



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
109 West Ridge Street • Third Floor Courtroom
• Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179
AMENDED AGENDA

Monday, January 11, 2021 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour, Matt Kellogg, and Dan Koukol

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from November 9, 2020 Meeting (Page 5-17)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from November 2020 (Pages 18-21)
Review of End of Fiscal Year Expenditure Report (Page 22)
Review of End of Fiscal Year Escrow Report (Pages 23)
Review of Expenditures from December 2020 (Pages 24-25)

PETITIONS:

1. **Amended Petition 20 – 02 – Greg Dady on Behalf of DTG Investments, LLC (Pages 26-54)**
Request: Text Amendments to the Kendall County Zoning Ordinance Adding Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan to the List of Special Uses in the A-1 District and Related Citation Corrections
Purpose: Proposal Adds Truck Parking Area or Yard to the List of Special Uses in the A-1 District

2. **Amended Petition 20 – 05 – Greg Dady on Behalf of DTG Investments, LLC (Pages 55-136)**
Request: Special Use Permit for a Truck Parking Area or Yard
PIN: 06-09-400-005
Location: 3485 Route 126, Na-Au-Say Township
Purpose: Petitioner Wants to Be Able to Operate a Truck Parking Area or Yard with Related Offices and Maintenance Facilities on the Property

3. **Petition 20-27 – Sunny Simon on Behalf of Boulder Hill Property, LLC (Pages 137-145)**
Request: Revocation of a Special Use Permit Granted by Ordinance 2015-15 for a Place of Worship
PIN: 03-05-401-003
Location: 81 Boulder Hill Pass, Oswego Township
Purpose: Place of Worship has Vacated the Property and Petitioner Does Not Wish to Retain the Special Use Permit; Property is Zoned B-3.
4. **20 – 31 – Carolyn Meinzer on Behalf of Landscape Depot Yorkville, LLC and William Savoree on Behalf of D Construction (Pages 146-152)**
Request: Request for a One-Year Renewal of a Temporary Use Permit for Portable Concrete Crushing, Screening, and Stockpiling of Dirt, Crushed Concrete, and Recycled Asphalt Pavement
PIN: 05-04-400-003
Location: 9211 Route 126, Kendall Township
Purpose: Petitioners Request Permission Renew the Temporary Use Permit to Engage in Portable Concrete Crushing and Stockpiling of Dirt, Crushed Concrete, and Recycled Asphalt Pavement for Work Related to the Route 71 Highway Project; Property is Zoned A-1 Agricultural

NEW BUSINESS:

1. Approval of Annual Renewal of Mobile Home Permit at 13443 Fennel Road (Pages 153-154)
2. Request from Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping, LLC to Waive the Stormwater Review Fee of \$1,250 for the Map Amendment and Special Use Permit Application at 9000 Route 34, Yorkville (PINs: 02-27-151-001 and 02-27-151-003) in Bristol Township (Pages 155-160)
3. Discussion of Amending the Kendall County Stormwater Management Ordinance to Reflect the Issuance of Bulletin 75; Committee Could Initiate Amendments to the Stormwater Management Ordinance Related to Bulletin 75 (Pages 161-292)
4. Review of 2021 Planning, Building and Zoning Application Calendar (Pages 293-294)
5. Kendall County Regional Planning Commission Annual Meeting-February 6, 2021, at 9:00 a.m. (Page 295)
6. Kendall County Historic Preservation Commission Annual Meeting-February 10, 2021, at 6:30 p.m. (Page 296)

OLD BUSINESS:

None

REVIEW VIOLATION REPORT (Pages 297-301):

1. Review of FY19-20 Inspection Report (Page 302)
2. Update on 45 Cheyenne Court

REVIEW NON-VIOLATION REPORT (Page 303):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Approval of a Recommendation Authorizing the County Board Chairman to Sign a Certified Local Government Agreement Between Kendall County and the Illinois State Historic Preservation Office (Pages 372-373)

REVIEW PERMIT REPORT:

1. Review of November 2020 Permit Report (Pages 304-335)
2. Review of December 2020 Permit Report (Pages 336-337)
3. Review of 2020 Year-End Permit Report (Pages 338-368)

REVIEW REVENUE REPORT:

1. Review of November 2020 Revenue Report (Pages 369-370)
2. Review of 2019-2020 End of Fiscal Year Report (