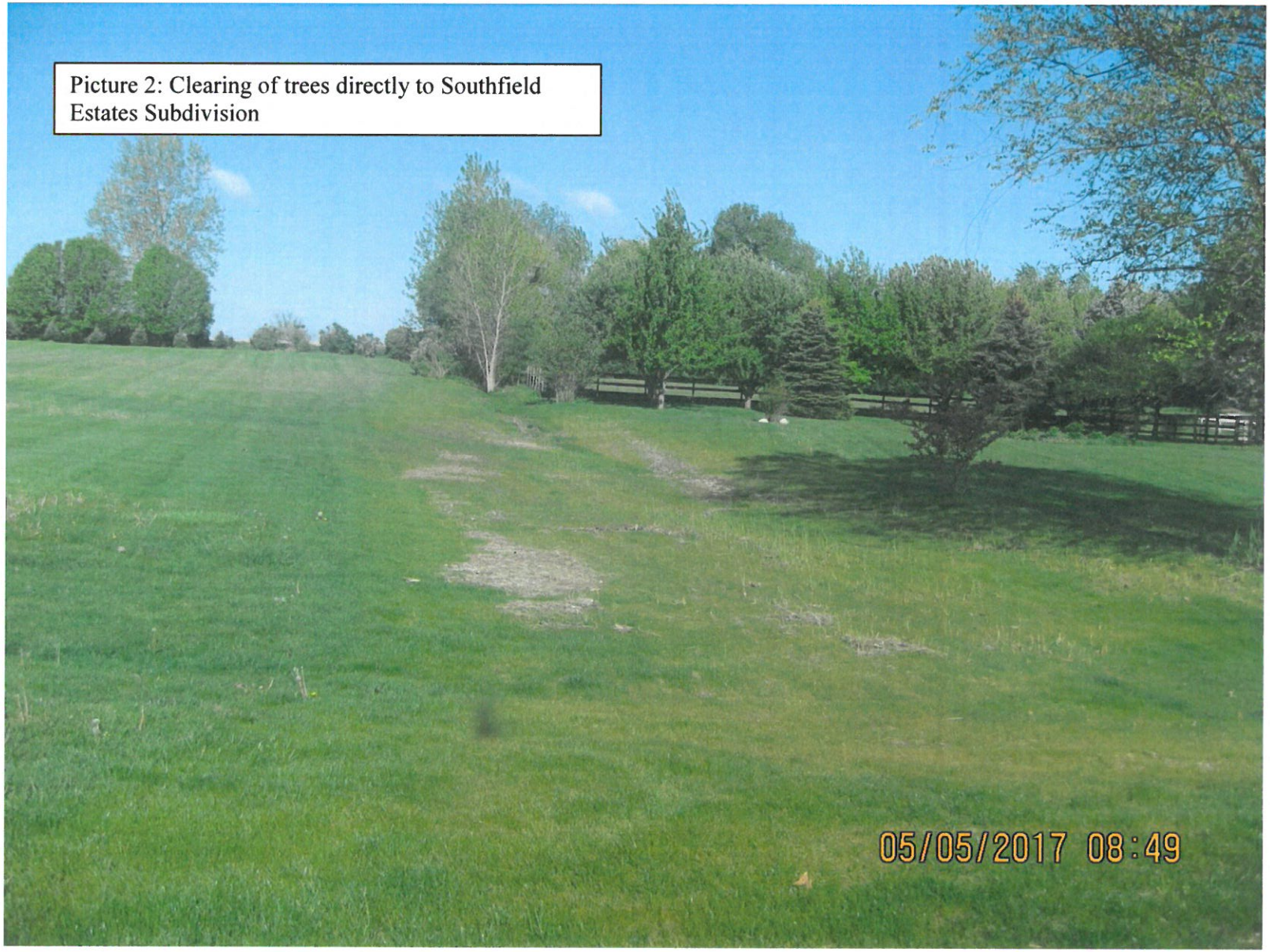
1. Stormwater Engineer should take a look at this case
2. Our office needs to contact Na-Au-Say Township
3. Our office needs to contact Homeowner Associations
4. Search County capabilities to help pay for a few changes in engineering plan; Mr. Page is willing to help pay for a stormwater permit to change a few of the outdated engineering plans that do not account for the increase amount of water coming into the Southfield Estates subdivision detention pond.

Sincerely,
Michael Goers
Dept of Planning, Building, and Zoning
Kendall County Intern

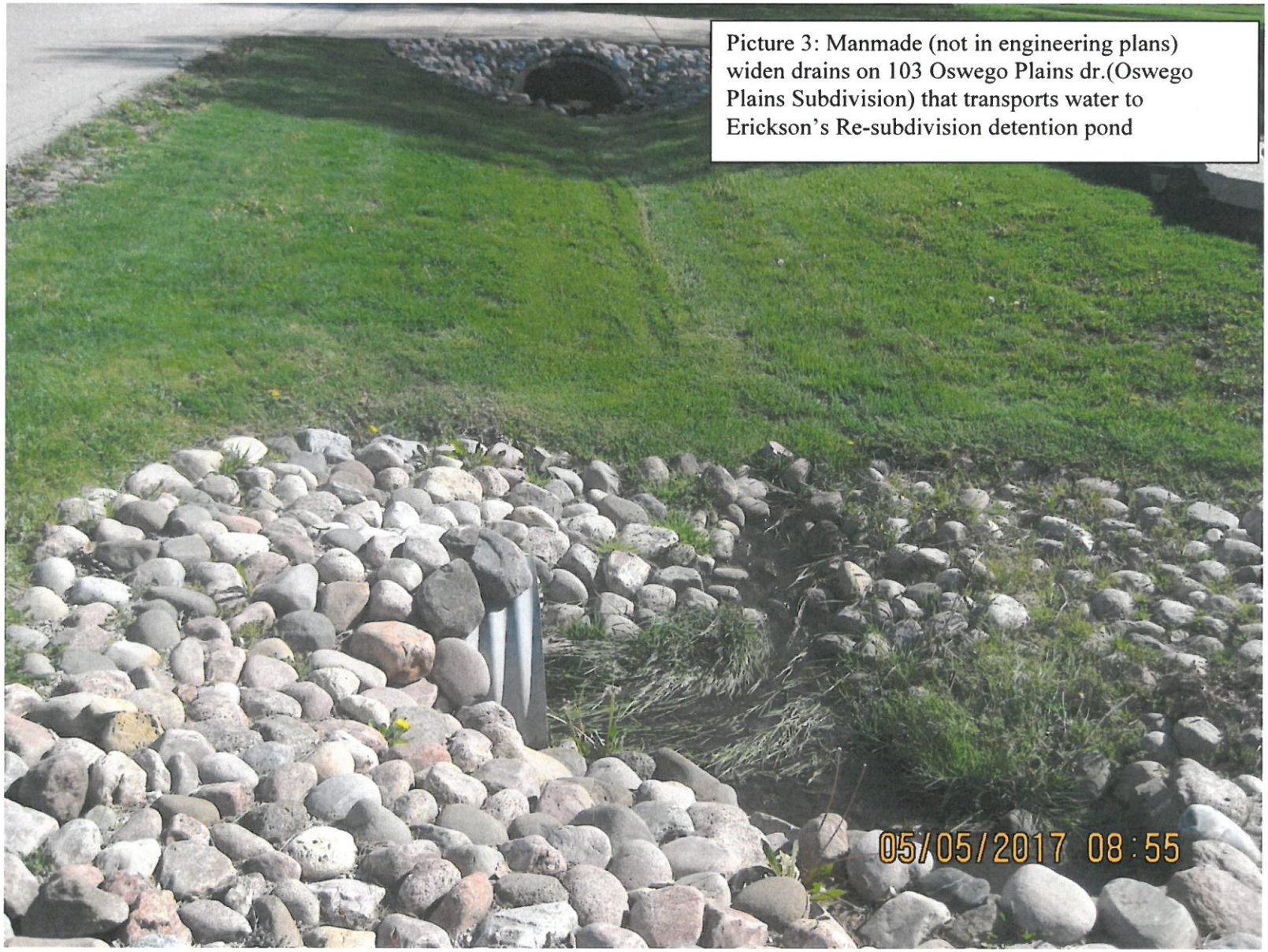

Picture 5
103 Oswego Plains Drive (Pictures 3 and 4)
Pictures 1 and 2
Predicted line that water flows to detention pond
Pictures 6, 7 and 8
1824 Winchester Ct, Oswego, IL (Picture 13)
Picture 9
Pictures 10, 11 and 12
© 2016 Google
Google Earth
Guide
1994
41°38'19.42" N 88°18'16.40" W elev 718 ft eye alt 5508 ft



Picture 1: Clearing of trees directly to Southfield Estates Subdivision



Picture 2: Clearing of trees directly to Southfield Estates Subdivision



Picture 3: Manmade (not in engineering plans) widen drains on 103 Oswego Plains dr.(Oswego Plains Subdivision) that transports water to Erickson's Re-subdivision detention pond



Picture 4: Manmade (not in engineering plans) widen drains on 103 Oswego Plains dr.(Oswego Plains Subdivision) that transports water to Erickson's Re-subdivision detention pond



Picture 5: Oswego Plains Subdivision small ponds that transport water to Erickson's Re-subdivision detention pond



Picture 6: Erickson's re-subdivision detention pond transporting water to Southfield Estates Subdivision detention pond



Picture 7: Erickson's re-subdivision detention pond transporting water to Southfield Estates Subdivision detention pond



Picture 8: Erickson's re-subdivision detention pond transporting water to Southfield Estates Subdivision detention pond


Picture 9: Southfield Estates Subdivision detention pond flooding up to this point
05/05/2017 09:10



Picture 10: Southfield Estates Subdivision detention pond system



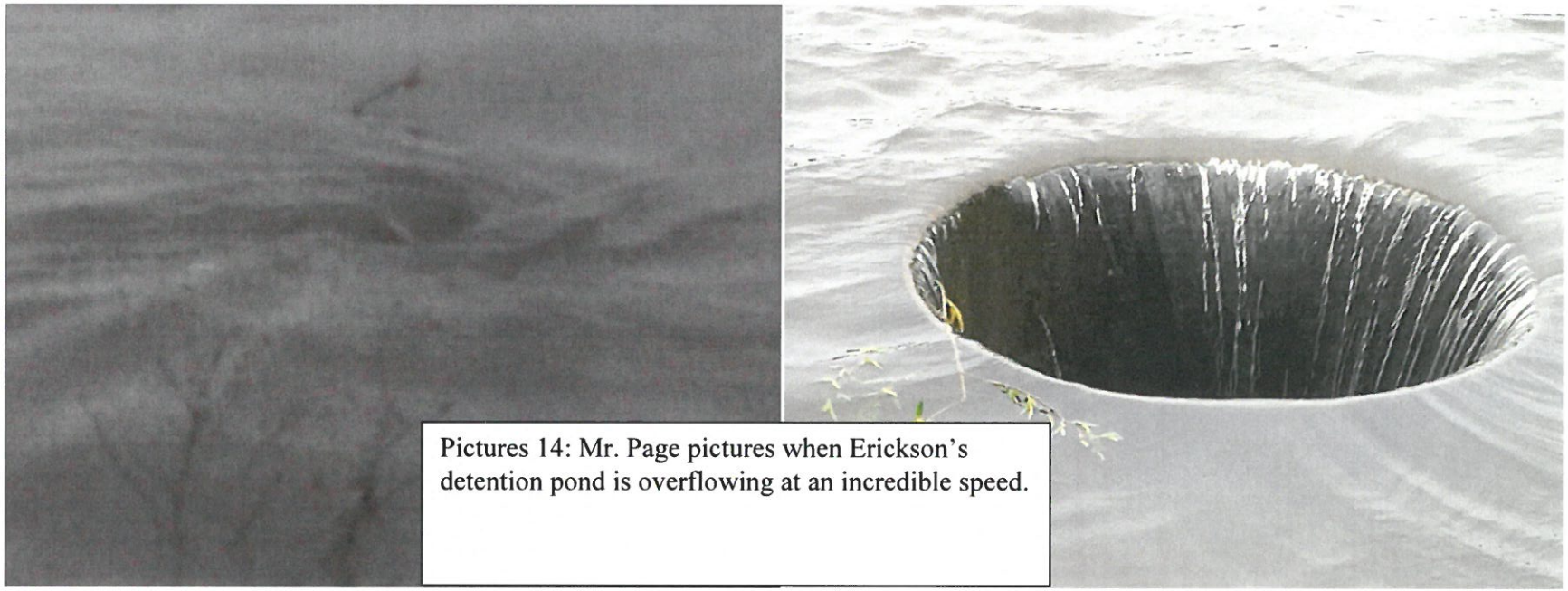
Picture 11: Southfield Estates Subdivision detention pond 10 inch pipe



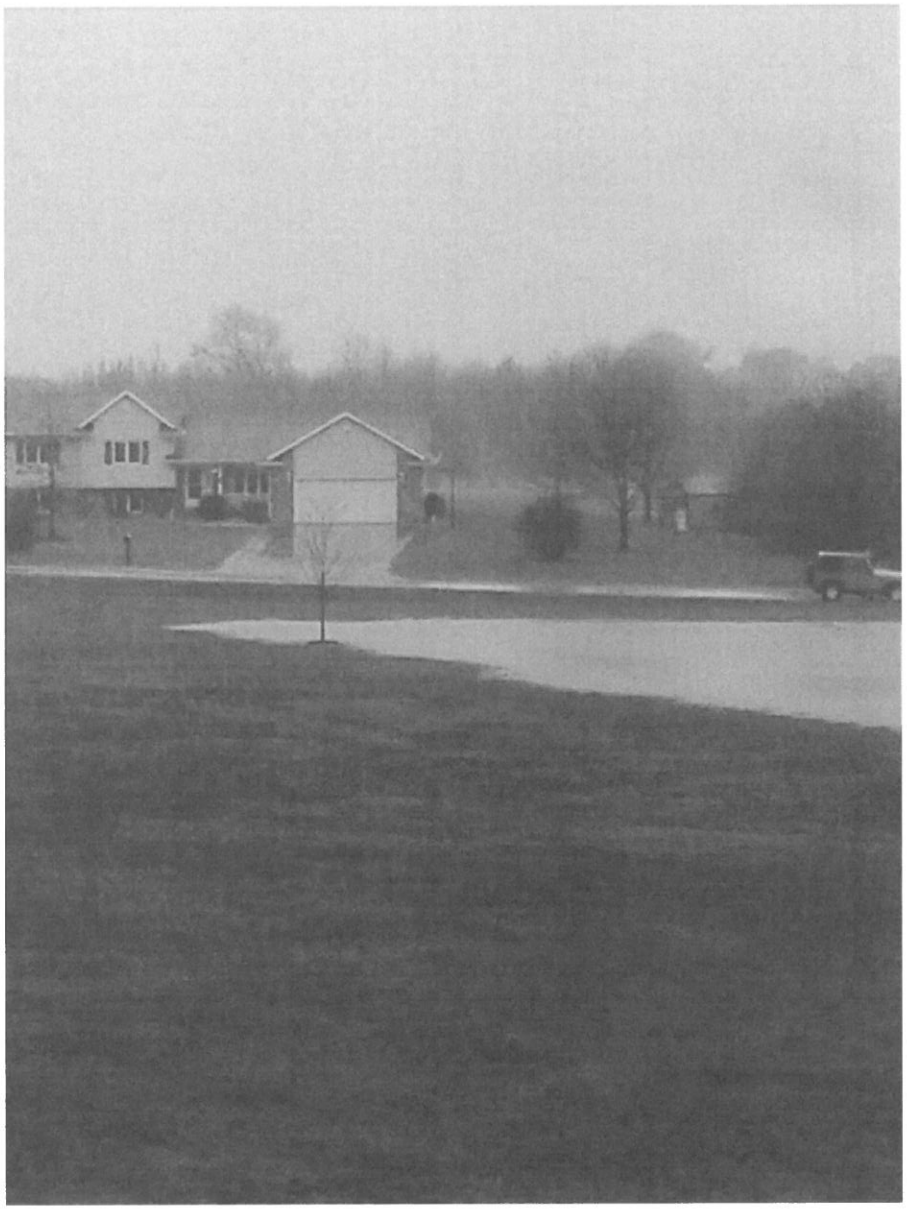
Picture 12: Southfield Estates Subdivision detention pond water flowing this way (this is the lowest point in the area)



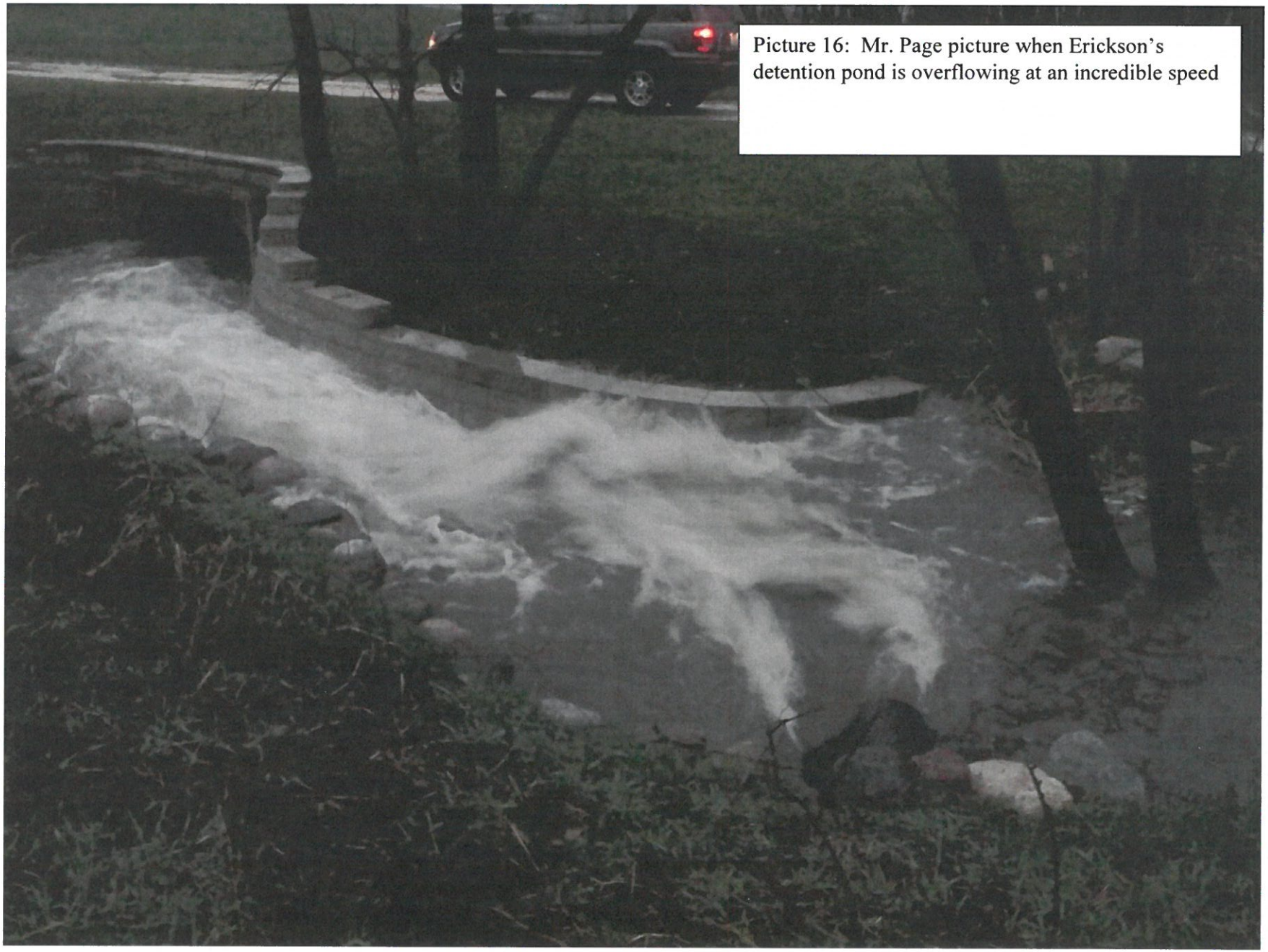
Picture 13: Southfield Estates Subdivision detention pond floods up to Mr. Page basement



Pictures 14: Mr. Page pictures when Erickson's detention pond is overflowing at an incredible speed.



Picture 15: Mr. Page picture when Southfield Estates Subdivision detention pond flooding up to picture 9



Picture 16: Mr. Page picture when Erickson's detention pond is overflowing at an incredible speed



Picture 17: Mr. Page picture when Southfield Estates Subdivision detention pond flooding up to house



Picture 18: Mr. Page pictures when Southfield Estates Subdivision detention pond flooding

Anna R. Kuperstein, Legal Counsel
TransCanada U.S. Pipelines
700 Louisiana Street, Suite 700
Houston, TX 77002-2700

Tel: 832.320.5475
Fax: 832.320.6475
anna_kuperstein@transcanada.com
web www.transcanada.com

August 16, 2017

Via Electronic Delivery

Mr. Matthew Asselmeier
Kendall County Planning, Building and Zoning Department
111 W Fox Street, Room 203
Yorkville, Illinois 60560

Dear Mr. Asselmeier:

On behalf of ANR Pipeline Company (ANR), I am writing in response to your request for additional information about the modifications planned for the Sandwich Compressor Station in Kendall County, and the comprehensive regulation of this activity by the Federal Energy Regulatory Commission (FERC). We appreciate the opportunity to discuss this work with your Department, and we hope that this letter provides sufficient detail to address your questions.

Background

ANR has been operating the Sandwich Compressor Station for approximately 68 years as part of its interstate pipeline system. In the upcoming months, ANR plans to make certain modifications at the Station. This work will be one of several integrated components of ANR's Wisconsin South Expansion Project.[1] The purpose of the Project is to deliver an additional 230,950 dekatherms per day from the Sandwich Compressor Station area, into the northern Illinois and Wisconsin markets. The Project will provide efficient, reliable, clean-burning, economic firm capacity from ANR facilities to its power and distribution gas customers to supply the growing market demand for natural gas in the two states. At the Sandwich Compressor Station, ANR will install a new compressor building containing a new turbine compressor unit and associated facilities, as well as a control building with mechanical, electrical, and storage areas. Although ANR will modify the Station's site plan to reflect these new facilities, they will be located entirely within the existing fenced area of the Station.

[1] Specifically, the Wisconsin South Expansion Project consists of modifying the infrastructure at ANR's existing Sandwich Compressor Station, Hampshire Meter Station, Tiffany East Meter Station, Kewaskum Compressor Station and replacement of an approximate 0.54 mile associated lateral, and related facilities.

Federal Regulatory Status

Like all interstate natural gas pipelines, ANR's pipeline system (including associated facilities like compressor stations) is regulated by numerous federal agencies, including FERC. FERC exercises primary jurisdiction over the construction of interstate pipelines and associated facilities (such as the work comprising the Wisconsin South Expansion Project) in accordance with the Natural Gas Act[2] (NGA) and Part 157 of the Commission's regulations. As required by the NGA, ANR obtained approval from FERC's predecessor agency[3] for the original construction of the Sandwich Compressor Station in 1949. On November 3, 2016, ANR requested authorization from FERC to implement the Wisconsin South Expansion Project, including the planned work at the Sandwich Compressor Station. Specifically, ANR submitted to FERC an application for a certificate of public convenience and necessity and abandonment authority, pursuant to section 7(c) and 7(b) of the NGA.[4]

As required by FERC regulations, ANR's application provided detailed information on a variety of issues related to the Project, including the following. The project summary includes a description of the facilities associated with the Project, plot plans and schematics, construction timetables, and an overview of planned testing of newly constructed pipe to verify its integrity and ensure its ability to withstand the designed maximum operating pressures, in compliance with regulations of the Department of Transportation (DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). (In addition to applicable FERC regulations, all components of the Project, including work at the Sandwich Compressor Station, will be constructed and installed in compliance with PHMSA regulations. These federal regulations set forth mandatory and detailed standards for construction and operation of interstate pipelines and associated facilities, including the design, the construction process itself, and post-construction obligations to ensure safe operation.) The application also includes an assessment of impacts, if any, on regional fisheries, wildlife, unique and sensitive wildlife habitat, wetlands, migratory birds, vegetation resources, as well as threatened, endangered, and rare species. A cultural resource assessment addresses potential effects of the Project on cultural resources, historic properties, archaeological sites, and historic-era cemeteries. (On April 27, 2017, FERC staff issued an Environmental Assessment, concluding that the Commission's approval of the Project would not constitute a major federal action significantly affecting the quality of the human environment, and recommending that the expected Commission Order approving the Project contain a finding of no significant impact.)

In compliance with FERC requirements, ANR has undertaken public outreach to notify landowners in the vicinity of the Sandwich Compressor Station of the planned work. ANR held an open house in the area on October 27, 2016. Within two weeks of submitting its application to FERC, ANR published a notice about the planned work in two issues of the *Kendall County NOW*, and placed a copy of the application at the Sandwich Public Library for public review. ANR also mailed an information packet about the Project to landowners located within a specific

[2] 15 U.S.C. § 717 *et seq.*
[3] The Federal Power Commission was reorganized as FERC in 1977.
[4] ANR Pipeline Company, Abbreviated Application for a Certificate of Public Convenience and Necessity and Abandonment Authority, filed November 3, 2016 in Docket No. CP17-9-000.

radius of the Project site, consisting of FERC's Notice of Application for the Project and FERC's informational pamphlet for landowners explaining the application process.

ANR has also coordinated closely with FERC throughout the application process. Before filing its application, ANR met with FERC staff in person to discuss the Project, on October 6, 2016. Since the initial filing and meeting, ANR has been working closely with FERC staff, including responding to the Commission's supplemental data requests based on information provided in the filing. Once FERC issues the requested certificate, ANR will undertake all Project work, including all work on the Sandwich Compressor Station, in accordance with the certificate and the Commission's regulations. ANR has requested that the Commission issue a certificate order approving the Project by September 1, 2017, to allow adequate time for ANR to meet an in-service date of November 1, 2018.

Legal Analysis

As noted above, FERC exercises primary jurisdiction over the construction of interstate pipelines and associated facilities (such as the work comprising the Wisconsin South Expansion Project) in accordance with the NGA and the Commission's regulations. The NGA occupies the field of interstate pipeline regulation with respect to siting, construction, and operation—with only a few exceptions.[5] Other than these limited exceptions, the NGA has been recognized by the U.S. Supreme Court as a "comprehensive scheme of federal regulation of all wholesales of natural gas in interstate commerce."[6] The Court has identified FERC as having "exclusive jurisdiction over the transportation and sale of natural gas in interstate commerce for resale."[7] The Court has specified that where state or local regulation affects FERC's ability to comprehensively regulate transportation and sale of natural gas under the NGA, or presents the "prospect of interference with the federal regulatory power," state law may be preempted even though "collision between the state and federal regulation may not be an inevitable consequence."[8] As a result, the NGA confers on FERC the power of field preemption, which exists where a federal regulatory scheme has occupied the field in that area to such a pervasive extent that it can reasonably be inferred that Congress left no room for supplementing state law.[9]

The U.S. Court of Appeals for the Seventh Circuit has expressly reiterated the U.S. Supreme Court's interpretation of the NGA's preemption of state regulation, stating, "The Natural Gas Act grants the Federal Energy Regulatory Commission jurisdiction to regulate the interstate transportation of natural gas, 15 U.S.C. § 717(b), and the Supreme Court has held that the Commission's jurisdiction is exclusive; state regulation is preempted."[10] Other courts in the Seventh Circuit similarly recognize that "Congress has conferred exclusive jurisdiction on the

[5] 15 U.S.C. § 717b(d). Specifically, the NGA does not affect the rights of states under the Coastal Zone Management Act of 1972 (16 U.S.C. § 1451 *et seq.*), the Clean Air Act (42 U.S.C. § 7401 *et seq.*), or the Federal Water Pollution Control Act (33 U.S.C. § 1251 *et seq.*).
[6] *Schneidewind v. ANR Pipeline Co.*, 485 U.S. 293, 300-01 (1988).
[7] *Id.*
[8] *Id.* at 310.
[9] *Id.* at 300-01; *Rice v. Santa Fe Elevator Corp.*, 331 U.S. 218, 230 (1947).
[10] *Midwestern Gas Transmission Co. v. McCarty*, 270 F.3d 536, 538 (7th Cir. 2001).

FERC to regulate the sale and interstate transportation of natural gas,"[11] that the NGA constitutes "a comprehensive scheme that preempt[s] state law when that law [is] an obstacle to fulfillment of the NGA purposes,"[12] and that "preemption . . . extends to bar the enforcement of state law when that law forms an obstacle to realization of congressional purpose."[13]

Moreover, U.S. federal courts have consistently concluded that the NGA preempts state or local permitting or zoning regulations purporting to impose requirements on the siting, construction, or operation of interstate natural gas pipelines and associated facilities.[14] In a more recent case, a court in the Seventh Circuit held specifically that the NGA preempts state regulation of the construction and location of FERC-regulated pipelines and associated facilities.[15] The court recognized that the NGA would not necessarily preempt all state and local regulations that have a merely tangential effect on FERC-regulated pipelines. However, the court specified that revocation of a construction permit for a FERC-regulated pipeline is not the type of indirect effect that could escape preemption under the NGA. The court concluded that FERC has "ultimate authority over the construction of the pipeline" and "ultimate authority to determine the route of any gas pipeline regardless of state objections."[16] The court added that "nothing in the [NGA] suggests that FERC approval of pipeline construction and location is contingent upon consultation with the states."[17]

Among the factors that influenced the court's decision was the comprehensive application process to obtain FERC authorization for construction—the same process that ANR has undertaken to obtain FERC authorization for modifications at the Sandwich Compressor Station. The court observed that, to obtain a certificate, "an applicant must survive public hearings on the application and otherwise make its way through a forest of requirements designed to show, among other things, that it has addressed acquisition and environmental concerns."[18]

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[11] *Rockies Exp. Pipeline LLC v. Indiana State Nat. Res. Comm'n*, No. 1:08-CV-1651-RLY-DML, 2010 WL 3882513, at *4 (S.D. Ind. Sept. 28, 2010).
[12] *Guardian Pipeline, L.L.C. v. 529.42 Acres of Land*, 210 F. Supp. 2d 971, 975 (N.D. Ill. 2002).
[13] *Id.*
[14] *See, e.g., Weaver's Cover Energy, LLC v. Rhode Island Coast Resources Mgmt. Council*, 589 F.3d 458 (1st Cir. 2009) (concluding that state agency's use of state licensing program to block NGA permit applicant's project was preempted); *Dominion Transmission, Inc. v. Town of Myersville Town Council*, 982 F.Supp.2d 570 (D. Md. 2013) (ruling that provisions of town zoning code directly affecting the siting, construction, or operation of a natural gas compressor station were preempted by the NGA); *Islander East Pipeline Co. v. Blumenthal*, 478 F.Supp.2d 289 (D. Conn. 2007) (determining that imposition of permit requirement to carry out construction of interstate natural gas pipeline facility was preempted by the NGA); *Northern Natural Gas Co. v. Mums*, 254 F.Supp.2d 1103 (S.D. Iowa 2003) (holding that state regulation applied to construction of interstate natural gas pipeline was preempted by the NGA), *aff'd sub nom. Northern Natural Gas Co. v. Iowa Utilities Bd.*, 377 F.3d 817 (8th Cir. 2004); *Algonquin LNG v. Loqa*, 79 F.Supp.2d 49 (D R.I. 2000) (granting injunction to natural gas facility owner prohibiting enforcement of city ordinance requiring modifications to facility to comply with local building code and finding zoning ordinance was preempted); *Northern Border Pipeline Co. v. Jackson Co.*, 512 F.Supp.1261 (D. Minn. 1981) (enjoining enforcement of county's conditional use permit based on state statute exempting interstate pipeline for county's zoning powers).
[15] *Rockies Exp. Pipeline LLC v. Indiana State Nat. Res. Comm'n*, No. 1:08-CV-1651-RLY-DML, 2010 WL 3882513 (S.D. Ind. Sept. 28, 2010).
[16] *Id.* at *4-5.
[17] *Id.* at *5.
[18] *Id.* at *3.

Regulation of Planned Modifications at Sandwich Compressor Station

ANR's planned modifications at the Sandwich Compressor Station are subject to FERC regulation under the NGA, and ANR has complied with all applicable regulations and requirements set forth by FERC as well as PHMSA. Under these circumstances, we believe that the planned modifications to the Station are exempt from the Department's Special Use amendment process, and we respectfully request the Department's concurrence—in particular, given that the Seventh Circuit has expressly applied the NGA's preemption power to state and local regulation of the location and construction of FERC-regulated pipelines and associated facilities.[19] As a result, we believe that the current case law supports exemption of the planned modifications at the Station from the Department's Special Use amendment process.

We understand that ANR did participate in the amendment process in 2002, when constructing an office building at the site. However, construction of that office building was not subject to a FERC permitting process, because the office building was not a FERC-regulated facility under the NGA. In contrast, ANR is required to obtain FERC authorization for the planned modifications at the Station. The company has devoted significant time and resources to complying with the comprehensive application requirements outlined above, which overlap substantially with your Department's requirements. Significant federal oversight exists for this project, which was not the case for the company's construction of the office building.

While we believe that the planned modifications are exempt from the Department's amendment process, ANR is invested in maintaining a cooperative relationship with your Department. To that end, ANR will provide an updated plat for the site and proposed site plan changes for the Department's records, per your request. Finally, the modifications to the Station will not extend beyond the existing fenced area of the Station, and will not alter the use of the property as described in Ordinance 2002-06: operation of a commercial natural gas distribution facility—the same use since the original installation of the Sandwich Compressor Station in 1949.

We appreciate your time and assistance as ANR continues its work on the Wisconsin South Expansion Project, as well as the productive working relationship with your Department. Following the meetings with your Department on June 12 and July 13, ANR has endeavored to provide all the information requested by your Department, and we hope that the additional information provided through this letter is useful. Should any more questions arise, please do not hesitate to contact me.

Regards,

Anna R. Kuperstein
Legal Counsel
TransCanada U.S. Pipelines

[19] *See, generally, Rockies Exp. Pipeline LLC v. Indiana State Nat. Res. Comm'n*, No. 1:08-CV-1651-RLY-DML, 2010 WL 3882513 (S.D. Ind. Sept. 28, 2010).

TRANSCANADA
700 Louisiana Street
Houston, Texas 77002-2700
Tel: 832.320.5642
bobby_revenaugh@transcanada.com

TransCanada
In business to deliver

August 24, 2017

Mr. Mathew Asselmeier
Kendall County Planning, Building and Zoning Department
111 West Fox Street, Room 203
Yorkville, IL 60560

Dear Mr. Asselmeier:

I am writing in response to Greg Chismark's request for details on the federal regulation of stormwater discharges at ANR Pipeline Company's (ANR) Sandwich Compressor Station in Kendall County.

The Station is part of ANR's interstate natural gas pipeline system, which is federally regulated under the Natural Gas Act[1] (NGA). As a result, the Station is subject to the Environmental Protection Agency's (USEPA) regulations for stormwater discharges under the National Pollution Discharge Elimination System (NPDES) program. In 2006, EPA expanded the preexisting exemption from NPDES permitting for the oil and gas sector in Section 402(l)(2) of the Clean Water Act (CWA), to include stormwater runoff from construction activities.[2] The exemption expressly applies to transmission facilities like compressor stations. As a result, no NPDES permit is required for discharges of stormwater runoff from transmission facilities.[3] USEPA specifies that this exemption applies to stormwater runoff from all field or operational activities associated with oil and gas facilities, whether or not the activities are considered construction activities.[4]

Based on conversations with the Illinois Environmental Protection Agency (IEPA), the state agency administering the USEPA's NPDES permit program, because the state's NPDES permit program is

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[1] 15 U.S.C. § 717 *et seq.*

[2] The June 12, 2006 construction stormwater exemption was issued in response to the Energy Policy Act of 2005, which expanded the existing oil and gas sector permitting exemption in Section 402(l)(2) of the Clean Water Act (CWA). While portions of that expansion have been vacated, Section 402(l)(2) of the CWA remains, providing that EPA "shall not require a permit under this section, nor shall the Administrator directly or indirectly require any State to require a permit, for discharges of stormwater runoff from mining operations or oil and gas exploration, production, processing, or treatment operations or transmission facilities, composed entirely of flows which are from conveyances or systems of conveyances (including but not limited to pipes, conduits, ditches, and channels) used for collecting and conveying precipitation runoff and which are not contaminated by contact with, or do not come into contact with, any overburden, raw material, intermediate products, finished product, byproduct, or waste products located on the site of such operations."

[3] To qualify for the exemption, stormwater runoff must be composed entirely of flows that are from conveyances or systems of conveyances used for collecting and conveying precipitation runoff, and that are not "contaminated by contact with any overburden, raw material, intermediate products, finished product, byproduct or waste products located on the site of such operations."

[4] 71 Fed. Reg. 33,630 (June 12, 2006).

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designed to align with USEPA's NPDES regulations, any federal NPDES exemptions (e.g. the exemption for the oil and gas sector under CWA Section 402(l)(2)) would therefore apply at the state level.

Further, Section 100.2 of Kendall County's Stormwater Management Ordinance (Ordinance) states that the Ordinance was adopted pursuant to Kendall County's authority to regulate stormwater management and govern the location, width, course, and release rate of all stormwater runoff channels, streams, and basins (i.e. conveyances) in the County, in accordance with the Kendall County Stormwater Management Plan (Plan)—and the stated purpose of the Plan is to implement the NPDES program in compliance with the IEPA's requirements.

In conclusion, given that Kendall County's Stormwater Management Ordinance is based on federal and state authority granted by the CWA NPDES permit program, and planned modifications at the Sandwich Compressor Station are exempt from this program at the state and federal levels, this activity is therefore exempt from Kendall County's Stormwater Management Ordinance requirements. USEPA has stated expressly that "uncontaminated storm water discharges associated with oil and gas field activities cannot be regulated directly or indirectly by either EPA or a state under the authority of the NPDES permit program."[5]

TransCanada would appreciate your feedback on this matter. If you have any questions or would like to discuss further, please do not hesitate to contact Robert Revenaugh at (832) 320-5642, or by email at bobby_revenaugh@transcanada.com at your convenience.

Sincerely,

TransCanada Pipelines Limited

Robert Revenaugh
Environmental Planner

[5] 71 Fed. Reg. 33,635.

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State of Illinois
County of Kendall

Zoning Petition
#0148

ORDINANCE NUMBER 2002 - 06

04-05-300-001

GRANTING SPECIAL USE
6650 SANDY BLUFF RD.
ANR PIPELINE

WHEREAS, ANR Pipeline filed a petition for a Special Use within the A-1 district, for property located at 6650 Sandy Bluff Road in Fox Township; and

WHEREAS, said petition is to allow the property to continue to be used as a commercial natural gas distribution facility; and

WHEREAS, said property is zoned A-1 Special Use; and

WHEREAS, said property is legally described as:

That part of the Southwest Quarter of Section 5 in Township 36 North, Range 6 East of the Third Principal Meridian, in Fox Township, Kendall County, State of Illinois, described as follows: Beginning at the North West corner of said South West quarter of said Section 5, thence East along the North line of said quarter to the East line of the West half of said South West quarter of said Section 5, thence South along said East line, 16.24 chains, thence South 83 degrees 15 minutes West to the West line of said quarter, thence North along said West line to the place of beginning, containing 32.38 acres more or less.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit for outdoor storage, with the following conditions:

1. Subject to the attached site plan.
2. Building permits must be obtained for all construction on the site that would require such a permit.
3. Building permits will not be issued without a review of the proposed change(s) to the site plan by the Planning, Building and Zoning Committee.
4. The facility must meet with the Sandwich Fire Department two (2) times per year and prepare an emergency response plan for disasters at the site.
5. The facility must be in compliance with all state and federal regulations at all times.

State of Illinois
County of Kendall

Zoning Petition
#0148

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

IN WITNESS OF, this ordinance has been enacted on April 16, 2002.

Attest:

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk

THE COUNTY OF KENDALL
FEBRUARY 19, 1841

PLANNING, BUILDING & ZONING DEPARTMENT
111 WEST FOX STREET – ROOM 316 YORKVILLE, ILLINOIS 60560-1498
630/553-4141 • FAX 630/553-4179

Memo

Date: August 31, 2017

To: PBZ Committee

From: Brian Holdiman (Code Official)

Re: 45 Cheyenne Court Oswego, IL. 60543

The attached email was received August 23, 2017 from [redacted] who resides at [redacted] the [redacted] neighbor to Greg Stromberg of 45 Cheyenne Court Oswego, IL. 60543. Attached are photos of his home taken on the following dates: 7/24/14, 7/15/16, 9/8/16 & 8/24/17.

Mr. Stromberg obtained a remodeling permit on August 5, 2008. He began the remodel project performing much of the work himself as he is an electrical contractor. The economy took a downturn and he was unable to continue the work for financial reasons. When his permit expired, I brought this topic to PBZ for discussion and consensus was to continue to work with him to complete the project as he was optimistic he would have funds at that time. To date, he has not completed the exterior of the home. I spoke with Mr. Stromberg 8/24/17 and he indicated he plans to complete the exterior before winter this year. We have the option to revoke the permit and require a new permit with new fees.

Please provide direction.

Brian Holdiman

From: [redacted]
Sent: Wednesday, August 23, 2017 9:26 AM
To: Brian Holdiman; Robert Davidson; Lynn Cullick; Judy Gilmour; Scott R. Gryder; mkellog@co.kendall.il.us
Subject: Permit #04-2008-211

This permit is over 9 years old . We look at this everyday . The view is quite unworthy of the taxes we pay . Please tell me why this is acceptable ? Respectfully submitted ,
[redacted]

45
07/24/2014 09:04

07/15/2016 12:22

09/08/2016 11:27

08/24/2017 07:52

Violation	Name	Parcel #	Address	Description	Opened	Closed	SAO
V17-002	Randy Fowler	01-28-252-001	1203 W. South Street	Abandoned Structures	12/7/2016		
V17-003	March & Lisa Schulz	03-04-278-041	146 Heathgate Rd	Inoperable Vehicle	1/25/2017	2/7/2017	
V17-004	Meyers/Presnell	03-04-255-010	119 Heathgate Rd	Inoperable Vehicle	12/7/2016		
V17-005	Stevenson	02-13-429-004	15 Clark Avenue	Occupied Rec. Vehicle	12/19/2016	1/4/2017	
V17-006	Ramiro Guzman	09-04-300-002	McKanna Rd	Fill in Floodplain Violation	1/10/2017	8/17/2017	
V17-007	Maria Ramirez	03-07-276-002	15 Shell Court	Inop Vehicles & Parking on Grass	1/17/2017	8/17/2017	
V17-008	Steven Odermatt	03-04-255-012	123 Heathgate Rd	Inoperable Vehicle	1/25/2017	2/6/2017	
V17-009	George Olmstead	06-02-201-002	27 Oswego Plains Dr	Remodeling w/o Permit	1/31/2017	4/18/2017	
V17-010	Fed Home Ln Mortg	01-03-353-010	35 Earl Street	Junk & Debris/ Inop Vehicle	2/7/2017	3/21/2017	
V17-012	Gomez Salvador	09-27-200-004	2511 Wildy Rd	Bus w/o Prop Zoning/Stormwater Permit/Sign Ord Violation/ Poss. Zoning Ordinance Violation	3/1/2017	8/17/2017	
V17-013	Leroy Richmond	02-10-227-004	61 W. Larkspur	Unsecured structure	3/1/2017	3/21/2017	
V17-014	Two Star Enterp., LLC	02-06-400-006	Beecher Rd	Stormwater Violation	3/13/2017	8/17/2017	
V17-016	Aguirre, Marciana	03-12-203-001	12 Council Ave	Remodeling w/o Permit	3/10/2017	8/17/2017	
V17-017	Daugherty, Richard	03-27-401-001	4520 Douglas Rd	Inoperable Vehicle/Illegal sign	3/13/2017	5/7/2017	
V17-018	Wargo, Craig & Susan	03-04-477-038	80 Springdale Ln	Junk & Debris	3/14/2017	3/30/2017	
V17-019	Fitzgerald, Richard	03-08-326-008	75 Century Dr	Inoperable Vehicle - Motor Home	3/20/2017	4/12/2017	
V17-020	Ballines, Noe	03-08-227-008	54 Codorus Rd	Junk & Debris	3/24/2017	4/12/2017	
V17-021	Coyne	09-24-100-001	15200 Ridge Road	Operating Bus. w/o Proper Zoning	3/20/2017	4/10/2017	
V17-022	Montano	03-15-251-002	2450 Wolf Road	Operating Bus. w/o Proper Zoning	3/31/2017	8/29/2017	
V17-023	LaSalle Natl Bank	02-19-400-006	11443 Route 34	Junk & Debris/Unsecured Structures	3/20/2017		
V17-024	Jimenez	03-08-280-006	12 Cebold Drive	Non-Permitted Animals	4/10/2017	5/12/2017	
V17-025	Murray	03-31-427-001	38 Eagle View Lane	Remodeling w/o Permit	4/27/2017	5/2/2017	
V17-026	Kelley, Craig & Renee	09-22-400-003	2100 Bell Road	Junk & Debris/Inoperable Vehicles	4/11/2017	8/17/2017	
V17-027							
V17-028	Pugsley, Mary	03-04-380-001	106 Circle Drive East	Trailer parked in front area	5/11/2017	5/23/2017	
V17-029	Matile, Dennis	03-09-152-006	230 Boulder Hill Pass	Trailer parked in front area	5/11/2017	6/6/2017	
V17-030	Daum, Andrew	05-02-201-005	6111 Audrey Ave	Inoperable Vehicle/Junk & Debris	5/15/2017	6/6/2017	
V17-031	Garcia, Luis	03-04-478-005	51 Springdale Rd	Repair Bus./ Vehicles not permitted	5/31/2017	6/20/2017	
V17-032	SL Enterprises	03-04-430-008	164 Tealwood Rd	RV Parked in Front yard	6/1/2017	6/21/2017	
V17-034	Berger, Richard	04-08-200-015	7428 Oakbrook Rd	2 homes on R-1 zoned lot	6/1/2017	8/29/2017	
V17-035	Pepple	03-04-431-004	57 Sonora Dr	Bus Operating in R6 Residential District	6/9/2017	8/17/2017	
V17-037	Temes	02-35-382-008	5812 Danielle Lane	RV Parked in Front yard	6/8/2017	8/17/2017	
V17-038	Memming	03-32-328-005	8 Crestview Drive	RV Parked in Front yard	6/9/2017	8/17/2017	
V17-039	Ramon Ramirez	03-08-277-031	33 Fieldpoint Rd	Garage/Shed built w/o Permit	6/20/2017	8/4/2017	
V17-040	McDonald	08-14-200-003	14207 Church Rd	Poss. Op. Indoor Shooting Range	6/23/2017	7/17/2017	
V17-041	Hernandez	03-05-476-012	10 Clay Street	Prohibited Parking on non-apprvd surface	7/12/2017	8/4/2017	
V17-042	Hrvatin, Arthur	01-19-476-006	Sandy Bluff	Violation of Stormwater Management	7/12/2017	8/10/2017	
V17-043	First American Bank	05-18-226-002	8115 E. Highpoint Rd	Op. Trucking Bus in a Res Zoned parcel	7/27/2017		
V17-044	Davis, Carlos & Tracy	09-23-400-006	15875 Ridge Road	Dumping Dirt/Stormwater Violation	8/7/2017		
V17-045	Greenslade	03-09-152-021	18 Ridgefield Rd	Prohibited Parking of Trailer in Front area	8/9/2017		
V17-046	Scull, Enoch	01-16-427-001	Meierbrook	Ill. Parking - Limit 2 Rec Veh/or Trailers	8/14/2017	8/29/2017	
V17-047							

Complaints Investigated - No Violations Found or referred to other Agencies.

Date	Name	Address	PIN #	Description	Date Inspected
1/11/2017	Migliorini	15975 O'Brien Road	09-20-400-005	Possible Remodel w/o permit	1/24/2017
1/26/2017	Hummel	2507 Douglas Rd	03-15-300-002	Drainage - Stormwater	1/30/2017
2/2/2016	Vasquez	1 Knollwood Drive	03-05-278-028	Unregistered Trailer home	2/7/2017
2/6/2017	Harbor Drive Apts	113 Harbor Drive	03-08-105-004	Junk & Debris/Trash	2/6/2017
1/30/2017	Romero/Rios	20 Fernwood Rd	03-05-229-002	Lanscaping/ Junk & Debris	1/31/2017
2/15/2017	Juan Vargas	54 Sonora	03-04-479-003	Building w/o permit	2/17/2017
3/15/2017	Don Rees	6725 Minkler Rd	05-02-300-005	Dog Kennel Facility	3/20/2017
3/22/2017	Garcia	51 Springdale	03-04-478-005	Business / vehicles parked	3/24/2017
4/18/2017	Campos	117 Dolores St	03-08-323-001	Junk & Debris	4/18/2017
4/21/2017	Haff	6799 Oakbrook Rd	04-05-400-004	Junk & Debris/Inoperable Veh	4/24/2017
3/30/2017	Benes	2575 Wolf Road	03-15-126-004	Runoff Manuer / Environmental	4/7/2017
4/11/2017	Melrose Holdings 1 LLC	Commerce Road	03-07-177-007	Junk & Debris	4/26/2017
4/3/2017	Vasquez	1 Knollwood Drive	03-05-278-028	Trailer parked in front yard	4/7/2017
4/11/2017	RWC Properties	126 Heathgate Road	03-04-278-031	Junk & Debris/Remodel w/o Permit	4/11 & 5/1/17
4/24/2017	Sherman R. Cook Scout Pk	Little Rock Creek Rd		People camping/Port a potty at entrance	5/11/2017
4/28/2017	New Vista Prop. Solutions	25 North Street	02-16-276-012	Remodel w/o Permit	5/1/2017
4/7/2017	Eun Evans	10 Hampton Ct	03-05-428-015	Junk/Debris/ Trailer/Remodel	4/11 & 5/1/17
5/9/2017	Baka Properties	8940 C Route 34	02-27-177-002	Poss Rental/Multipe occupancy	7/18/2017
5/11/2017	Pecci	2410 Collins Rd	03-27-401-024	Poss Stormwater/discharge	5/12/2017
5/3/2017	Escalante	7953 Van Emmon Rd	02-35-103-007	Poss Landscaping Bus/Escavating Pond	5/4/2017
5/18/2017	Staniskewski	141 Riverview Ct. Oswego	03-18-451-009	Occupied Accessory Structure	7/31/2017
5/22/2017	Fennell	8 W. Cedar Ct	05-06-226-009	Fencing - Pool	5/23/2017
5/20/2017	Minton	63 Hampton Rd	03-04-352-031	Mechanic Business	6/6/2017
5/30/2017	Gonzales	17 Wyndham Dr	03-04-307-005	Junk & Debris - Vacant home	6/6/2017
5/30/2017	Tuymer	121 Poplar Drive	05-05-151-007	Trailer parked on street	6/1/2017
6/2/2017	Velazquez	16421 Galena Rd Plano	01-05-201-004	Structures built w/o Permit	6/14/2017
6/8/2017	Cave ,	6 Chally Dr	05-06-351-012	Daming near creek	6/9/2017
6/9/2017	Macias	3610 Van Dyke Rd	09-04-300-005	Building w/o permit	6/14/2017
6/13/2017	First American Bank	8115 E. Highpoint Rd	05-18-226-002	Semi Trucks/ Multi Family	6/14/2017
6/23/2017	Donnelly	16 Shore Drive Oswego	03-08-154-003	Flooding/Poss. Stormwater issue	7/7/2017
7/6/2017	Erwin	146 Long Beach Rd	03-04-430-016	Weeds	7/6/2017
7/6/2017	Woodson	15826 Stonewall	04-21-103-004	Possible Boarding Home	7/31/2017
7/17/2017	Leifheit	12 Woodland Dr. Plano	01-20-351-003	Conversion of Garage to living space	8/30/2017
7/24/2017	Hurley	218 Foxtail Lane	02-35-426-003	Fencing - Pool	7/31/2017
7/31/2017	Sleem	767 Route 31 Oswego	03-05-351-007	Junk & Debris	8/2/2017
8/8/2017	548 Monarrez Prop. LLC	548 Rance Rd. Oswego	03-24-100-006	Poss. Landscaping Business in R-1 District	8/14/2017

KENDALL COUNTY BOARD
ADJOURNED JUNE MEETING
August 17, 2010

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

The Kendall County Board Meeting was held at the Kendall County Office Building, Room 209, in the City of Yorkville on Tuesday, August 17, 2010 at 9:00 a.m. The Clerk called the roll. Members present: Chairman Anne Vickery, Bob Davidson, Elizabeth Flowers, Jessie Hafenrichter, Nancy Martin, Pam Parr, Suzanne Petrella, John Purcell, John Shaw, and Jeff Wehrli.

The Clerk reported to the Chairman that a quorum was present to conduct business.

MINUTES

Member Wehrli moved to approve the submitted minutes from the Adjourned County Board Meeting of July 20, 2010. Member Flowers seconded the motion. Chairman Vickery asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

THE AGENDA

Member Flowers moved to approve the agenda. Member Hafenrichter seconded the motion. Chairman Vickery asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

SPECIAL RECOGNITION

Kendall County
Proclamation

WHEREAS, the Village of Montgomery is observing its 175th Anniversary to be known as the 175th Anniversary Event and;

WHEREAS, festivities will kick off with an Anniversary Celebration on January 11, 2010 and will continue with events through October, 2010 and;

WHEREAS, it is appropriate for the community to remember and recognize its history, long-time and new residents, and their many accomplishments and;

WHEREAS, Montgomery residents including descendants of founder, Daniel Gray, and other families settling in 1835 and those recently moving to Montgomery have made the village their home to enjoy, and raise families and;

WHEREAS, its settlement served to provide transportation, a diverse industrial/commercial base, sustenance, and economic development to the community, and today its residents still treasure this location for its beauty and rich natural resources that enhance the community; and

WHEREAS, 175 years have seen growth in community assets such as the Fox River and its surrounding park lands, spirit and involvement, there remains recognition of the importance of the historical connections that shape the community;

NOW, THEREFORE, BE IT RESOLVED, that the Kendall County Board congratulates and recognizes the Village of Montgomery, its residents and its leaders upon their 175th anniversary and also thank the Village of Montgomery 2010 Anniversary Committee and volunteers for their work to celebrate this historic milestone.

This resolution approved by the County Board of Kendall County, State of Illinois

_____
Anne Vickery – Kendall County Board Chairman

I, Debbie Gillette, County Clerk in and for said County, in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Kendall County Board, at its regularly scheduled meeting in Yorkville, Illinois, on the _____ Day of _____, A.D. 2010.

_____
Debbie Gillette – County Clerk

Member Martin made a motion to accept the severance and release agreement for the Director of Planning, Building and Zoning. Member Petrella seconded the motion. Chairman Vickery asked for a roll call vote on the motion. Members voting aye include: Davidson, Flowers, Hafenrichter, Martin, Petrella, Purcell and Vickery. Members voting nay include: Parr. Members voting present include: Shaw and Wehrli. **Motion carried.**

Appoint Zoning Administrator Deputies

Member Martin made a motion to appoint Angela Zubko and John Sterrett as Zoning Deputy Administrators. Member Petrella seconded the motion. Chairman Vickery asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

Appoint Zoning Administrator

Member Martin made a motion to appoint the Chairman of Planning, Building and Zoning as Zoning Administrator. Member Petrella seconded the motion. Chairman Vickery asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

Appoint Interim Acting Planning, Building & Zoning Director

Member Martin made a motion to appoint the County Administrator as Interim Acting Planning, Building & Zoning Director. Member Petrella seconded the motion. Chairman Vickery asked for a voice vote on the motion. All members present voting aye except Member Parr. **Motion carried.**

ELECTED OFFICIALS REPORT AND OTHER DEPARTMENT REPORTS

Sheriff

Sheriff Randall wanted to recognize Member Davidson for the work he did for the Honor Flight for Veterans. He reminded the Board that school will be opening soon. Sheriff Randall told the Board that he has received a letter from the Illinois Sheriff's Association that the Governor has vetoed HB5055 dealing with the privatizing of foreclosures.

County Clerk

Kendall County Clerk

Revenue Report **7/1/2010-7/31/2010**

Line Item	Fund		Revenue
	County Clerk Fees	$	845.00
	County Clerk Fees - Marriage License	$	1,620.00
	County Clerk Fees - Misc	$	1,708.05
	County Clerk Fees - Recording	$	27,819.00
01010061205	Total County Clerk Fees	$	31,992.05
01010001185	County Revenue	$	23,913.50
38010001320	Doc Storage	$	17,281.00
01010071205	Election	$	-
51010001320	GIS Mapping	$	29,123.00
37010001320	GIS Recording	$	3,653.00
01010001135	Interest	$	185.26
01010001170	Raffle License		
01010061210	Recorder's Misc	$	3,760.10
81010001320	RHSP/Housing Surcharge	$	15,210.00
01010001160	St Comp - Elec Judge		
CK # 16569	To KC Treasurer	$	125,117.91

SECTION 13.00 ADMINISTRATION UPDATED 9.18.12

13.01 ADMINISTRATIVE OFFICERS

A. THE ZONING ADMINISTRATOR

1. The enforcement of this amended ordinance is hereby vested in the Zoning Administrator of the County and such deputies or assistants as have been or shall be duly appointed by the County Board in accordance with Section 3.02 of this Code.

2. Powers and Duties. The Zoning Administrator shall administer and enforce this ordinance, and in addition thereto and in furtherance of said authority he shall:

   a. Examine and approve an application pertaining to the use of land or structures when the application conforms with the provisions of this ordinance.

   b. Issue Zoning Certificates, and make and maintain records thereof.

   c. Issue Occupancy Certificates and make and maintain records thereof.

   d. Supervise inspections of structures and uses of land to determine compliance with the terms of this ordinance, and where there are violations, initiate action to secure compliance.

   e. Receive, file and forward applications for zoning map and text amendments, special uses, variances, planned developments and other matters which under this ordinance require referral to the Regional Plan Commission, the Zoning Board of Appeals, the Hearing Officer as appointed by the County Board in subsection D of this Section 13.01, the Zoning, Platting Advisory Committee (ZPAC), the Planning, Building and Zoning Committee PBZ), or the full County Board.

   f. Maintain permanent and current records of this ordinance, including, but not limited to, maps, amendments, the rules or practice and procedure of the Zoning Board of Appeals, special use, variations, appeals and applications therefore, and records of hearings thereon - including the recording of district amendments and special uses on the Zoning district map.

   g. Decide or make recommendations on all other matters under this ordinance upon which the Zoning Administrator is required to act.

h. Receive all notices of petitions for appeals, variations, amendments and special use permits which have been referred to the Zoning Board of Appeals or other appropriate reviewing body.

i. Maintain all zoning records which are a part of the administration of this ordinance.

j. Initiate, direct and review from time to time, a study of the provisions of this ordinance, and make reports of this recommendation to the Zoning Board of Appeals, the County Planning Commission and the County Board not less frequently than annually.

k. Direct the development of proposed amendments to the provisions of this ordinance as may be necessary from time to time.

l. Publish periodically this ordinance, including the zoning district map.

m. Provide and maintain public information service relative to matters arising out of this ordinance.

3. Procedure in case of violation. Whenever there is found a violation of the terms of this ordinance, the Zoning Administrator or his or her designee shall file a formal complaint in accordance with the procedures as established under the ordinances of the County regarding the creation of a Code Hearing Unit charged with the enforcement and administrative adjudication of violations to the provisions of this and all other applicable codes and ordinances of the County unless otherwise provided by law. When compliance is so secured, the Zoning Administrator shall issue an occupancy certificate certifying such compliance. *(Amended 8/17/04)*

B. ZONING BOARD OF APPEALS

1. Creation and Membership. A Zoning Board of Appeals (ZBA) is hereby created, such Board to consist of five members appointed by the County Board, at least four of whom shall reside in the unincorporated area of the County. The County Board may provide for the appointment of an additional two members to serve for a term of five years. No two of whom shall reside in the same Congressional Township, and shall be confirmed by the members of the County Board. At the end of the term of the two additional members, the County Board may provide for the appointment of successors or may allow the Board of Appeals to revert to a membership

State of Illinois
County of Kendall

Petition #14-17

ORDINANCE # 2014- 28

AMENDMENT TO SECTIONS 3.02 AND 10.01.C OF THE KENDALL COUNTY ZONING ORDINANCE TO TEMPORARILY ALLOW MEDICAL CANNABIS CULTIVATION CENTERS- TEMPORARY

WHEREAS, the Illinois General Assembly enacted the Compassionate Use of Medical Cannabis Pilot Program Act, P.A. 98-122 (eff. Jan. 1, 2014), 410 ILCS 130/1 et seq. ("Act"), which allows for and regulates the cultivation, sale, distribution, and use of cannabis for medicinal purposes, and is repealed on January 1, 2018; and

WHEREAS, section 140 of the Act grants a unit of local government the authority to enact reasonable zoning ordinances or resolutions regulating registered medical cannabis cultivation centers; and,

WHEREAS, pursuant to the authority provided in 410 ILCS 130/140, Kendall County, a unit of local government, wishes to amend Sections 3.02 and 10.01.C of the Kendall County Zoning Ordinance ("Zoning Ordinance") to regulate medical cannabis cultivation centers in the unincorporated areas of Kendall County, to protect the health, safety, and welfare of the community; ; and

WHEREAS, the Kendall County Board automatically repeals this amendment to Zoning Ordinance concurrent with the repeal of the Act, on January 1, 2018; 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 28, 2014; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Sections 3.02- "Definitions" & 10.01.C "M-1 & M-2 Manufacturing District- Special Uses" of the Kendall County Zoning Ordinance as provided:

I. **RECITALS.** The recitals set forth above are incorporated as is fully set forth herein.

II. THE FOLLOWING TERMS ARE ADDED TO SECTION 3.02 "DEFINITIONS" OF ZONING ORDINANCE:

MEDICAL CANNABIS CULTIVATION CENTER or CULTIVATION CENTER. A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis. This definition is intended to remain

consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

ENCLOSED, LOCKED FACILITY. A room, greenhouse, building, or other enclosed area equipped with locks or other security devices that permit access only by a Cultivation Center's agents or a Dispensing Organization's agent working for the registered Cultivation Center or the registered Dispensing Organization to cultivate, store, and distribute cannabis for registered qualifying patients. This definition is intended to remain consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

MEDICAL CANNABIS DISPENSING ORGANIZATION or DISPENSING ORGANIZATION or DISPENSARY. A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered Cultivation Center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients. This definition is intended to remain consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

MEDICAL CANNABIS INFUSED PRODUCT. Food, oils, ointments, or other products containing usable cannabis that are not smoked. This definition is intended to remain consistent with the definition provided in 410 ILCS 130/10, as amended. In the event of a conflict between this definition and the statute, the statutory definition shall govern.

III. **THE FOLLOWING LANGUAGE IS ADDED TO SECTION 10.01.C "MANUFACTURING DISTRICT- SPECIAL USE (M-1 & M-2)" OF ZONING ORDINANCE:**

10.01.C Medical Cannabis Cultivation Centers- Temporary (will be automatically repealed on January 1, 2018)

a. **Definitions:** All terms not defined in section 3.02 of this Zoning Ordinance shall carry the meaning set forth in the Compassionate Use of Medical Cannabis Pilot Program Act ("Act") (410 ILCS 130/1 et seq.), as amended
b. **Preliminary Requirements.** All Medical Cannabis Cultivation Center special use permit applicants shall comply with the following requirements before applying for a special use permit and shall maintain compliance at all times thereafter.
    1. *State laws.* Applicants must comply with the Compassionate Use of Medical Cannabis Pilot Program Act ("Act") (410 ILCS 130/1 et seq:) and all rules and regulations adopted in accordance thereto including the following sections of the Illinois Administrative Code: 8 Ill. Admin. Code 1000, 68 Ill. Admin. Code 1290, 77 Ill. Admin. Code 946 and 86 Ill. Admin. Code 130, and as amended.

2. *Registration.* Applicants must be registered with the Illinois Department of Agriculture
3. *Location.* A Cultivation Center must be located more than 2,500 feet from the property line of any pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility, or an area zoned for residential use, as required pursuant to 410 ILCS 130/105.
4. *Security Measures.* Applicants must establish and maintain all required security measures, in accordance with the Act and all applicable regulations, to deter and prevent the theft of cannabis and unauthorized entrance into areas containing cannabis.
5. *Code Compliance.* Cultivation Centers must meet all federal, State and local building, zoning and fire codes and all local ordinance requirements.
6. *Other Requirements:* Applicants, their agents and employees must comply with all other requirements identified in 410 ILCS 130/105, as amended.

c. **Required Permit Information.** Upon applying for a Cultivation Center special use permit, the applicant must provide the following information:
   1. A Security Plan that has been reviewed and approved by the Illinois State Police and is compliant with 410 ILCS 130/105, as amended, in addition to the rules set forth by the Illinois Department of Agriculture at 8 Ill. Admin. Code 1000 et seq.
   2. Evidence demonstrating the location of the enclosed, secure area or loading/unloading dock is or will be out of public sight for the loading/unloading of medical cannabis in the transport motor vehicle.
   3. A scale drawing of the front, rear, or side of the building or structure showing dimensions and architectural details (Building Elevations); and
   4. A location map demonstrating the property meets location conditions identified in 410 ILCS 130/105, as amended, and
   5. Proof that applicant is registered with the Illinois Department of Agriculture.

d. **Operational and Facility Requirements:**
   1. *Enclosed, Locked Facility.* All cultivation of cannabis for distribution to a registered Dispensing Organization shall take place in an Enclosed, Locked Facility.
   2. *Storage.* No outdoor storage of any kind will be permitted at Cultivation Centers.
   3. *Edibles.* Any area within the Cultivation Center where cannabis will be manufactured into an edible form shall comply with the Illinois Food, Drug and Cosmetic Act, 410 ILCS 620 et. seq., the Illinois Sanitary Food Preparation Act, 410 ILCS 650 et. seq., the Illinois Food Handling Regulation Enforcement Act, 410 ILCS 650 et. seq., and section 80 of the Act, 410 ILCS 130/80.
   4. *Waste.* Cannabis waste shall be stored, secured, locked and managed in accordance with State regulations for the disposal of medical cannabis with

the requirements set forth in 410 ILCS 130/180 and 8 Ill. Admin. Code. 1000.460, as amended respectively.

5. *Signs.* All signage shall comply with Section 12 of the Kendall County Zoning Ordinance. Signs shall not contain cannabis imagery such as cannabis leaves, plants, smoke, paraphernalia, or cartoonish imagery oriented towards youth or language referencing cannabis. Electronic message boards and temporary signs are not permitted in connection with a Cultivation Center.
6. *Other Products.* It shall be prohibited to cultivate, manufacture, process or package any product, other than medical cannabis and cannabis infused products at a Cultivation Center.
7. *Fence.* All Cultivation Centers must be surrounded by a fence a minimum of eight (8) feet tall with barbed wire on top.
8. *Registration:* The owner or operator of a Cultivation Center must submit annual documentation of registration with the Illinois Department of Agriculture within thirty days of becoming registered or renewing its registration.

e. **Legal Protections.**

1. *Limitation of Liability.* Kendall County Shall not be liable to the permitted Cultivation Center, the Cultivation Center's owners, employees, board members, producer backers, vendors, visitors, heirs, assigns, agents, family members or guests for any damage, injury, accident, loss, compensation or claim, based on, arising out of, or resulting from the permitted, Cultivation Center's participation in the Compassionate Use of Medical Cannabis Pilot Program, including, but not limited to, the following: arrest, seizure of persons or property, prosecution pursuant to State or federal laws by State or federal prosecutors, any fire, robbery, theft, mysterious disappearance or any other casualty; or the action of any other permittees, registrants, or persons. This Limitation of Liability provision shall survive expiration or the early termination of the permit.
2. *Indemnification.* The permitted Cultivation Center, its owners, employees, board members, producer backers, vendors, visitors, heirs, assigns, agents, family members or guests shall hold harmless and indemnify Kendall County, its officials, officers and employees, including past, present, and future board members, elected officials and agents against any civil action or criminal penalty commenced against Kendall County and/or its officials, officers and employees, including past, present, and future board members, elected officials and agents, through counsel of their own choosing, based upon illness or death as a result of the possession, cultivation, transportation or other use of medical cannabis ingested in any way authorized under the provision of the Act. Pursuant to Illinois law 55 ILCS 5/3-9005, any attorney representing Kendall County, shall be approved by the Kendall County State's Attorney and shall be appointed a Special Assistant State's Attorney.
3. *Violations of the Law.* The Act and any mandated zoning does not authorize any permittee to violate federal or state laws.

f. **Revocation:** Any special use permit granted under this Zoning Ordinance may be revoked for failure to comply with the terms of this Zoning Ordinance. The decision to revoke a special use permit is subject to the review procedure identified in section 13 of the Zoning Ordinance.

IV. **REPEAL.** This amendment to the Zoning Ordinance is automatically repealed, in its entirety, on January 1, 2018.

IN WITNESS OF, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this 16th day of September, 2014 and is automatically repealed on January 1, 2018.

Attest:

Kendall County Clerk
~~Debbie~~ Gillette

Kendall County Board Chairman
John Shaw

State of Illinois
County of Kendall

Petition #14-25

ORDINANCE # 2014- 31

AMENDMENT TO SECTION 10.01.C OF THE KENDALL COUNTY ZONING ORDINANCE TO TEMPORARILY ALLOW MEDICAL CANNABIS DISPENSING ORGANIZATIONS - TEMPORARY

WHEREAS, the Illinois General Assembly enacted the Compassionate Use of Medical Cannabis Pilot Program Act, P.A. 98-122 (eff. Jan. 1, 2014), 410 ILCS 130/1 et seq. ("Act"), which allows for and regulates the cultivation, sale, distribution, and use of cannabis for medicinal purposes, and is repealed on January 1, 2018; and

WHEREAS, section 140 of the Act grants a unit of local government the authority to enact reasonable zoning ordinances or resolutions regulating registered medical cannabis dispensing organizations; and,

WHEREAS, pursuant to the authority provided in 410 ILCS 130/140, Kendall County, a unit of local government, wishes to amend Section 10.01.C of the Kendall County Zoning Ordinance ("Zoning Ordinance") to regulate medical cannabis dispensing organizations in the unincorporated areas of Kendall County, to protect the health, safety, and welfare of the community; and

WHEREAS, the Kendall County Board automatically repeals this amendment to Zoning Ordinance concurrent with the repeal of the Act, on January 1, 2018; 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 September 3, 2014; and

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 10.01.C "M-1 & M-2 Manufacturing District- Special Uses" of the Kendall County Zoning Ordinance as provided:

I. **RECITALS.** The recitals set forth above are incorporated as if fully set forth herein.

II. **THE FOLLOWING LANGUAGE IS ADDED TO SECTION 10.01.C "MANUFACTURING DISTRICT- SPECIAL USE (M-1 & M-2)" OF ZONING ORDINANCE:**

10.01(C) (11) Medical Cannabis Dispensing Organization- Temporary (will be automatically repealed on January 1, 2018)

a. **Definitions:** All terms not defined in section 3.02 of this Ordinance shall carry the meaning set forth in the Compassionate Use of Medical Cannabis Pilot Program Act ("Act") (410 ILCS 130/1 et seq.), as amended

b. **Preliminary Requirements.** All Medical Cannabis Dispensing Organization special use permit applicants shall comply with the following requirements before applying for a special use permit and shall maintain compliance at all times thereafter.

   i. *State laws.* Applicants must comply with the Compassionate Use of Medical Cannabis Pilot Program Act ("Act") (410 ILCS 130/1 et seq.) and all rules and regulations adopted in accordance thereto including the following sections of the Illinois Administrative Code: 8 Ill. Admin. Code 1000, 68 Ill. Admin. Code 1290, 77 Ill. Admin. Code 946 and 86 Ill. Admin. Code 130, and as amended.

   ii. *Location.* A Dispensing Organization may not be located within 1,000 feet of the property line of any pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, part day child care facility. A registered dispensing organization may not be located in a house, apartment, condominium, or an area zoned for residential use, as required pursuant to 410 ILCS 130/130 and Section 1290.50 of the Department of Financial and Professional Regulation rules.

   iii. *Images.* No dispensary shall be maintained or operated in a manner that causes, creates or allows the public viewing of medical cannabis, medical cannabis infused products or cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way or any property other than the lot on which the dispensary is located. No portion of the exterior of the dispensary shall utilize or contain any flashing lights, search lights or spot lights of any similar lighting system.

   iv. *Security Measures.* Applicants must establish and maintain all required security measures, in accordance with the Act and all applicable regulations, to deter and prevent the theft of cannabis and unauthorized entrance into areas containing cannabis.

   v. *Code Compliance.* Dispensing Organizations must meet all federal, State and local building, zoning and fire codes and all local ordinance requirements.

   vi. *Other Requirements:* Applicants, their agents and employees must comply with all other requirements identified in 410 ILCS 130/130, as amended.

c. **Required Permit Information.** Upon applying for a Dispensing Organization special use permit, the applicant must provide the following information:

   i. A scale drawing of the front, rear, or side of the building or structure showing dimensions and architectural details (Building Elevations); and

ii. A location map demonstrating the property meets location conditions identified in 410 ILCS 130/130 & Section 1290.50.19, as amended.

d. **Operational and Facility Requirements:**

i. *Enclosed, Loading/unloading bay.* All medical cannabis deliveries shall take place in an Enclosed, Locked Facility.

ii. *Storage.* No outdoor storage of any kind will be permitted at Dispensing Organizations.

iii. *Advertisement/Signs.*

1. All signage shall comply with Section 12 of the Kendall County Zoning Ordinance.
2. Signs shall not contain cannabis imagery such as cannabis leaves, plants, smoke, paraphernalia, or cartoonish imagery oriented towards youth or language referencing cannabis.
3. Electronic message boards and temporary signs are not permitted in connection with a Dispensing Organization.
4. Any additional merchandise packaging provided by a dispensary, such as bags, sacks, totes or boxes, shall be opaque and identify the name of the dispensing organization. .
5. No Advertisements shall be placed or maintained within 1,000 feet of the perimeter of a school grounds, playground, recreation center or facility, child care center, public park or library, or any game arcade admission to which is not restricted to persons age 21 or older.
6. No advertisement shall be posted on publicly-owned or -operated property.
7. If the dispensing organization sells edible cannabis infused products, it must display a placard that states the following: "Edible cannabis infused products were produced in a kitchen not subject to public health inspections that may also process common food allergens." The placard shall be no smaller than 24" tall by 36" wide, with typed letters no smaller than 2". The placard shall be clearly visible and readable by customers and shall be written in English.

iv. *Other Prohibitions.* A dispensing organization shall not:

1. produce or manufacture cannabis;
2. allow consumption of cannabis at the dispensary;
3. sell cannabis unless it is pre-packaged and labeled in accordance with Part, 8 Ill. Adm. Code 1000 and 77 Ill. Adm. Code 946;
4. sell cannabis or cannabis-infused products to consumer unless the consumer presents an active registered qualifying patient or designated caregiver card issued by DPH;
5. enter into an exclusive agreement with any cultivation center;

6. operate drive through windows;
7. transport cannabis to residences of registered qualifying patients or designated caregivers;
8. operate if video surveillance equipment is inoperative;
9. operate if the point of sale equipment is inoperative;
10. operate if the State's medical cannabis electronic verification system is inoperative; or,
11. have fewer than two people working at any time while the dispensary is open.

v. *Landscaping.* All dispensing organizations shall ensure that trees, bushes and other foliage outside of the dispensary premises do not allow for a person or persons to conceal themselves from sight.

vi. *Lighting.* All dispensing organizations shall ensure the outside perimeter of the dispensary premises is sufficiently lit to facilitate surveillance.

vii. *Hours of operation:* A dispensary may operate between 6 a.m. and 8 p.m. local time.

e. **Legal Protections.**

i. *Limitation of Liability.* Kendall County Shall not be liable to the permitted Dispensing Organization, the Dispensing Organization's owners, employees, board members, producer backers, vendors, visitors, heirs, assigns, agents, family members or guests for any damage, injury, accident, loss, compensation or claim, based on, arising out of, or resulting from the permitted, Dispensing Organization's participation in the Compassionate Use of Medical Cannabis Pilot Program, including, but not limited to, the following: arrest, seizure of persons or property, prosecution pursuant to State or federal laws by State or federal prosecutors, any fire, robbery, theft, mysterious disappearance or any other casualty; or the action of any other permittees, registrants, or persons. This Limitation of Liability provision shall survive expiration or the early termination of the permit.

ii. *Indemnification.* The permitted Dispensing Organization, its owners, employees, board members, producer backers, vendors, visitors, heirs, assigns, agents, family members or guests shall hold harmless and indemnify Kendall County, its officials, officers and employees, including past, present, and future board members, elected officials and agents against any civil action or criminal penalty commenced against Kendall County and/or its officials, officers and employees, including past, present, and future board members, elected officials and agents, through counsel of the County's own choosing, due in whole or in part to the Dispensing Organization's acts or omissions and/or for any illness or death as a result of the possession, cultivation, transportation or other use of medical cannabis ingested in any way authorized under the provision of the Act. Pursuant to Illinois law 55 ILCS 5/3-9005, any attorney representing Kendall County, shall be approved by the Kendall

County State's Attorney and shall be appointed a Special Assistant State's Attorney.

iii. *Violations of the Law.* The Act and any mandated zoning does not authorize any permittee to violate federal or state laws.

f. **Revocation:**

i. Any special use permit granted under this ordinance may be revoked for failure to comply with the terms of this ordinance. The decision to revoke a special use permit is subject to the review procedure identified in section 13 of the Kendall County Zoning Ordinance.

ii. Applicants must be registered with the Illinois Department of Financial and Professional Regulation prior to commencing operations and shall remain registered at all times of operation. The Dispensing Organization must notify Kendall County within ten (10) days of its registration being suspended or revoked. Failure to register or timely notify Kendall County of the suspension or revocation will result in immediate revocation of the special use.

III. **REPEAL.** This amendment to the Zoning Ordinance is automatically repealed, in its entirety, on January 1, 2018.

IN WITNESS OF, this amendment to the Zoning Ordinance has been enacted by a majority vote of the Kendall County Board this 18th day of November, 2014 and is automatically repealed on January 1, 2018.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
John Shaw





Illinois Compiled Statutes

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.

PUBLIC HEALTH
(410 ILCS 130/) Compassionate Use of Medical Cannabis Pilot Program Act.

(410 ILCS 130/1)
(Section scheduled to be repealed on July 1, 2020)
Sec. 1. Short title. This Act may be cited as the Compassionate Use of Medical Cannabis Pilot Program Act.
(Source: P.A. 98-122, eff. 1-1-14.)

(410 ILCS 130/5)
(Section scheduled to be repealed on July 1, 2020)
Sec. 5. Findings.
(a) The recorded use of cannabis as a medicine goes back nearly 5,000 years. Modern medical research has confirmed the beneficial uses of cannabis in treating or alleviating the pain, nausea, and other symptoms associated with a variety of debilitating medical conditions, including cancer, multiple sclerosis, and HIV/AIDS, as found by the National Academy of Sciences' Institute of Medicine in March 1999.
(b) Studies published since the 1999 Institute of Medicine report continue to show the therapeutic value of cannabis in treating a wide array of debilitating medical conditions. These include relief of the neuropathic pain caused by multiple sclerosis, HIV/AIDS, and other illnesses that often fail to respond to conventional treatments and relief of nausea, vomiting, and other side effects of drugs used to treat HIV/AIDS and hepatitis C, increasing the chances of patients continuing on life-saving treatment regimens.
(c) Cannabis has many currently accepted medical uses in the United States, having been recommended by thousands of licensed physicians to at least 600,000 patients in states with medical cannabis laws. The medical utility of cannabis is recognized by a wide range of medical and public health organizations, including the American Academy of HIV Medicine, the American College of Physicians, the American Nurses Association, the American Public Health Association, the Leukemia & Lymphoma Society, and many others.
(d) Data from the Federal Bureau of Investigation's Uniform Crime Reports and the Compendium of Federal Justice Statistics show that approximately 99 out of every 100 cannabis arrests in the U.S. are made under state law, rather than under federal law. Consequently, changing State law will have the practical effect of protecting from arrest the vast majority of seriously ill patients who have a medical need to

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 **(such exclusion extends to shooting ranges not located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State parks) (revised 8.23.17)**, 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).

Amendment to 7.01.D.33 (Special Uses in A-1) and 10.03.B.4 (Special Uses in M-3)

Outdoor Target Practice or Shooting (**but** not including private shooting in your own yard **or shooting ranges located on property owned by the Kendall County Forest Preserve District or the State of Illinois used for State parks**) (**revised 8.23.17**) with the following conditions:

a. **Range layout ~~R~~r**equires conformity with N**ational** R**ifle** A**ssociation** 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 with the same or less power than .22 long rifle (revised 8.23.17).
      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 with more power than a .22 long rifle (revised 8.23.17)

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 – 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').

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. (amended 8.1.17). In cases of shooting ranges where targets are not stationary, appropriate baffling shall be provided (amended 8.7.17).

d. Requires minimum parcel size of **~~5~~ forty (40)** acres **for firearms**.

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~~s**tate recognized, nationally recognized or N**ational** R**ifle** A**ssociation** 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~~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.

n. Must be at least **one thousand five hundred feet (1,500') from the firing line (amended 8.7.17)** to the **~~existing dwellings and~~** property lines of **~~schools, daycares, places of worship and airstrips~~ adjoining properties. The required distance is both parallel and perpendicular to the firing line (Amended 8.1.17 and Revised 8.23.17)**.

o. No alcohol allowed.

p. No projectiles shall leave the boundaries of the site.

q. The range shall provide restroom facilities to employees and patrons.

r. Everyone on the firing line is required to wear hearing protection and safety glasses.

s. **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 in the amount of Ten Million Dollars ($10,000,000) for outdoor target practice or shooting ranges must be maintained during the duration of the special use permit. (amended 8.7.17)**

t. All applicable Federal, State and County rules and regulations shall be adhered to.

u. Must meet all requirements of the Kendall County Health Department.

v. Water and drainage plans must be approved by the Kendall County Planning, Building and Zoning Office.

w. Signage is permitted but must meet the Sign Ordinance regulations of Section 12 of the Zoning Ordinance.

x. 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))

y. 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).

z. 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).

aa. Noise generated by the business allowed by this special use shall comply with the following:

1. **Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.**
2. **Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.**
3. **EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. (added 8.7.17)**

bb. 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).

Matt Asselmeier

From: Julia Reynolds [redacted]
Sent: Monday, August 28, 2017 3:13 PM
To: Scott Koeppel; Jackie Lemmerhirt-Kowalski; Brian Holdiman
Cc: Matt Asselmeier; Pam Herber; Robert Davidson; Judy Gilmour
Subject: RE: Millbrook Building Permits

Hi Scott,

Yes, any inspections provided by the County for the Village would be covered as the "zoning issues." Please let me know if you have any other questions. Thank you!

Julia Reynolds
IMLRMA Program Coordinator/Underwriter
2 East Main Street, Towne Centre Building
Danville, IL 61832
phone 217-444-1199
fax 217-477-6799
[redacted]

From: Scott Koeppel [mailto:skoeppel@co.kendall.il.us]
Sent: Monday, August 28, 2017 2:23 PM
To: Jackie Lemmerhirt-Kowalski; Brian Holdiman; Julia Reynolds
Cc: Matt Asselmeier; Pam Herber; Robert Davidson; Judy Gilmour
Subject: RE: Millbrook Building Permits

Julia,

Would building inspections, storm water inspections, and any other inspections provided by the Planning Building and Zoning department be covered like "zoning issues" (item 1 below)?

Scott Koeppel

From: Jackie Lemmerhirt-Kowalski [mailto:jackie@borlanorth.com]
Sent: Monday, August 28, 2017 11:22 AM
To: Brian Holdiman <BHoldiman@co.kendall.il.us>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Matt Asselmeier <masselmeier@co.kendall.il.us>; Pam Herber <pherber@co.kendall.il.us>; Robert Davidson <rdavidson@co.kendall.il.us>; Judy Gilmour <jgilmour@co.kendall.il.us>
Subject: RE: Millbrook Building Permits

As I stated earlier, Julia Reynolds from IML has given me permission to forward you her email in hopes of resolving this issue and coming to an agreement on the IGA so Millbrook residents can continue to receive the services they require from the county. The Village is hoping that the county will "meet us somewhere in the middle" to resolve this issue as soon as possible.

Please forward this email to your insurance carrier for their review as well.

Thank you for your attention to this matter.

Jackie

Hi Jackie,

Thank you for taking the time to discuss this with me on the telephone today. These are the items we discussed:

1. Zoning Issues: these are a normal exposure for a municipality and while we would not typically agree to do so, in this case, we are willing to assume the risk if the county performs the duties on behalf of Millbrook.
2. Auto Liability: The coverage typically follows the vehicle owner and we do not want to get into a position where we are insuring the County's drivers, vehicles, or auto liability. RMA is not willing to provide auto liability coverage to the County.
3. Defend/hold harmless/additional insured: RMA is willing to defend, hold harmless, and additional insure the County, only with respect to zoning (not auto liability). However, it is important to note that the coverage we are providing is subject to our normal terms, conditions, and exclusions and we do have exclusions related to zoning as follows:
    a. Exclusion L in RMA 3 (Liability Exclusions) excludes liability arising out of zoning or land use determinations.
    b. Exclusion 4 in RMA 4 (Public Officials/Employees Liability) excludes "claims, demands, or actions seeking relief or redress in any form other than money damages"
    c. Exclusion 7 in RMA 4 (Public Officials/Employees Liability) also excludes liability arising out of zoning or land use determinations.
4. Choice of Counsel: RMA is not willing to allow the County their choice of counsel. If we name them additional insured and it becomes necessary to defend them in a covered suit, we will pick the counsel.
5. Limits: Please find out what the County's current normal liability limits are with respect to zoning operations and we will determine if we are able to match those limits.

I hope this helps you to move forward with this. Please let me know if you have any questions or need anything else. Thanks!

Julia Reynolds
IMLRMA Program Coordinator/Underwriter
2 East Main Street, Towne Centre Building
Danville, IL 61832
phone 217-444-1199
fax 217-477-6799
[redacted]

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

THIS AGREEMENT, made this 20th day of October, 2015 by and between the VILLAGE OF MILLBROOK, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic, WITNESSETH:

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

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

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

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

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

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

1) The above recitals are incorporated by reference as if fully set forth herein.

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

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

4) That the Village of Millbrook shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Millbrook as provided herein. The Village of Millbrook will not be required to reimburse the County of Kendall for employee salaries or benefits.

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

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

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

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

9) This Agreement represents the entire Agreement between the parties and there are no

other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

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

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

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

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

Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

Village of Millbrook
PO Box 51
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK

BY: _____
Village President- Jackie Kowalski

ATTEST: _____
Village Clerk

COUNTY OF KENDALL

BY: _____
Chairman of Kendall County Board

ATTEST: _____
Kendall County Clerk

Exhibit A

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

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

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

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

3. Review and Processing of Zoning Map Amendments and Special Uses:
   a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
   b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.

Exhibit A

c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.

e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.

g.) The County shall post copies of the agenda as required per County policies.

h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.

i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action..

j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

l.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

Exhibit A

n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County Special Use Hearing Officer (SU/HO) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to SU/HO as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

r.) The County shall post copies of the agenda as required per County policies.

s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

t.) Following review and recommendation by the ZBA and/or the SU/HO, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA and/or SU/HO meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.

v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board's Agenda.

w.) Following action by the Village Board, a the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

Exhibit A

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

Exhibit A

l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.

m.) Following action by the Village Board, a the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

5. Review and Processing of Zoning Variance:

a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.

e.) The County shall post copies of the agenda as required per County policies.

f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

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

h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.

i.) The Village Clerk shall be responsible for the preparation and posting of Board's Agenda.

Exhibit A

j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: 9/5/2017
Subject: List of Special Use Ordinances in A-1 District

Kendall County Planning, Building and Zoning Department Intern Michael Goers recently completed an inventory and evaluation of the special use permits issued by Kendall County for properties zoned A-1.

There are fifty-two (52) uses presently classified as special use within the A-1 District. For the purposes of this report, public and private airports and airstrips were combined. In addition, as shown on Exhibits A and B, nineteen (19) additional uses were classified as special uses previously, but are no longer listed as special uses in the current Zoning Ordinance. Six properties have special use permits, but Staff is unable to identify these specific uses.

Of the fifty-one (51), no active special use permits exist for eighteen (18) of the uses. These uses include: Adult Daycare, Agency Licensed Family Residential Care Homes-Transitional Halfway House, Agency Licensed Group Residential Care Permanent, Animal Feed Preparation Grinding, Mixing and Storage, Auction Facility, Bait Shop with Items Not Produced on the Property, Correctional Facilities, Halfway Houses, Hospice, Indoor Target Practice, Kendall County Sheriff's Department Shooting Range, Nano Breweries, Philanthropic Institutions and Institutions Supported by Charities, Public or Private Utility Services, Private Clubs and Lodges, Retail or Wholesale Sale of Pottery, Art, etc., Service Clubs and Commercial Wind Farms. Some uses, like Philanthropic Institutions, previously had special use permits issued, but the property was annexed into a municipality.

Special use permits for Athletic Fields with Lights, Cleanup and Restoration Services, Composting of Landscape and Food Waste, Golf Courses, Group Homes, Offices of Architects and Other Professionals, Paintball Facilities, Parks, Performing Arts Centers, Product and Sale of Sweet Cider and Similar Uses and Veterinary Establishments have been issued one (1) time apiece. The group home is no longer operational.

Special use permits for Places of Worship (13), Landscaping Businesses (10), Airports and Helipads (10) and Riding Stables and Other Horse Related Uses (10) were the most frequently issued special use permits.

The lists of special use permits by ordinance and type are attached.

MHA

ENCs

Exhibit A

SP Use Ordinances	Type
1977-05	Agricultural Implement Sales and Service
1975-05	Agricultural Implement Sales and Service
2015-16	Agricultural Implement Sales and Service
2009-38	Agricultural Implement Sales and Service
2004-35	Agricultural Implement Sales and Service
1974-04	Agricultural Implement Sales and Service
1989-19	Agricultural Implement Sales and Service
1982-04	Agricultural Implement Sales and Service
1978-6	Aircraft
1989-15	Aircraft Landing Strip
1988-02	Aircraft Landing Strip
1982-01	Aircraft Landing Strip
1981-06	Aircraft Landing Strip
1978-3	Aircraft Landing Strip
1974-02	Aircraft Landing Strip
1972-12	Aircraft Landing Strip
1989-13	Airports and Heliports Including Aircraft Hangers, Tie Downs and Aircraft Service and Repair
2005-52	Airstrip and/or Heliports (Private)
2005-28	Athletic Field with Lights
2016-11	Banquet Halls
2016-07	Banquet Halls
2015-11	Banquet Halls
2015-06	Banquet Halls
2011-07	Banquet Halls (9-26-14)
2011-21	Bed and Breakfast Establishments

1996-13	Bed and Breakfast Establishments
2006-40	Cemeteries, including Crematoriums and Mausoleums
2001-29	Cemeteries, including Crematoriums and Mausoleums
1997-09	Cemeteries, including Crematoriums and Mausoleums
2000-17	Cemetery
2014-13	Child Day Care Facilities
2007-48	Child Day Care Facilities
2014-29	Clean Up and Restoration Services
1998-23	Communication Use
2001-14	Communication Use
1985-09	Communication Use
2014-04	Composting and Landscaping Business
2012-02	Fertilizer and Seed Sales, including Bulk Storage and Mixing
2008-20	Fertilizer and Seed sales, including Bulk Storage and Mixing
1966-H51	Fertilizer Sales
1974	Golf Course
2009-31	Governmental Buildings and Facilities
2008-24	Governmental Buildings and Facilities
2005-26; 2005-34	Governmental Buildings and Facilities
2002-05	Grain Storage
1979-20	Grain Storage
2017-10	Grain Storage
2001-26	Group Homes
2016-02	Kennels
2003-06	Kennels
1988-01	Kennels
1984-09	Kennels
1976-16	Kennels

2016-12	Landscaping Business
2016-01	Landscaping Business
2015-03	Landscaping Business
2012-23	Landscaping Business
2009-34 or 2009-41	Landscaping Business
2008-09	Landscaping Business
2007-33	Landscaping Business
2008-22	Landscaping Business
2005-62	Landscaping Business
2001-15	Landscaping Business
2016-21	Micro Distillery
2013-07	Micro Distillery
1974	Offices of Professionals (Travel Business)
2004-32	Other: Ag Labor Housing
2009-24	Other: Ag Labor Housing
2007-18	Other: Ag Labor Housing
1974	Other: Auto and Truck Repair
2000-30	Other: Auto Repair Shop
1984-08	Other: Electromagnetic Compatibility
2009-18	Other: Farmer Market, Winery, Bakery, Garden Shop, Corn Maze and Fall Festival
1971-02	Other: For Profit
2002-06	Other: Gas Distribution
1991-03	Other: Gas Distribution
1972-08	Other: Gravel Mining
1974	Other: Gravel Mining
1974	Other: Gravel Mining
1979-15	Other: Housing for Mink
1951-290	Other: Industrial Use

1997-02	Other: Museum (Farnsworth House)
2006-09	Other: Plaster and Cement Mantel Home
1979-22	Other: Ready-Mix Cement Plant
1999-10	Other: Residential Unit
1994-09	Other: Residential Unit
1963	Other: Sanitary Landfill
1996-05	Other: School Operation
1995-16	Other: School Operation
2014-21	Other: School Operation
1983-08	Other: Testing Facility
1988-18	Other: Training Facility for AT&T
1999-35	Other: Truck Driving School
1998-24; 1998-31	Other: Watchman's Quarters
1974	Other: Welding
1974	Outdoor Commercial Sporting Activities
1982-02	Outdoor Commercial Sporting Activities
1974	Outdoor Target Practice or Shooting (Knollwood)
1974	Outdoor Target Practice or Shooting (Newark Sportsman's Club)
2006-30	Outdoor Target Practice or Shooting (not including private shooting in your own yard) (Howell)
2009-28	Paintball Facilities
2008-35	Parks
2012-26	Performing Arts Center (Also has M-1 Special Use Permit)
2010-13	Places of Worship
2009-19	Places of Worship
2008-11; amended 2008-21	Places of Worship
2008-04	Places of Worship
2006-60	Places of Worship
2005-29	Places of Worship

2005-29; **2007-39?**	Places of Worship
2004-24	Places of Worship
2000-34; 2000-45	Places of Worship
1996-18	Places of Worship
2001-19	Places of Worship
1997-14	Places of Worship
2005-06	Places of Worship
2016-08	Production and Sale of Sweet Cider, Hard Cider, Wine, Jams, Wine Jams, Jellies, Pies, Pickles, Honey, Sauces and Similar Items…etc
2014-17	Recreational Camps and RV Parks (Plano Boy Scout Camp (1701 Little Rock Road))
2014-05	Recreational Camps and RV Park (Dickson Valley Ministries)
1987-25	Recreational Camp and RV Parks (Camp Quarryledge)
2001-22	Recreational Camp and RV Park (PNA Camp)
1984-01	Recreational Camps and RV Parks (Hide-A-Way Lakes)
2007-21	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
2005-37	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
2006-38	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
2005-35	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
2000-31	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

2000-22	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
1999-24	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
1999-21	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
1985-10	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
2002-26	Riding Stables or Other Horse Related
2002-34; 2002-35	Riding Stables or Other Horse Related
1977-8	Riding Stables or Other Horse Related
2002-16	Riding Stables or Other Horse Related and Temporary Ag Housing
2008-25; 2008-26; 2008-28 ;2008-27 (2008-39)	Riding Stables or Other Horse Related
2008-31	Riding Stables or Other Horse Related
2006-59	Riding Stables or Other Horse Related
2005-45	Riding Stables or Other Horse Related
1992-21	Riding Stables or Other Horse Related
2006-39	Riding Stables or Other Horse Related
1974	Small Poultry
2013-20	Small Poultry & Small Animal Processing Plant
2000-33	Storage Facilities for Motor Vehicles and Landscape Equipment
2001-30	Storage Facilities for Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles
1988-04	Storage Facilities for Motor Vehicles, Boats, Trailers and Other Recreation Vehicles
1982-10	Storage Facilities for Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles

2000-47	Telecommunications Tower
1997-17	Telecommunications Tower
1992-18	Telecommunications Tower
1983-13	Telecommunications Tower
1979-8	Telecommunications Tower
1973-09	Telecommunications Tower
2014-30	Veterinary Establishments
1974	Unknown (6)

Exhibit B

# of them	Type of Special Use
0	Adult Day Care or Respite Care
0	Agency Licensed Family Residential Care Homes - Transitional Halfway house
0	Agency Licensed Group Residential Care Home- Permanent
8	Agricultural Implement Sales and Service
10	Airports and Heliports (Public and Private) Including Aircraft Hangers, Tie Downs and Aircraft Service and Repair
0	Animal Feed; Preparation, Grinding, Mixing and Storage
1	Athletic Field with Lights
0	Auction Facility
0	Bait Shop with Items Not Produced on the Property
5	Banquet Halls
2	Bed and Breakfast Establishments
4	Cemeteries, Including Crematoriums and Mausoleums
2	Child Day Care Facilities
1	Clean Up and Restoration Services
3	Communication Use
1	Composting of Landscape Waste and Food Waste
0	Correctional Facilities
3	Fertilizer and Seed Sales, Including Bulk Storage and Mixing
1	Golf Courses, Club Houses, Country Clubs, and Membership Riding Clubs
3	Governmental Buildings and Facilities
3	Grain Storage, When Not Accessory to the Pursuit of Agriculture.
1	Group Homes
0	Halfway House
0	Hospice
0	Indoor Target Practice
0	Kendall County Sheriff's Office Shooting Range
5	Kennels
10	Landscaping Business
2	Micro Distillery
0	Nano Breweries
1	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
2	Outdoor Commercial Sporting Activities Including but not limited to Swimming Facilities and Motocross Sports.
3	Outdoor Target Practice or Shooting
1	Paintball Facilities
1	Parks
1	Performing Arts Center
0	Philanthropic Institutions and Institutions Supported by Charity
13	Places of Worship
0	Public or Private Utilities and Service uses: Telecommunication Hub, Filtration Plant, Sewage Treatment Plant, Electric Substations and Similar Uses
0	Private Clubs or Lodges Not Including Indoor or Outdoor Gun Clubs and Regulated Uses
1	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.
5	Recreational Camps and Recreational Vehicle Parks
9	Retail or Wholesale Sales Yards for Agricultural Products That Are Not Grown on the Premises
0	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
10	Riding Stables and Other Horse Related Uses
0	Service Clubs
2	Small Poultry & Small Animal Processing Plant
4	Storage Facilities for Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles
6	Telecommunications Stations
1	Veterinary establishments
0	Wind Farms, Commercial
2	Auto, Truck and Tractor Repair
3	Ag Labor Housing
1	Watchman's Quarters
2	Residential Use
1	Electromagnetic Compatibility Testing
1	Training Facility for AT&T
1	Farmers Market, Winery, Bakery and Corn Maze
1	For Profit Business
2	Gas Distribution Facility
1	Manufacture of Plaster or Cement Mantels
1	Ready-Mix Cement Plant
3	Private School
1	Truck Driving School
1	Radio Testing Facility
3	Gravel Mining
1	Mink Housing
1	Industrial Uses
1	Welding
1	Museum (Farnsworth House)
1	Sanitary Landfill
6	Unknown
160	Total

PIN	township_n	owner1_nam	owner1_add	Use
02-09-300-003	Bristol Township	GUTIERREZ, ROBERT D & KAREN S % ERNESTO GUTIERREZ	9619 CORNEILS RD	Welding
02-08-300-016	Bristol Township	WALLIS LARRY A	10711 CORNEILS RD	Landfill
02-18-400-001	Bristol Township	JOHNSTON ROBT & ALTHEA ET AL	2622 BEECHER RD	Landfill
02-08-300-014	Bristol Township	WALLIS LARRY A	10711 CORNEILS RD	Landfill
02-08-300-008	Bristol Township	BENNETT GARY & BETTY	10791 CORNEILS RD	Landfill
02-08-300-011	Bristol Township	BENNETT GARY & BETTY	10791 CORNEILS RD	Landfill
02-08-300-015	Bristol Township	NELSON LAND COMPANY % LARRY WALLIS	10711 CORNEILS RD	Landfill
02-08-300-012	Bristol Township	BENNETT GARY L & BETTY S	10791 CORNIELS RD	Landfill
03-01-351-003	Oswego Township	EDWARDS PHILIP A TRUST	997 HARVEY RD	Unknown
03-01-351-006	Oswego Township	KAMINSKI RICHARD J & VALVINA	985 HARVEY RD	Unknown
03-01-351-007	Oswego Township	EDWARDS PHILIP A TRUST	997 HARVEY RD	Unknown
03-01-351-002	Oswego Township	KAMINSKI RICHARD J & VALVINA	985 HARVEY RD	Unknown
03-08-126-006	Oswego Township	WILSON LESTER ET AL	1120 ROUTE 25	Unknown
02-26-300-005	Oswego Township	KNOLLWOOD GUN CLUB	PO BOX 711	Gun Club
03-19-202-004	Oswego Township	JACOBAZZI ROGER D & CAROL A LIV TR	5401 RTE 71	Travel Business
03-12-479-001	Oswego Township	STATE BANK OF PAW PAW	235 CHICAGO RD	Unknown
04-16-276-001	Fox Township	LAKEWOOD TRAILS RECREATION LLC	8574 MILLBROOK RD	Campground and RV Park (Millbrook)
04-15-300-001	Fox Township	LAKEWOOD TRAILS RECREATION LLC	8574 MILLBROOK RD	Campground and RV Park(Millbrook)
04-36-100-002	Fox Township	COLDWATE WILLIAM G & ASTRID	11238 HELMAR RD	Commercial Poultry Raising
04-36-100-003	Fox Township	BORNEMAN GLENN & BERYL	11400 W HELMAR RD	Commercial Poultry Raising
04-30-101-001	Fox Township	SCHEIDECKER GEORGE W	9590 FINNIE RD	Gravel Mining
04-19-300-008	Fox Township	SCHEIDECKER, GEORGE W & SCHEIDECKER, LEEANN R	9590 FINNIE RD	Gravel Mining
06-03-300-003	Na-Au-Say Township	MCCAULEY DAVID L	55 BRIARCLIFF RD	Truck Repair
09-13-300-004	Seward Township	BUSHBY HARVEY SR & BARBARA	724 RTE 52	Unknown
08-04-100-017	Lisbon Township	KLINE FAMILY PARTNERSHIP	9773 W HELMAR	Unknown
01-27-400-001	Little Rock Township	CEDARDELL GOLF CLUB	PO BOX 74	Golf Course
02-33-252-025	Bristol Township	NILES BEN & CYNTHIA	512 E MAIN ST	Swimming Pool
04-31-200-009	Fox Township	KUNKEL TODD C LIV TR	11313 B CRIMMIN RD	Unknown
04-30-200-001	Fox Township	NEWARK SPORTSMAN CLUB	10251 FOX RIVER DR	Gun Club
04-19-400-007	Fox Township	NEWARK SPORTSMAN CLUB	10251 FOX RIVER DR	Gun Club
04-19-400-013	Fox Township	BUDD FARMS LLC	9388 FOX RIVER DR	Gun Club
07-07-100-021	Big Grove Township	CASILLAS JOSE J & CASILLAS IVAN J	28 E LEXINGTON CIR	Gravel Mining

DEPARTMENT OF PLANNING, BUILDING & ZONING
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MEMORANDUM

To: Kendall County Regional Planning Commission
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: August 14, 2017
Re: Future Land Use Along Illinois Route 47 South of Yorkville to County Line

At the July Kendall County Regional Planning Commission meeting, discussion occurred regarding evaluating future land uses along Illinois Route 47 from Yorkville to the county line.

According to the Future Land Use Map in the Land Resource Management Plan, the land adjacent to Illinois Route 47 from the intersection of Helmar Road north to the Yorkville corporate limits is planned to be a mix of commercial and transportation corridor with residential uses closer to the Yorkville city limits. The existing church and school located at the corner of Ament Road and Illinois Route 47 is shown on the map as public/institutional. South of Helmar Road, with the exception of Lisbon Center and the mining land near the County line, all of the land adjoining Illinois Route 47 is agricultural. The Future Land Use Map from the Land Resource Management Plan is attached.

According to the Land Resource Management Plan, "the Transportation Corridor land use category includes concentrations of land use that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic" (Page 7-37). These areas are to have limited access of the main highway and utilize frontage roads. The B-5 (Business Planned Development District) and B-6 (Office and Research Park (District) with limited B-3 (Highway Business District) are the intended zoning districts for the Transportation Corridor Land Use. The list of uses in the B-3, B-5, and B-6 zoning districts are attached.

With the exception of land directly adjacent to their border, the United City of Yorkville, in their 2016 Comprehensive Plan, called for the land along Illinois Route 47 to be agricultural within its planning boundary. The Village of Lisbon, in their 2009 Comprehensive Plan, called for the land adjacent to Illinois Route 47 south of Lisbon Center Road to almost the County line to be either commercial or mixed use business. Copies of each municipalities' Future Land Use Maps are attached.

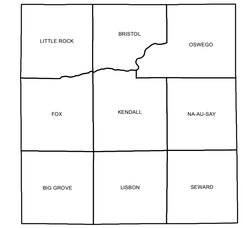
If it is the desire of the Kendall County Regional Planning Commission to change the future land uses south of Helmar Road, Staff recommends evaluating the timeframe for the completion of the Prairie Parkway, obtain existing and projected traffic counts along Illinois Route 47 and examine plans by the various utility companies to expand service in this area to see if an update is justified.

MHA

ENC: Future Land Resource Map, Land Resource Management Plan
Future Land Use Map, United City of Yorkville
Future Land Use Map, Village of Lisbon
B-3, B-5 and B-6 Permitted and Special Uses

Future Land Use Plan

Kendall County, Illinois



LEGEND

- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

*Note: Additional Density Bonuses up to 0.85 DU/Acre may be applicable; refer to individual township summaries for explanation of density bonuses

REVISIONS

RESOLUTION	DATE	CHANGE
2001-06	4/17/2001	MODIFIED CATEGORIES TO COORDINATE WITH PLANNED DEVELOPMENT ZONING. ADDED COMMERCIAL NODES AND UPDATE OF SEWARD AND NA-AU-SAY TOWNSHIPS
2002-11	06/2002	ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK AND LISBON TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR BIG GROVE TOWNSHIPS
2003-14	6/17/2003	MODIFIED CATEGORIES TO COORDINATE WITH THE FUTURE LAND USE PLAN FOR THE NORTHERN THREE TOWNSHIPS ADDED FUTURE LAND USE AREAS IN LITTLE ROCK, BRISTOL, AND OSWEGO TOWNSHIPS TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS AND REFLECT RECENT MUNICIPAL ANNEXATIONS BY JOLIET AND MINOOKA
2004-04	3/16/2004	ADDED FUTURE LAND USE AREAS IN NA-AU-SAY TOWNSHIP TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NA-AU-SAY TOWNSHIP/EAST ROUTE 126 CORRIDOR PLAN
2005-08	9/15/2005	ADDED FUTURE LAND USE AREAS IN FOX AND KENDALL TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2005-25	12/20/2005	ADDED & UPDATED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AU-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
	8/22/2007	UPDATED PRAIRIE PARKWAY ALIGNMENT (PREFERRED ALTERNATIVE B5 ALIGNMENT ANNOUNCED BY IDOT ON 06/01/07)
2008-24 2008-25	06/2008	UPDATED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP LRMP UPDATES AND THE FOX RIVER CORRIDOR PLAN
2009-03	1/20/2009	UPDATED COUNTY AND TOWNSHIP LRMP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 126/WINKLER ROAD AERA
	04/2011	UPDATED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994 LAST REVISED - OCTOBER 2015

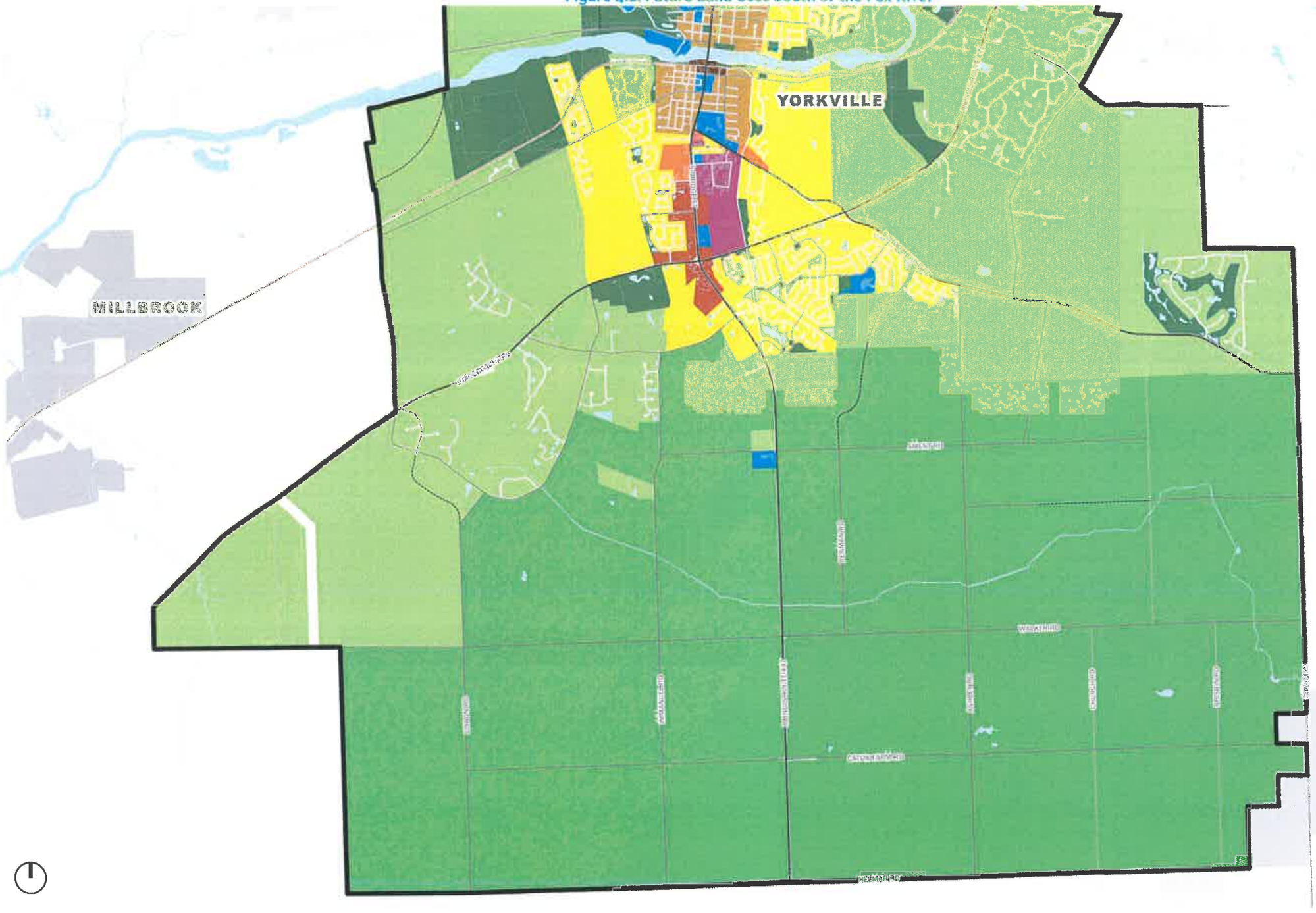
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0 1.75 3.5 Miles

Kendall County GIS
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Figure 4.2: Future Land Uses South of the Fox River



RANGE 6 EAST | RANGE 7 EAST

N

W E

S

LEGEND

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

TOWNSHIP 34 NORTH
TOWNSHIP 33 NORTH

RANGE 6 EAST | RANGE 7 EAST

DRAWN BY: MAB	CAD/.DWG: BOUNDMAP8	REVISIONS DATE / BY	CHAMLIN & ASSOCIATES	PERU MORRIS ILLINOIS	COMPREHENSIVE PLANNING MAP VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS	PLANNING AREAS	SCALE: 1 = 1700	SHEET
CHECKED BY: GRC	DATE: 8/14/07	10/22/08 MAB 11/13/08 MAB 11/26/08 MAB					FILE NO.:	OF

9.00 COMMERCIAL ZONING DISTRICTS

9.02 B-1 LOCAL SHOPPING DISTRICT

A. Purpose. The B-1 Local Shopping District is composed of those areas of the County whose principal use is neighborhood-oriented, limited retail, service and repair business activities which serve the surrounding area. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads. To these ends, certain uses which would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. Permitted Uses. The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.

2. Adult Day Care or Respite Care

3. Art Galleries and Studios

4. Bait Shop

5. Barber Shops, Beauty Parlors, Massage or Similar Personal and business Service Shops

6. Bicycle Sales and Repair

7. Convenience Store

8. Custom Dressmaking, Millinery, Tailoring or Shoe Repair Shops

9. Drug Store

10. Fire Stations

11. Gardening Supplies and Seed Stores (retail sales only)

12. Governmental buildings and facilities

13. Grocery and food sales under 10,000 square feet

14. Indoor business sales and service under 10,000 square feet

15. Indoor retail sales of goods under 10,000 square feet, including repair of goods sold on the premises

16. Nano Breweries, subject to the following conditions: *(Amended 11/15/11; Ord. 11-29)*
    a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
    b. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
    c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.
    d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.

17. Offices, business and professional, including medical clinics

18. Personal and business service shops under 10,000 square feet but not including uses regulated in Section 4.16

19. Photography Studios

20. Police Stations.

21. Postal substations

22. Restaurants, cafes, cafeterias or other similar establishments including but not limited to retail food stores.

23. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction

24. Tobacco Shops

9.03 B-2 GENERAL BUSINESS DISTRICT

A. Permitted Uses. The following uses are permitted:

1. All permitted uses in the B-1 Local Shopping District

2. Private Ambulance service

3. Antique Shops

4. Art and school supply stores

5. Auction Facility when conducted wholly within an enclosed building and with no outside storage.

6. Banks and financial institutions

7. Book and Stationery Stores

8. Building material sales (retail)

9. Camera and Photographic Supply Stores

10. Catering Establishments

11. Copying/Reproduction Stores & banner or sign supplies

12. Electrical Appliance Stores and Repair

13. Furrier

14. Glass cutting and glazing establishments

15. Grocery and food sales

16. Indoor business sales and service in excess of 10,000 square feet

17. Indoor retail sales of goods in excess of 10,000 sq. feet, including repair of goods sold on the premises

18. Monument sales, but not including the cutting or grinding of stones

19. Motor Vehicle accessory store

20. Musical Instrument Sales and Repair (including lessons)

21. Packaged Liquor Store or any sale of alcoholic beverages

1. Personal and business service shops in excess of 10,000 Sq. ft.

2. Pet shop when conducted wholly within an enclosed building

3. Plumbing, heating, and roofing supply shops

4. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)

5. Veterinary establishments, but not including the boarding of animals except for overnight stays for medical treatment and observation.

D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Contractor or construction Services such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating.

2. Contractors' offices and shops, where no fabrication is done on the premises and where all storage of material and equipment is within a building.

3. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.

4. Enclosed self-service storage facility, provided that:

a. Each self-service storage facility shall be governed by the provisions of the Illinois Self-Service Storage Facility Act, 770 ILCS 95/1 et seq.

b. A fence and landscaping shall be provided which completely encloses the facility and screens it from view of residential structures and residentially zoned property

5. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place

6. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.

8. Outdoor Display may be permitted subject to the following:

a. TEMPORARY SEASONAL DISPLAYS

(i) Seasonal displays not exceeding 60 days per calendar year

may be conducted on the same zoning lot as the principal business.

(ii) A site plan must be submitted by the applicant and approved by the Zoning Administrator showing the location of the seasonal display, the items to be displayed and the duration of the display.

(iii) Seasonal display areas shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.

All signage for seasonal display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.

b. PERMANENT OUTDOOR DISPLAYS

(i) Shall only be permitted on the same zoning lot as the principal business, and shall only display merchandise which is sold at the subject premises. Items which are not sold on the premises or which are general outdoor storage are not permitted.

(ii) Shall not exceed 10% of the subject area or 1,000 square feet in area, whichever is smaller.

(iii) Shall be subject to site plan review and approval by the Zoning Administrator.

(iv) Shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.

(v) Displays shall not be higher than 15 feet in height.

(vi) All signage for outdoor display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.

(vii) A zoning certificate and fee are required for approval of an outdoor display area.

(viii) Any outdoor display area shall be subject to review by the Planning, Building and Zoning Committee and may be rescinded if deemed necessary.

(ix) Any outdoor display area which does not meet these

requirements may be permitted as a special use.

9. Processing or assembly, provided that space occupied in a building does not exceed six thousand square feet of total floor space and basement space, not including stairwells or elevator shafts; and provided such processing or assembly can be conducted without noise, vibration, odor, dust or any other conditions which might be disturbing to occupants of adjacent buildings. When manufacturing operations of the same or similar products demand space exceeding six thousand square feet, they shall then be located in the M-1 Manufacturing District.

10. Small Wind Energy Systems subject to the conditions of Section 4.18

9.04 B-3 HIGHWAY BUSINESS DISTRICT

A. Purpose: The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.

B. Permitted Uses. The following uses are permitted:

1. All Permitted Uses identified in the B-2 General Business District

2. Agricultural implement sales and service on an open lot or within a building.

3. Animal hospital

4. Banquet Halls are permitted subject to the following conditions:
   a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
   b. The subject parcel must be a minimum of 5 acres.
   c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
   d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.

e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
g. The noise regulations are as follows:

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

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

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

5. Beverages, non-alcoholic, bottling and distributing.

6. Boat, Trailer and Recreational Vehicle sales or rental and service

7. Carpet and Rug Stores

8. Clean up and restoration services with the following conditions:
   a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
   b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.
   c. All operations are to take place inside an enclosed structure.
   d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance

e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.
f. No materials that are brought in can be burned on this site.
g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).
h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.

9. Construction equipment sales and service.

10. Crematories/ Funeral Homes

11. Currency exchange.

12. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.

13. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.

14. Health clubs (public or private) and related accessory uses.

15. Hotel and/or Motels

16. Indoor entertainment and recreation

17. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.

18. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.

19. Miniature Golf Courses

20. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles

21. Motor Vehicle Sales/Motorcycle Sales

22. Motor Vehicle/Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles

23. Motor Vehicle washing—Facilities including the use of mechanical conveyers, blowers and steam cleaning.

24. Nurseries and greenhouses

25. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity.

26. Restaurants, including the drive-in type where food is served to customers remaining in motor vehicles.

27. Taverns

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

1. Child Day Care Facility

2. Clubs and Lodges (non-profit), fraternal or religious institutions.

3. Communication Uses

4. Community Center/ After school programs/ Educational Center

5. Consumer credit, payday loan offices, financing or financial offices.

6. Dwelling units for Watchmen and Families including a Caretaker.

7. Fertilizer sales, including limited storage.

8. Hospitals

9. Indoor Target Practice with the following conditions:
   a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
   b. Must be at least 150’ from existing dwellings and property lines of schools, daycares, and places of worship.
   c. Hours of operation from 7am to 10pm
   d. No alcohol allowed.

e. Must meet all requirements of the Kendall County Health Department.
f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.

10. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.

11. Kennels with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.

12. Landscaping business, provided that:
    a. All vehicles equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
    b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
    c. No landscape waste generated off the property can be burned on this site.

13. Meetings Halls

14. Micro-Brewery and/or Winery

15. Micro Distillery subject to the following conditions:
    a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
    b. Locally grown inputs shall be used to the greatest extent possible
    c. The number of hours permitted to operate shall be on the approving ordinance.
    d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.

e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
f. Shall contact & meet all requirements of the Kendall County Health Department.
g. A waste management plan should be submitted to the Kendall County Health Department

16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.

17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.

18. Pawn Shop

19. Performing arts center subject to the following conditions:
    a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
    b. The site shall be shown as a commercial area on the Land Resource Management Plan.
    c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
    d. The amount of students and type of events are listed in the approving ordinance.
    e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
    f. Must meet applicable Fire Protection District codes.

20. Places of Worship subject to the following conditions:
    a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
    b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
    c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00

21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.

22. Public or Private Utilities and Service uses:
    a. Telecommunications hub
    b. Filtration plant, pumping station, and water reservoir.
    c. Sewage treatment plant.
    d. Electric substations and booster stations.
    e. Other Similar uses

23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.

24. Self-Service Storage Facilities

25. Telecommunications Stations

26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.

27. Truck Driving School

28. Truck Stop

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

9.06 B-5 BUSINESS PLANNED DEVELOPMENT

A. Purpose. The B-5 Business Planned Development (BPD) District is intended to provide for greater freedom, imagination, and flexibility in the development of land while assuring appropriate development standards. To this extent it allows

diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept. It is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of amenities, and the efficient use of public services through the use of planned unit development procedures. The intensity and profile of the development within this District are intended to be compatible with all adjacent uses.

B. Permitted Uses. Permitted uses shall be consistent with the purpose of this District, including a wide variety of retail, office, general commercial and light industry. A permitted use list shall be developed and approved with each zoning request in the BPD District.

9.07 B-6 OFFICE AND RESEARCH PARK DISTRICT

A. Purpose. The B-6 Office and Research District is intended to provide for innovative, well-designed and maintained office and nuisance-free research uses in an environment which is characterized by controlled ingress and egress to major streets and extensive setbacks and yard areas with imaginative landscaping. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads.

B. Permitted Uses. The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.

2. Banks and financial institutions

3. Business or trade school.

4. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds, but not including business colleges or trade schools when operated for profit.

5. Consumer credit, payday loan offices, financing or financial offices.

6. Fire Stations

7. Governmental buildings and facilities

8. Hospital.

9. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.

10. Offices, business and professional, including medical clinics.

11. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity

12. Planned Developments- Business

13. Police Stations.

14. Research laboratories, including the testing of products, but not including the manufacturing of products, except as incidental to the research and testing of products

15. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)

16. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction

17. Wholesale sales, displays and offices, but not including storage or warehousing

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

1. Book and stationary stores when Services are intended to serve the immediate convenience needs of persons employed in the area

2. Child Day Care Facility

3. Convenience store

4. Dwelling Unit for Watchmen and Families including a Caretaker

5. Health clubs (public or private) and related accessory uses.

6. Hotel and/or motel

7. Indoor Target Practice with the following conditions:

a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.
c. Hours of operation from 7am to 10pm
d. No alcohol allowed.
e. Must meet all requirements of the Kendall County Health Department.
f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.

8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.

9. Light manufacturing and assembly

10. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.

11. Places of Worship subject to the following conditions:
    a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
    b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
    c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00

12. Private clubs such as soccer, ect. provided all other sections of the Zoning Ordinance and Health Department regulations are met.

13. Public or Private Utilities and Service uses:
    a. Telecommunications hub
    b. Filtration plant, pumping station, and water reservoir.
    c. Sewage treatment plant.
    d. Electric substations and booster stations.
    e. Other Similar uses

14. Restaurants and/or taverns

15. Services or commercial uses intended primarily to serve the immediate convenience needs of persons employed in the area, including office supply stores, restaurants (but not drive-in facilities), dry cleaning (but not on-site plant) and similar uses

16. Self Service Storage Facilities (enclosed)

17. Telecommunications stations

18. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-6 District

D. Conditional Uses. The following conditional uses may be permitted only if specifically authorized by the Zoning Administrator:

1. Small Wind Energy Systems subject to the conditions of Section 4.18

Permit Summary by Category by Month
Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	27	1	2	2	3	4	2	4	9	0	0	0	0
Garage	10	0	0	1	1	2	4	0	2	0	0	0	0
Accessory Buildings	44	0	8	4	4	11	1	8	8	0	0	0	0
Additions	10	0	0	1	2	2	1	2	2	0	0	0	0
Remodeling	14	0	2	1	1	3	3	2	2	0	0	0	0
Barns/Farm Buildings	4	0	2	0	1	0	0	1	0	0	0	0	0
Signs	2	1	0	0	0	0	0	0	1	0	0	0	0
Other	2	0	0	0	0	1	0	0	1	0	0	0	0
Swimming Pools	24	0	0	5	1	2	5	8	3	0	0	0	0
Decks	17	0	0	0	3	4	4	3	3	0	0	0	0
Demolitions	5	1	1	0	0	1	1	0	1	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	2	0	0	1	0	0	0	0	1	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
	175	4	17	18	19	32	22	30	33	0	0	0	0

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Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	9	$3,510,000	$42,025	$26,575
Garage	2	$30,000	$515	$0
Accessory Buildings	8	$124,300	$1,001	$0
Additions	2	$215,000	$0	$0
Remodeling	2	$506,000	$859	$0
Signs	1	$0	$0	$0
Other	1	$0	$150	$0
Swimming Pools	3	$110,000	$400	$0
Decks	3	$8,893	$400	$0
Demolitions	1	$24,600	$0	$0
Patio	1	$5,520	$0	$0
	33	$4,534,313	$45,351	$26,575

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/16/2017	012017165 01 House	0607402001 MCCUE BUILDERS INC	7594 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC
8/15/2017	012017164 01 House	0607226015 MCCUE BUILDERS INC	7335 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC
8/31/2017	012017172 01 House	0918100001 KNUDSON BRUCE	5765 ROUTE 52 MINOOKA, IL 60447-		
8/30/2017	012017167 01 House	0233402009 WITT DAWN	38 WOODLAND DRIVE YORKVILLE, IL. 60560	THE WOODLANDS	CL DESIGN-BUILD INC.
8/15/2017	012017162 01 House	0607402010 MCCUE DEVELOPMENT INC	7828 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	McCue Builders
8/31/2017	012017133 01 House	0103351002 BALTIERREZ LUIS & URBINA EMMA	21 Dawn Avenue Plano, IL. 60545	STAINFIELD SUB	RMT Properties, LLC
8/31/2017	012017183 01 House	0235432005 MCCUE BUILDERS INC	5672 SCHMIDT LANE YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	MCCUE BUILDERS INC
8/15/2017	012017163 01 House	0607129006 MCCUE BUILDERS INC	5781 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC
8/2/2017	012017140 01 House	0421105003 D'ARCY CHRISTOPHER O & ASHLEY N	15980 STONEWALL DRIVE NEWARK, IL. 60541	ESTATES OF MILLBROOK UNIT 4	Robert Sohol/American Built Systems
8/1/2017	012017158 01 House	0924100001 MATTHEW D. WEHRLI	915 BELL ROAD MINOOKA, IL 60447-		
8/4/2017	012017156 01 House	0526400009 JEAN FREEMAN	7149 CATON FARM RD YORKVILLE, IL 60560-		

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Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
8/21/2017	022017178 02 Garage	0128252003 NILES JEFFREY R & TRACEY J	216 KINSEL ST PLANO, IL 60545-		Same
8/21/2017	022017177 02 Garage	0235380010 MCNAMARA THOMAS	5627 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	THE RANDA GROUP, INC.
8/2/2017	032017157 03 Accessory Buildings	0308277031 RAMIREZ RAMON	33 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SELF
8/15/2017	032017138 03 Accessory Buildings	0136100028 SNYDER ERIC M	12630 B RIVER RD PLANO, IL 60545-	DOCKSTADERS SUB	
8/31/2017	032017189 03 Accessory Buildings	0228153004 ADAMS GARY L & KATHLEEN P	204 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	EVERLAST PORTABLE BUILDINGS
8/31/2017	032017186 03 Accessory Buildings	0916200012 NELSEN WILLIAM H & JESSICA A	3147 ROUTE 52 MINOOKA, IL 60447-		Cleary Building Corp
8/8/2017	032017166 03 Accessory Buildings	0214276005 NOLTE ROBERT M	153 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	
8/4/2017	032017160 03 Accessory Buildings	0917100002 HEAP GARY & LINDA	4819 ROUTE 52 MINOOKA, IL 60447-		
8/4/2017	032017159 03 Accessory Buildings	0917100002 HEAP GARY & LINDA	4819 ROUTE 52 MINOOKA, IL 60447-		
8/24/2017	042017182 04 Additions	0136100023 MCELROY JOSHUA L & ANNIE JOY	12881 RIVER RD PLANO, IL 60545-		
8/21/2017	052017181 05 Remodeling	0231226001 RODRIGUEZ LUIS C	11209 RIVER RD PLANO, IL 60545-		

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/22/2017	052017176 05 Remodeling	0235128006 CAMPBELL CHARLES W & DEBRA K	7725 RESERVATION RD YORKVILLE, IL 60560-	FARM COLONY	ANDERSON & ANDERSON CONSTRUCTION
8/2/2017	052017155 05 Remodeling	0331477003 T4 HOMES, LLC.	10 CHIPPEWA DR OSWEGO, IL 60543-	NA-AU-SAY WOODS	T4 CONSTRUCTION
8/31/2017	102017190 10 Other	0507403002 FRENCH LARRY & SHARON S	11480 B LEGION RD YORKVILLE, IL 60560-		
8/21/2017	122017179 12 Swimming Pools	0603250002 DANIELS LORRAINE E TRUST DANIELS KENNETH M &	6333 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	Swim Shack, Inc.
8/7/2017	122017161 12 Swimming Pools	0224226005 REMPEL GRAHAM & TRISHA	29 OAK HILL DR OSWEGO, IL 60543-	OAK HILLS	SELF
8/3/2017	122017154 12 Swimming Pools	0235414016 SELLE JAMES A JR & YVONNE M	6009 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	Swim Shack, Inc.
8/3/2017	122017153 12 Swimming Pools	0215277013 HENLEY CARL E & MONICA	86 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	SWIM SHACK, IN.C
8/23/2017	122017180 12 Swimming Pools	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
8/14/2017	122017147 12 Swimming Pools	0308326010 BAKER JEFFREY T & SHERRY A	59 CENTURY DR OSWEGO, IL 60543-	WORMLEYS CENTURY ESTATES	SunCo Pools, Inc.
8/31/2017	132017184 13 Decks	0223352001 RICHARDSON NADINE D	34 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	Hellyer Custom Builders
8/14/2017	132017169 13 Decks	0125454002 CYKO DANIEL & JENNIFER	12477 WOODVIEW ST PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 2	SELF

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Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
8/31/2017	142017171 14 Demolitions	0918100001 KNUDSON BRUCE	5765 ROUTE 52 MINOOKA, IL 60447-		

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8/15/2017	012017162 01 House	0607402010 MCCUE DEVELOPMENT INC	7828 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	McCue Builders
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
8/1/2017	012017158 01 House	0924100001 MATTHEW D. WEHRLI	915 BELL ROAD MINOOKA, IL 60447-		
3/24/2017	012017036 01 House	0417300002 DICKSON VALLEY MINISTRIES	8250 FINNIE RD NEWARK, IL 60541-		Same
8/31/2017	012017183 01 House	0235432005 MCCUE BUILDERS INC	5672 SCHMIDT LANE YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	MCCUE BUILDERS INC
8/16/2017	012017165 01 House	0607402001 MCCUE BUILDERS INC	7594 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC
8/4/2017	012017156 01 House	0526400009 JEAN FREEMAN	7149 CATON FARM RD YORKVILLE, IL 60560-		
3/3/2017	012017032 01 House	0420226005 GOODLET TIMOTHY J	16077 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	Self
8/2/2017	012017140 01 House	0421105003 D'ARCY CHRISTOPHER O & ASHLEY N	15980 STONEWALL DRIVE NEWARK, IL. 60541	ESTATES OF MILLBROOK UNIT 4	Robert Sohol/American Built Systems
6/29/2017	012017101 01 House	0607402002 MCCUE BUILDERS INC	7620 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	Same
4/5/2017	012017050 01 House	0720200005 BROMELAND ANDREW J & JENNIFER L	15375 ROODS RD NEWARK, IL 60541-		CL Design-Build, Inc. (Cheryl Lee)

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8/31/2017	012017172 01 House	0918100001 KNUDSON BRUCE	5765 ROUTE 52 MINOOKA, IL 60447-		
8/15/2017	012017163 01 House	0607129006 MCCUE BUILDERS INC	5781 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC
8/15/2017	012017164 01 House	0607226015 MCCUE BUILDERS INC	7335 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC
5/17/2017	012017070 01 House	0811100029 AUSTIN NANCY	13090 ASHLEY ROAD PLATTVILLE, IL. 60560		TIM GREYER BUILDERS
5/10/2017	012017067 01 House	0932300004 GUZMAN MARIA	17840 GROVE RD MINOOKA, IL 60447-		
7/19/2017	012017144 01 House	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
6/22/2017	012017119 01 House	0535200010 SLEEZER CONNIE K & SETH C	7214 CATON FARM RD YORKVILLE, IL 60560-		
5/31/2017	012017074 01 House	0236102003 HENCZEL DAVID C DECL OF TRUST &	385 COUNTRY ROAD YORKVILLE, IL. 60560	FARM COLONY	SELF
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.
1/18/2017	012017015 01 House	0135100012 MESSER OLETH JR & ROSE L	13524 D HALE ROAD PLANO, IL. 60545		
8/31/2017	012017133 01 House	0103351002 BALTIERREZ LUIS & URBINA EMMA	21 Dawn Avenue Plano, IL. 60545	STAINFIELD SUB	RMT Properties, LLC

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1/3/2017	012017009 01 House	0513300003 GATES ROBERT A & PATRICIA L	8813 "B" HOPKINS RD YORKVILLE, IL. 60560		
5/31/2017	012017099 01 House	0430200003 DIPPOLD JEREMY & SAMANTHA	10135 FOX RIVER DRIVE NEWARK, IL		
8/30/2017	012017167 01 House	0233402009 WITT DAWN	38 WOODLAND DRIVE YORKVILLE, IL. 60560	THE WOODLANDS	CL DESIGN-BUILD INC.
6/26/2017	022017045 02 Garage	0234151010 JOHNSON GREGORY J & SHELLEY	66 QUINSEY RD YORKVILLE, IL 60560-	QUINSEY SUB	
4/26/2017	022017063 02 Garage	0116427010 FRIEDERS FRANK D & JULIE L	30 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	Self
7/17/2017	022017102 02 Garage	0406300002 WEISBROOK JOSEPH R	6874 MILLINGTON RD SANDWICH, IL 60548-		
5/23/2017	022017089 02 Garage	0602177006 SMITH CHERYL	143 OSWEGO PLAINS DR OSWEGO, IL 60543-		Upscale Remodel
6/7/2017	022017108 02 Garage	0402226006 SVOBODA JAROMIR & JODI A	6147 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	Self
8/21/2017	022017178 02 Garage	0128252003 NILES JEFFREY R & TRACEY J	216 KINSEL ST PLANO, IL 60545-		Same
6/28/2017	022017123 02 Garage	0304476015 GAMBOA ALEJANDRO	79 SHEFFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	DANLEY'S GARAGE WORLD
6/20/2017	022017121 02 Garage	0235227011 WAYDA JEFFERY & SUSAN	283 FARM CT YORKVILLE, IL 60560-	FARM COLONY	

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6/9/2017	022017111 02 Garage	0332352003 MERSMAN RYAN D & JENIFER L	4862 RESERVATION RD OSWEGO, IL 60543-	ARROWHEAD HILLS	
8/21/2017	022017177 02 Garage	0235380010 MCNAMARA THOMAS	5627 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	THE RANDA GROUP, INC.
2/16/2017	022016192 02 Garage	0304479042 TERRAZAS JUAN	72 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	Self
5/16/2017	032017085 03 Accessory Buildings	0909100014 HOLZ LIVING TRUST	13270 MCKANNA RD MINOOKA, IL 60447-		Self
7/12/2017	032017103 03 Accessory Buildings	0222126004 LEIFHEIT ELMER B & NANCY	26 LAKEVIEW DR YORKVILLE, IL 60560-		Doug Leifheit
6/1/2017	032017096 03 Accessory Buildings	0905400018 QUIROZ, TEOFILO	4080 VAN DYKE ROAD MINOOKA, IL 60447		SELF
6/1/2017	032017095 03 Accessory Buildings	0905400018 QUIROZ, TEOFILO	4080 VAN DYKE ROAD MINOOKA, IL		SELF
5/25/2017	032017090 03 Accessory Buildings	0924300007 MARECI GREGORY L & NATALIE M	532 BELL RD MINOOKA, IL 60447-		
5/22/2017	032017083 03 Accessory Buildings	0905400018 QUIROZ, TEOFILO	4080 VAN DYKE ROAD MINOOKA, IL		
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	

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4/27/2017	032017069 03 Accessory Buildings	0435300006 LEGGETT BRANDON D & JULIE A	13600 HUGHES RD NEWARK, IL 60541-		
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
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
7/14/2017	032017076 03 Accessory Buildings	0419100002 CLANCY GERALD E & ROBIN R	9517 FINNIE RD NEWARK, IL 60541-		DIY
5/16/2017	032017081 03 Accessory Buildings	0122282005 BAGLEY RAYMOND O & NANCY A	3340 OLD MILL RD PLANO, IL 60545-		Self
3/8/2017	032017038 03 Accessory Buildings	0416129001 ANDERSON BRUCE	8 N HUDSON ST MILLBROOK, IL 60536-		
7/17/2017	032017135 03 Accessory Buildings	0507403001 FRENCH LARRY & SHARON	11480 A LEGION RD YORKVILLE, IL 60560-		
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

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3/2/2017	032017034 03 Accessory Buildings	0508101001 JAMES MICHAEL STOCCHERO	10925 ROUTE 71 YORKVILLE, IL 60560-		
7/19/2017	032017100 03 Accessory Buildings	0307177011 JOE GRIFFIN	5400 LIGHT RD OSWEGO, IL 60543-		CLEARY BUILDING CORP.
3/1/2017	032017027 03 Accessory Buildings	0219100003 CAMACHO MIGUEL & SANDRA E	11728 FAXON RD PLANO, IL 60545-		FBI BUILDINGS INC.
2/9/2017	032017023 03 Accessory Buildings	0116402010 MIESZALA RONALD	40 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 4	
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.
8/31/2017	032017189 03 Accessory Buildings	0228153004 ADAMS GARY L & KATHLEEN P	204 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	EVERLAST PORTABLE BUILDINGS
8/31/2017	032017186 03 Accessory Buildings	0916200012 NELSEN WILLIAM H & JESSICA A	3147 ROUTE 52 MINOOKA, IL 60447-		Cleary Building Corp
8/8/2017	032017166 03 Accessory Buildings	0214276005 NOLTE ROBERT M	153 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	
8/4/2017	032017159 03 Accessory Buildings	0917100002 HEAP GARY & LINDA	4819 ROUTE 52 MINOOKA, IL 60447-		
7/27/2017	032017152 03 Accessory Buildings	0308154018 CURCIO SAMUEL J	1432 ROUTE 31 OSWEGO, IL 60543-	SARTAIN SUB	

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8/2/2017	032017157 03 Accessory Buildings	0308277031 RAMIREZ RAMON	33 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SELF
7/20/2017	032017145 03 Accessory Buildings	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
7/18/2017	032017141 03 Accessory Buildings	0305404003 HEIMER MICHAEL W & NICKOLETTE	106 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
8/4/2017	032017160 03 Accessory Buildings	0917100002 HEAP GARY & LINDA	4819 ROUTE 52 MINOOKA, IL 60447-		
8/15/2017	032017138 03 Accessory Buildings	0136100028 SNYDER ERIC M	12630 B RIVER RD PLANO, IL 60545-	DOCKSTADERS SUB	
7/11/2017	032017137 03 Accessory Buildings	0235310002 DAVIES WILLIAM & KATHI	7779 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
2/21/2017	032017025 03 Accessory Buildings	0105251002 PETITJEAN LEONARD E JR TR & PETITJEAN ANITA	16318 GALENA ROAD PLANO, IL. 60545		sELF
2/8/2017	032017018 03 Accessory Buildings	0926400007 LUNDQUIST ROBERT & CAROL	16801 RIDGE RD MINOOKA, IL 60447-		
8/24/2017	042017182 04 Additions	0136100023 MCELROY JOSHUA L & ANNIE JOY	12881 RIVER RD PLANO, IL 60545-		
7/31/2017	042017146 04 Additions	0216226006 JENNINGS WILLIAM L & MONICA	9180 CORNEILS RD BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	OWNER
7/11/2017	042017132 04 Additions	0223328002 HALL ROD	7736 ROUTE 34 YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	

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6/8/2017	042017109 04 Additions	0904100002 CRESCENTI JEAN	12070 MCKANNA RD MINOOKA, IL 60447-		
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-		
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 KATHERYNNE E & RYAN D	13825 LISBON RD NEWARK, IL 60541-		
1/18/2017	042016216 04 Additions	0213428001 GUERRERO LORENA	6163 ROUTE 34 OSWEGO, IL 60543-		Homeowner
8/21/2017	052017181 05 Remodeling	0231226001 RODRIGUEZ LUIS C	11209 RIVER RD PLANO, IL 60545-		
8/22/2017	052017176 05 Remodeling	0235128006 CAMPBELL CHARLES W & DEBRA K	7725 RESERVATION RD YORKVILLE, IL 60560-	FARM COLONY	ANDERSON & ANDERSON CONSTRUCTION
8/2/2017	052017155 05 Remodeling	0331477003 T4 HOMES, LLC.	10 CHIPPEWA DR OSWEGO, IL 60543-	NA-AU-SAY WOODS	T4 CONSTRUCTION
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

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6/9/2017	052017110 05 Remodeling	0606127012 LUCKSINGER CYNTHIA & LUCKSINGER HAILEY	45 SETTLERS LN OSWEGO, IL 60543-	HATTNER SUB	Stature Custom Homes
6/14/2017	052017107 05 Remodeling	0602176004 PFLEDERER KURT A & DANA L	120 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSONS RESUB	SELF
5/31/2017	052017097 05 Remodeling	0334100007 HARVEST BAPTIST CHURCH	5315 DOUGLAS RD OSWEGO, IL 60543-		Medows 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.
7/6/2017	052017128 05 Remodeling	0421126003 RISSMAN MARK	9010 STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	DKW Homes, LLC
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-		

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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 RAUL A	15390 ROUTE 52 NEWARK, IL 60541-		
2/8/2017	082017021 08 Barns/Farm Buildings	0914100009 BALTZ ROBERT	1925 Route 52 Minooka, IL 60447		
2/8/2017	092017017 09 Signs	0318403015 MERCHANTS NATIONAL BANK	5375 ROUTE 34 OSWEGO, IL 60543-		
8/31/2017	102017190 10 Other	0507403002 FRENCH LARRY & SHARON S	11480 B LEGION RD YORKVILLE, IL 60560-		
5/31/2017	102017088 10 Other	0334100007 HARVEST BAPTIST CHURCH	5315 DOUGLAS RD OSWEGO, IL 60543-		Monarch Fire Protection, Inc.
8/7/2017	122017161 12 Swimming Pools	0224226005 REMPEL GRAHAM & TRISHA	29 OAK HILL DR OSWEGO, IL 60543-	OAK HILLS	SELF
8/3/2017	122017154 12 Swimming Pools	0235414016 SELLE JAMES A JR & YVONNE M	6009 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	Swim Shack, Inc.
8/3/2017	122017153 12 Swimming Pools	0215277013 HENLEY CARL E & MONICA	86 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	SWIM SHACK, IN.C
7/27/2017	122017148 12 Swimming Pools	0125454002 CYKO DANIEL & JENNIFER	12477 WOODVIEW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 2	OWNER
8/14/2017	122017147 12 Swimming Pools	0308326010 BAKER JEFFREY T & SHERRY A	59 CENTURY DR OSWEGO, IL 60543-	WORMLEYS CENTURY ESTATES	SunCo Pools, Inc.

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7/18/2017	122017143 12 Swimming Pools	0512226008 NICHOLS MARK & LOLA	6145 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DesRochers Backyard Pools
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 &	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	Naperville Pool Construction
6/19/2017	122017116 12 Swimming Pools	0606127005 BRODY-PAUL JENNIFER L & PAUL	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
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
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
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.

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7/27/2017	122017151 12 Swimming Pools	0602176004 PFLEDERER DANA L	120 OSWEGO PLAINS DR OSWEGO, IL 60543-	ERICKSONS RESUB	A & J Recreational Services
3/22/2017	122017046 12 Swimming Pools	0221301014 WARD JAMES J & BETH A	3531 B ROUTE 47 YORKVILLE, IL 60560-		
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
8/21/2017	122017179 12 Swimming Pools	0603250002 DANIELS LORRAINE E TRUST DANIELS KENNETH M &	6333 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	Swim Shack, Inc.
3/6/2017	122017037 12 Swimming Pools	0234226006 SPIESS ERNST M & FELICIA A	8051 VAN EMMON RD YORKVILLE, IL 60560-		
8/23/2017	122017180 12 Swimming Pools	0735300008 ZABEL BRIAN & TRACY	13986 HILL ROAD NEWARK, IL. 60541		
8/31/2017	132017184 13 Decks	0223352001 RICHARDSON NADINE D	34 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	Hellyer Custom Builders
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
7/6/2017	132017130 13 Decks	0416204011 WALLEN WILLIAM R JR & MICHELLE L	15 HUDSON ST MILLBROOK, IL 60536-		H & S Contracting, Inc.

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6/16/2017	132017117 13 Decks	0304154017 RODRIGUEZ AARON & NORALINA	12 ROULOCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
6/14/2017	132017115 13 Decks	0221301014 WARD JAMES J & BETH A	3531 B ROUTE 47 YORKVILLE, IL 60560-		
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 & LAURA L	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	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
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
8/14/2017	132017169 13 Decks	0125454002 CYKO DANIEL & JENNIFER	12477 WOODVIEW ST PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 2	SELF
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

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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
8/31/2017	142017171 14 Demolitions	0918100001 KNUDSON BRUCE	5765 ROUTE 52 MINOOKA, IL 60447-		
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	17915 CHURCH RD MINOOKA, IL 60447-		D CONSTRUCTION
3/22/2017	152017044 15 Electrical Upgrades	0304429002 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 PENA & BELTRAN MARIA DEL	32 CIRCLE DR W MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	Concretos Vaszuez, 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

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
4/19/2017	182017061 18 Driveway	0216229006 REX NICHOLAS E & AMANDA L	22 NORTH ST BRISTOL, IL 60512-		Self
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. RIVERSIDE
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.

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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	$8,431.60	$345.00	$14,625.08	$2,000.00	$25,401.68	$110,305.66	$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	**$51,608.73**	**$8,340.00**	**$46,456.93**	**$4,000.00**	**$110,305.66**	**$110,305.66**	**$149,097.00**	

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

VIOLATION

August 7, 2017

Carlos and Tracy Davis
15875 Ridge Road
Minooka, IL 60447

Dear Property Owners,

According to the records of the Kendall County Tax Assessor's Office, you are the owner of property located at 15875 Ridge Road, Minooka, IL (P.I.N. #: 09-23-400-006). It has come to our attention that dirt has been hauled onto the above referenced property without a permit, which is in unincorporated Kendall County.

Per the Kendall Stormwater Management Ordinance, a stormwater and soil erosion 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 the haul of dirt onsite and/or (b) filing out the attached Stormwater Management Permit Application. Please respond to this letter in writing by the **September 6, 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.uplannin-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 an 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
☐	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.
☐	Any land disturbing activity to be performed in a water course or water body or crossing a water course or waterbody.
☐	Any fill that will exceed three (3) feet in vertical height at its highest point measured from the natural ground surface.
☐	Any land distrubing activity requiring a site runoff storage facility (stormwater detention).
☐	Any development that distrubs more than 43,500 square feet of ground cover, **unless** 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 Residentail Driveway c. Maintenance of an existing stormwater facility, not requireing 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, unles 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 activites 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, REGATIONAL AND LOCAL APPROVLS, INCLUDING, WITHOUT LIMITATION, AN IDNR-OWR FLOODWAY/FLOODPLAIN CONSTRUCTION PERMIT, A USACOE PERMIT AND AN IDNR-OWR DAM SAFETY PERMIT IF REQUIRED, MEETING ALL FEDERAL, STATE, REGIONAL AND LOCAL APPROVALS PRIOR TO THE ISSUEANCE 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 Submital	Stormwater Submittal	Floodplain Submittal	Performace Security	Maintenance Schedule & Funding
All Development Requring 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

Matt Asselmeier

From: Matt Asselmeier
Sent: Wednesday, August 09, 2017 2:25 PM
To: Brian Holdiman
Subject: RE: Grading permit at Sandy Bluff Road and Frazier Road

Brian:

We are considering this matter closed. A grading permit is not required because the owner did not disturb more than one acre.

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

-----Original Message-----
From: Brian Holdiman
Sent: Wednesday, July 12, 2017 3:30 PM
To: Matt Asselmeier
Subject: FW: Grading permit at Sandy Bluff Road and Frazier Road

For your records and file

Respectfully,

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

Matt Asselmeier

From: Scott R. Gryder
Sent: Tuesday, September 05, 2017 9:15 AM
To: Matt Asselmeier
Subject: Fw: FOIA Requests Not Sent
Attachments: WSPY Wyman FOIA Request.pdf

There are currently 3 students being transported from Hide Away Lakes.

Scott R. Gryder
Chairman, Kendall County Board
Forest Preserve Commissioner

111 W. Fox St.

Yorkville, IL 60560

630-699-8814

sgryder@co.kendall.il.us

From: WSPY NEWS <[redacted]>
Sent: Sunday, September 3, 2017 11:29 AM
To: Scott R. Gryder
Subject: Fwd: FOIA Requests Not Sent

Scott,

Yorkville Schools says 3 students are being transported from Hide-a-Way Lakes.

Jim Wyman
WSPY

District 115
YORKVILLE
Community Unit School District
Administrative Center · 602 Center Parkway · Yorkville, Illinois 60560 · 630-553-4382 · yd5.org

August 30, 2017

WSPY News
Jim Wyman
[redacted]

Dear Mr. Wyman:

Thank you for writing to Yorkville Community School District 115 with your request for information pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

On August 28, 2017, you requested the following information: number of students who attend school in the Yorkville School District who are being transported to and from school via bus from Hide-a-Way Lakes Campground; and copies of all emails between the Yorkville School District and the Patterson Law Firm. Your request is granted. We have enclosed copies of a letter we received in the mail from Patterson Law Firm but we have no emails currently and we have 3 students being transported from Hide-a-Way Lakes Campground to Yorkville School District. Please send a reply to the email to certify you have received the documents.

Sincerely,

Cathy Anderson
Yorkville CUSD 115
602A Center Parkway
Yorkville, IL 60560

Matt Asselmeier

From: Scott R. Gryder
Sent: Tuesday, September 05, 2017 4:59 PM
To: Matt Asselmeier
Subject: FW: Final Totals from Hide-a-Way Lakes

Scott R. Gryder
Chairman, Kendall County Board
Forest Preserve Commissioner

From: Jim Wyman [mailto:[redacted]]
Sent: Tuesday, September 5, 2017 3:02 PM
To: Scott R. Gryder <sgryder@co.kendall.il.us>
Subject: Final Totals from Hide-a-Way Lakes

Hide-a-Way Lakes FOIAs—three Yorkville students being picked up at Hide-a-Way Lakes, 41 vehicles registered to campground address. 67 drivers have 8045 Van Emmon as their address on their Illinois Driver's Licenses. and 28 voters are registered in Kendall County from the campground.

Sent from my iPhone

TO ALL COUNTY BOARD MEMBERS COPY / ERIC WOLS

In 2016 we at Hide Away Lakes had 21 arrests, an all time high.

What were these about?

1.) Instate Warrant 7 times

These were violations of the law that happened outside the park. They were served here. Was that our fault in any way? Of course not!

2.) Sex offender registry 3 times

Failure to register. After 3 days they must register new address. Is this our fault in any way? Of course not!

3.) Domestic Battery 4 times

These people brought their own trouble with them and they probably will go home with the same trouble. Did we at Hide away Lakes in any way cause these couples to fight? I think not!

4.) Reckless Driving 1 time

A ticket for Reckless driving can not be legally given on Private Property. This case was dismissed.

5.) The other 6 cases as follows

Battery 2 times, Theft 1 time, Order of Protection 1 time, and Posession of a Controlled Substance 2 times. Were any of these six items our fault? I don't see how!

I would be glad to have a Judge and/Or Jury decide.

Now for the less serious incidents (NO ARRESTS)

1.) Assist Civil Cat 3 times

Assist other Police 1 time

Ambulance Assist 2 times

Assist Government Agency 1 time

Assist Health Department 1 time

Accident no Insurance 1 time

Complaint Noise 1 time

Keep the Peace 2 times

Other Public Service 2 times

These incidents do not seem to be serious-so whose fault is it? It is immaterial, it was not ours.

2.) These incidents also seem to be minor

Suspicious Circumstances 4 times

Dog Bite 1 time

Disturbance 1 time

Disorderly Conduct 1 time

Animal Complaint 1 time

Mischevious Conduct 1 time

Neighborhood Trouble 1 time

The other more serious incidients/however not serious enough for an arrest are as follows:

Criminal damage to property 3 Times

Battery (NO ARRESTS) 3 Times

Domestic disagreement and Battery NO ARRESTS for 11 Times

As I said before these couples bring their own troubles to the campgound and they will go home with the same problems. How on earth can you say Hide Away Lakes had anything to do with causing these couples to fight?!

Burglary 5 Times

We will take credit for this number- The average Nationwide for burglaries is 3 burglaries per household per hundred years (3%). We have about 2% burglaries of the 300 to 400 trailers here, 3/4 of the trailers are vacant most of the year. Insurance companies will cancel your Insurance on vacant homes because burglaries on vacant homes are 3 to 4 times as prevalent than normal occupied homes. So, we are FAR below the national average on burglaries. THIS IS OUR FAULT!

Finally:

Registered Sex Offender Contact 12 Times

The Sheriffs people led you to believe this "contact" was with people camping at Hide Away Lakes.

But this CONTACT was only when the Police CONTACTED the sex offender to check up on them to see if they were properly registered at an address. After 3 days at a new place, they must tell the Police where they are.

We do not ask everyone entering the park if they are registered sex offenders. Nobody does that to their customers. So, we do not know they are sex offenders until the Police let us know. We presently have no sex offenders at Hide Away Lakes.

In other words, NO SEX OFFENSE OCCURED AT HIDE AWAY LAKES !Contrary to what you were led to believe!

Kendall County
Office of the Sheriff

Dwight A. Baird, Sheriff
1102 Cornell Lane Yorkville Illinois 60560
Phone: 630-553-7500 Fax: 630-553-1972
www.co.kendall.il.us/sheriff

APPROVAL OF REQUEST FOR RECORDS

TO: Thomas Tanner

DATE: July 19, 2017

On July 18, 2017, the Kendall County Sheriff's Office received your written request for public records. In response to your request and pursuant to the Illinois Freedom of Information Act, please be advised that your request for records is granted in its entirety.

I. List of Approved Records

The categories of records for which we approved your request are as follows:

"All arrests & type 2015-2016; the number of & types of arrests for the calendar years of 2015 & 2016 at 8045 Van Emmon"

If you have any questions regarding this matter or require further information, please feel free to contact the undersigned.

Very truly yours,

Dee Fuchs
Freedom of Information Act Officer
Kendall County Sheriff's Office
630.553.7500 x1100

ARRESTS 2015 + 2016

CASE SEARCH
Print Date/Time: 7/19/2017 10:14:25 AM

Case Number	Reported Date/Time	Occurred Incident Type	Location	Case Status
2016-00004111	12/31/2016 08:06:00	4515 - FAIL REG NEW ADDRESS	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00004000	12/20/2016 21:48:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00003576	11/11/2016 00:54:00	4387 - VIOL ORDER OF PROTECTION	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00003266	10/13/2016 19:05:00	0810 - THEFT OVER	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00003188	10/06/2016 20:29:00	0486 - DOMESTIC BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00003014	09/21/2016 03:53:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002721	08/28/2016 10:06:00	2440 - RECKLESS DRIVING	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002676	08/24/2016 09:00:00	4505 - SEX OFFENDER-FAIL REG	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002518	08/11/2016 11:31:00	0486 - DOMESTIC BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002415	08/01/2016 14:48:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002394	07/30/2016 15:29:00	2020 - POSS CONTROLLED SUBSTANCE	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002229	07/17/2016 12:33:00	2020 - POSS CONTROLLED SUBSTANCE	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002138	07/08/2016 23:05:00	0460 - BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002049	07/02/2016 11:09:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00002046	07/02/2016 02:51:00	0486 - DOMESTIC BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00001993	06/27/2016 19:13:00	0486 - DOMESTIC BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00001941	06/24/2016 14:48:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00001841	06/17/2016 10:58:00	4515 - FAIL REG NEW ADDRESS	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00001677	06/02/2016 23:12:00	0460 - BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00000975	04/01/2016 07:28:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2016-00000437	02/11/2016 08:32:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00003943	12/18/2015 13:57:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00002522	08/13/2015 20:56:00	1310 - CRIMINAL DAMAGE PROPERTY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00002318	07/27/2015 18:27:00	5081 - IN-STATE WARRANT	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00002226	07/20/2015 14:48:00	0486 - DOMESTIC BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00001964	06/27/2015 02:09:00	0486 - DOMESTIC BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00001597	05/27/2015 00:54:00	0460 - BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00001482	05/18/2015 18:02:00	0460 - BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST
2015-00001023	04/05/2015 22:42:00	0488 - AGG DOMESTIC BATTERY	8045 VAN EMMON RD, OSWEGO TWP	5 - CLOSED BY ARREST

Total Rows: 29

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HIDEAWAY LAKES INCIDENTS
8045 VAN EMMON ROAD, YORKVILLE

Incident Date And Time	Incident Type	Incident Number
01/19/2010 19:50:00	0486 - DOMESTIC BATTERY	2010-00000271
04/13/2012 22:30:00	9083 - ASSIST AMBULANCE	2012-00001343
10/10/2013 18:13:00	4870 - DOMESTIC DISPUTE	2013-00003435
03/28/2014 15:35:00	9020 - SUSPICIOUS CIRCUMSTANCES	2014-00000922
05/12/2014 16:00:00	4515 - FAIL REG NEW ADDRESS	2014-00001397
05/25/2014 19:48:00	4870 - DOMESTIC DISPUTE	2014-00001569
05/30/2014 17:40:00	2890 - ALL OTHER DISORDERLY COND	2014-00001645
06/25/2014 19:27:00	4870 - DOMESTIC DISPUTE	2014-00001952
07/06/2014 00:31:00	4870 - DOMESTIC DISPUTE	2014-00002045
07/06/2014 12:48:00	6563 - ACCIDENT - NON-INJURY	2014-00002046
07/11/2014 04:44:00	9110 - DISTURBANCE	2014-00002102
07/12/2014 05:00:00	0560 - ASSAULT	2014-00002120
07/20/2014 16:03:00	6562 - ACCIDENT - INJURY	2014-00002214
07/22/2014 12:21:00	9112 - KEEP THE PEACE	2014-00002232
07/22/2014 12:22:00	5081 - IN-STATE WARRANT	2014-00002234
07/22/2014 13:25:00	9431 - DEATH - NATURAL CAUSES	2014-00002233
07/26/2014 22:45:00	0486 - DOMESTIC BATTERY	2014-00002301
08/02/2014 13:00:00	6563 - ACCIDENT - NON-INJURY	2014-00002448
08/02/2014 18:29:00	0486 - DOMESTIC BATTERY	2014-00002398
08/04/2014 16:05:00	5000 - ALL OTHER CRIM OFFENSES	2014-00002423
08/08/2014 03:06:00	5081 - IN-STATE WARRANT	2014-00002469
08/08/2014 03:06:00	9158 - REG SEX OFFENDER CONTACT	2014-00002470
08/08/2014 18:44:00	5081 - IN-STATE WARRANT	2014-00002482
08/17/2014 23:28:00	1310 - CRIMINAL DAMAGE PROPERTY	2014-00002592
08/20/2014 11:36:00	4387 - VIOL ORDER OF PROTECTION	2014-00002628
08/25/2014 01:02:00	9020 - SUSPICIOUS CIRCUMSTANCES	2014-00002683
08/28/2014 10:48:00	0486 - DOMESTIC BATTERY	2014-00002727
08/30/2014 19:15:00	2890 - ALL OTHER DISORDERLY COND	2014-00002759
09/01/2014 17:42:00	2410 - DUI - ALCOHOL	2014-00002777
09/05/2014 07:20:00	9020 - SUSPICIOUS CIRCUMSTANCES	2014-00002832
09/06/2014 00:49:00	0460 - BATTERY	2014-00002846
09/13/2014 20:15:00	0460 - BATTERY	2014-00002933
09/17/2014 17:13:00	5081 - IN-STATE WARRANT	2014-00002974
09/17/2014 17:13:00	9066 - MISSING - JUVENILE MALE	2014-00002972
09/25/2014 16:31:00	1460 - NO FOID CARD	2014-00003075
09/25/2014 16:31:00	4870 - DOMESTIC DISPUTE	2014-00003072
09/26/2014 23:39:00	9059 - OTHER PUBLIC COMPLAINTS	2014-00003099
10/11/2014 19:30:00	5081 - IN-STATE WARRANT	2014-00003236
10/12/2014 21:18:00	9402 - SUICIDE BY HANGING	2014-00003255
10/16/2014 08:17:00	0560 - ASSAULT	2014-00003292
10/19/2014 22:29:00	4870 - DOMESTIC DISPUTE	2014-00003328
10/28/2014 19:55:00	9020 - SUSPICIOUS CIRCUMSTANCES	2014-00003443
11/10/2014 23:16:00	9083 - ASSIST AMBULANCE	2014-00003599

11/20/2014 11:37:00	9020 - SUSPICIOUS CIRCUMSTANCES	2014-00003705
12/04/2014 18:04:00	0820 - THEFT UNDER	2014-00003856
12/12/2014 16:30:00	9083 - ASSIST AMBULANCE	2014-00003939
44 12/15/2014 19:15:00	9083 - ASSIST AMBULANCE	2014-00003967
01/15/2015 11:55:00	9020 - SUSPICIOUS CIRCUMSTANCES	2015-00000148
01/22/2015 11:45:00	9915 - ASSISTANCE CIVIL CATEGORY	2015-00000228
01/30/2015 04:10:00	9001 - ASSIST CITY FIRE DEPT	2015-00000318
03/23/2015 09:35:00	6563 - ACCIDENT - NON-INJURY	2015-00000879
03/31/2015 07:21:00	9158 - REG SEX OFFENDER CONTACT	2015-00000970
04/05/2015 22:42:00	0488 - AGG DOMESTIC BATTERY	2015-00001023
05/16/2015 22:22:00	4870 - DOMESTIC DISPUTE	2015-00001468
05/18/2015 18:02:00	0460 - BATTERY	2015-00001482
05/22/2015 23:50:00	9109 - ACCIDENT-NON-TRAFFIC OTHR	2015-00001538
05/25/2015 11:07:00	1310 - CRIMINAL DAMAGE PROPERTY	2015-00001572
05/27/2015 00:54:00	0460 - BATTERY	2015-00001597
05/29/2015 02:15:00	4870 - DOMESTIC DISPUTE	2015-00001615
05/30/2015 02:58:00	0460 - BATTERY	2015-00001630
06/07/2015 04:49:00	9020 - SUSPICIOUS CIRCUMSTANCES	2015-00001736
06/08/2015 14:23:00	9309 - MENTAL CASE - OTHER	2015-00001768
06/18/2015 20:34:00	9105 - NEIGHBORHOOD TROUBLE	2015-00001883
06/22/2015 00:47:00	4870 - DOMESTIC DISPUTE	2015-00001910
06/22/2015 08:18:00	9915 - ASSISTANCE CIVIL CATEGORY	2015-00001912
06/22/2015 17:29:00	9310 - CHECK WELL BEING	2015-00001918
06/27/2015 02:09:00	0486 - DOMESTIC BATTERY	2015-00001964
06/27/2015 11:51:00	5000 - ALL OTHER CRIM OFFENSES	2015-00001967
07/07/2015 13:40:00	0610 - BURGLARY	2015-00002078
07/07/2015 15:16:00	0610 - BURGLARY	2015-00002079
07/07/2015 15:22:00	0610 - BURGLARY	2015-00002080
07/07/2015 15:29:00	0610 - BURGLARY	2015-00002081
07/09/2015 09:55:00	0610 - BURGLARY	2015-00002102
07/18/2015 03:31:00	9432 - DEATH - SUSP CIRCUMSTANCE	2015-00002211
07/18/2015 13:48:00	6563 - ACCIDENT - NON-INJURY	2015-00002212
07/20/2015 14:48:00	0486 - DOMESTIC BATTERY	2015-00002226
07/22/2015 22:01:00	0460 - BATTERY	2015-00002246
07/25/2015 19:29:00	6563 - ACCIDENT - NON-INJURY	2015-00002286
07/27/2015 17:13:00	9310 - CHECK WELL BEING	2015-00002317
07/27/2015 18:27:00	5081 - IN-STATE WARRANT	2015-00002318
08/03/2015 03:36:00	9158 - REG SEX OFFENDER CONTACT	2015-00002402
08/09/2015 01:35:00	7708 - SUICIDE THREAT	2015-00002464
08/13/2015 19:53:00	4870 - DOMESTIC DISPUTE	2015-00002521
08/13/2015 20:56:00	1310 - CRIMINAL DAMAGE PROPERTY	2015-00002522
08/26/2015 16:52:00	9204 - DOG BITE - OTHER	2015-00002668
09/05/2015 20:29:00	9004 - ASSIST OTHER POLICE DEPT	2015-00002792
09/07/2015 08:45:00	0486 - DOMESTIC BATTERY	2015-00002805
09/08/2015 00:58:00	9005 - ASSIST GOVERNMENT AGENCY	2015-00002809
09/13/2015 00:13:00	9110 - DISTURBANCE	2015-00002865
09/13/2015 01:55:00	0560 - ASSAULT	2015-00002866

09/19/2015 12:19:00	0810 - THEFT OVER	2015-00002930
10/09/2015 17:50:00	0460 - BATTERY	2015-00003157
10/15/2015 01:26:00	0460 - BATTERY	2015-00003215
11/08/2015 14:10:00	0610 - BURGLARY	2015-00003516
11/08/2015 14:10:00	0610 - BURGLARY	2015-00003517
11/16/2015 23:29:00	9158 - REG SEX OFFENDER CONTACT	2015-00003612
11/21/2015 20:50:00	1365 - CRIM TRESPASS RESIDENCE	2015-00003675
12/07/2015 17:59:00	9119 - INV - QUASI CRIMINAL	2015-00003833
12/14/2015 11:22:00	4515 - FAIL REG NEW ADDRESS	2015-00003893
12/18/2015 13:57:00	5081 - IN-STATE WARRANT	2015-00003943
12/18/2015 13:57:00	9158 - REG SEX OFFENDER CONTACT	2015-00003944
12/22/2015 14:18:00	0610 - BURGLARY	2015-00003992
12/27/2015 12:28:00	0610 - BURGLARY	2015-00004038
02/11/2016 08:32:00	5081 - IN-STATE WARRANT	2016-00000437
02/18/2016 15:21:00	9020 - SUSPICIOUS CIRCUMSTANCES	2016-00000514
02/20/2016 08:05:00	9158 - REG SEX OFFENDER CONTACT	2016-00000529
02/23/2016 18:55:00	9201 - DOG BITE - HOME	2016-00000564
02/23/2016 18:56:00	9158 - REG SEX OFFENDER CONTACT	2016-00000565
03/12/2016 23:07:00	9110 - DISTURBANCE	2016-00000759
03/12/2016 23:07:00	9158 - REG SEX OFFENDER CONTACT	2016-00000760
03/20/2016 19:10:00	9158 - REG SEX OFFENDER CONTACT	2016-00000841
04/01/2016 07:28:00	5081 - IN-STATE WARRANT	2016-00000975
04/05/2016 16:39:00	9158 - REG SEX OFFENDER CONTACT	2016-00001015
04/24/2016 23:59:00	1310 - CRIMINAL DAMAGE PROPERTY	2016-00001226
04/28/2016 14:25:00	9915 - ASSISTANCE CIVIL CATEGORY	2016-00001271
05/04/2016 22:22:00	9915 - ASSISTANCE CIVIL CATEGORY	2016-00001324
05/14/2016 15:59:00	0610 - BURGLARY	2016-00001438
06/02/2016 23:12:00	0460 - BATTERY	2016-00001677
06/10/2016 20:17:00	9004 - ASSIST OTHER POLICE DEPT	2016-00001769
06/13/2016 22:09:00	0486 - DOMESTIC BATTERY	2016-00001801
06/16/2016 20:07:00	7701 - DOMESTIC TROUBLE	2016-00001831
06/17/2016 10:58:00	4515 - FAIL REG NEW ADDRESS	2016-00001841
06/24/2016 14:48:00	5081 - IN-STATE WARRANT	2016-00001941
06/25/2016 01:54:00	9158 - REG SEX OFFENDER CONTACT	2016-00001955
06/27/2016 19:13:00	0486 - DOMESTIC BATTERY	2016-00001993
06/28/2016 20:37:00	0486 - DOMESTIC BATTERY	2016-00002006
07/02/2016 02:51:00	0486 - DOMESTIC BATTERY	2016-00002046
07/02/2016 09:28:00	0760 - BURGLARY FROM VEHICLE	2016-00002048
07/02/2016 11:09:00	5081 - IN-STATE WARRANT	2016-00002049
07/02/2016 21:09:00	2890 - ALL OTHER DISORDERLY COND	2016-00002056
07/08/2016 23:05:00	0460 - BATTERY	2016-00002138
07/10/2016 19:53:00	9020 - SUSPICIOUS CIRCUMSTANCES	2016-00002150
07/13/2016 11:46:00	9083 - ASSIST AMBULANCE	2016-00002182
07/16/2016 09:56:00	9219 - ANIMAL - OTHER COMPLAINTS	2016-00002219
07/17/2016 12:33:00	2020 - POSS CONTROLLED SUBSTANCE	2016-00002229
07/17/2016 18:13:00	0460 - BATTERY	2016-00002232
07/17/2016 22:17:00	4870 - DOMESTIC DISPUTE	2016-00002233

07/20/2016 09:41:00	9055 - MISCHIEVOUS CONDUCT	2016-00002260
07/20/2016 10:30:00	1310 - CRIMINAL DAMAGE PROPERTY	2016-00002262
07/24/2016 18:24:00	0460 - BATTERY	2016-00002307
07/25/2016 09:36:00	0486 - DOMESTIC BATTERY	2016-00002315
07/25/2016 21:48:00	9158 - REG SEX OFFENDER CONTACT	2016-00002322
07/25/2016 22:16:00	0625 - RESIDENTIAL BURGLARY	2016-00002321
07/26/2016 14:23:00	0625 - RESIDENTIAL BURGLARY	2016-00002328
07/26/2016 15:20:00	9915 - ASSISTANCE CIVIL CATEGORY	2016-00002329
07/26/2016 23:11:00	9083 - ASSIST AMBULANCE	2016-00002337
07/27/2016 02:14:00	0460 - BATTERY	2016-00002338
07/28/2016 00:48:00	4870 - DOMESTIC DISPUTE	2016-00002352
07/29/2016 19:47:00	0260 - CRIMINAL SEXUAL ASSAULT	2016-00002376
07/30/2016 15:29:00	2020 - POSS CONTROLLED SUBSTANCE	2016-00002394
07/30/2016 18:20:00	9005 - ASSIST GOVERNMENT AGENCY	2016-00002398
08/01/2016 14:48:00	5081 - IN-STATE WARRANT	2016-00002415
08/02/2016 11:22:00	9012 - ASSIST HEALTH DEPARTMENT	2016-00002425
08/06/2016 16:24:00	0610 - BURGLARY	2016-00002473
08/10/2016 22:46:00	4870 - DOMESTIC DISPUTE	2016-00002509
08/11/2016 11:31:00	0486 - DOMESTIC BATTERY	2016-00002518
08/13/2016 09:19:00	1365 - CRIM TRESPASS RESIDENCE	2016-00002539
08/24/2016 09:00:00	4505 - SEX OFFENDER-FAIL REG	2016-00002676
08/28/2016 10:06:00	2440 - RECKLESS DRIVING	2016-00002721
08/30/2016 23:10:00	6563 - ACCIDENT - NON-INJURY	2016-00002508
09/09/2016 16:26:00	9058 - COMPLAINTS - LOUD NOISE	2016-00002866
09/20/2016 20:09:00	0910 - MOTOR VEHICLE THEFT	2016-00003007
09/20/2016 22:51:00	4870 - DOMESTIC DISPUTE	2016-00003010
09/20/2016 22:51:00	9020 - SUSPICIOUS CIRCUMSTANCES	2016-00003012
09/21/2016 03:53:00	5081 - IN-STATE WARRANT	2016-00003014
09/28/2016 16:12:00	9112 - KEEP THE PEACE	2016-00003092
09/30/2016 10:20:00	9112 - KEEP THE PEACE	2016-00003112
10/06/2016 20:29:00	0486 - DOMESTIC BATTERY	2016-00003188
10/09/2016 17:18:00	0625 - RESIDENTIAL BURGLARY	2016-00003218
10/11/2016 10:19:00	9039 - OTHER PUBLIC SERVICE	2016-00003236
10/12/2016 09:53:00	9158 - REG SEX OFFENDER CONTACT	2016-00003249
10/12/2016 09:53:00	9424 - ATTEMPT SUICIDE-DRUGS	2016-00003248
10/12/2016 18:26:00	9039 - OTHER PUBLIC SERVICE	2016-00003251
10/13/2016 19:05:00	0810 - THEFT OVER	2016-00003266
10/14/2016 10:18:00	7701 - DOMESTIC TROUBLE	2016-00003270
10/17/2016 18:20:00	4870 - DOMESTIC DISPUTE	2016-00003311
10/18/2016 13:45:00	4870 - DOMESTIC DISPUTE	2016-00003320
11/11/2016 00:54:00	4387 - VIOL ORDER OF PROTECTION	2016-00003576
12/20/2016 21:48:00	5081 - IN-STATE WARRANT	2016-00004000
12/20/2016 21:48:00	9020 - SUSPICIOUS CIRCUMSTANCES	2016-00003999
12/22/2016 11:02:00	9105 - NEIGHBORHOOD TROUBLE	2016-00004017
12/31/2016 08:06:00	4515 - FAIL REG NEW ADDRESS	2016-00004111
01/01/2017 04:49:00	0486 - DOMESTIC BATTERY	2017-00000007
01/02/2017 08:46:00	1310 - CRIMINAL DAMAGE PROPERTY	2017-00000022

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01/02/2017 19:25:00	0815 - THEFT OVER $500	2017-00000025
01/03/2017 13:30:00	9915 - ASSISTANCE CIVIL CATEGORY	2017-00000030
01/30/2017 18:42:00	9001 - ASSIST CITY FIRE DEPT	2017-00000377
02/01/2017 19:21:00	9158 - REG SEX OFFENDER CONTACT	2017-00000407
02/17/2017 09:00:00	0280 - PREDATORY CSA OF CHILD	2017-00000626
02/24/2017 09:15:00	0460 - BATTERY	2017-00000660
02/26/2017 15:35:00	9083 - ASSIST AMBULANCE	2017-00000687
03/01/2017 11:29:00	1120 - FORGERY	2017-00000718
03/04/2017 02:55:00	7701 - DOMESTIC TROUBLE	2017-00000747
03/04/2017 03:55:00	4870 - DOMESTIC DISPUTE	2017-00000748
03/06/2017 19:18:00	0486 - DOMESTIC BATTERY	2017-00000772
03/22/2017 20:06:00	9915 - ASSISTANCE CIVIL CATEGORY	2017-00000957
03/26/2017 20:53:00	0486 - DOMESTIC BATTERY	2017-00001000
04/09/2017 19:04:00	9059 - OTHER PUBLIC COMPLAINTS	2017-00001157
04/23/2017 18:55:00	9158 - REG SEX OFFENDER CONTACT	2017-00001304
05/05/2017 22:12:00	9110 - DISTURBANCE	2017-00001440
05/06/2017 02:02:00	1477 - RECK DISCHARGE FIREARM	2017-00001441
05/10/2017 18:23:00	9431 - DEATH - NATURAL CAUSES	2017-00001491
05/13/2017 14:27:00	0825 - THEFT $500 AND UNDER	2017-00001518
05/13/2017 20:18:00	2020 - POSS CONTROLLED SUBSTANCE	2017-00001522
05/13/2017 20:32:00	0760 - BURGLARY FROM VEHICLE	2017-00001521
05/21/2017 03:29:00	0410 - AGGRAVATED BATTERY	2017-00001603
06/04/2017 11:03:00	2447 - LEAVE SCENE PROP DAM ACC	2017-00001769
06/04/2017 11:03:00	6563 - ACCIDENT - NON-INJURY	2017-00001768
06/17/2017 01:25:00	4870 - DOMESTIC DISPUTE	2017-00001920
06/17/2017 01:27:00	6563 - ACCIDENT - NON-INJURY	2017-00001919
07/04/2017 07:06:00	0760 - BURGLARY FROM VEHICLE	2017-00002109
07/19/2017 22:26:00	0486 - DOMESTIC BATTERY	2017-00002273
07/23/2017 04:46:00	4870 - DOMESTIC DISPUTE	2017-00002307

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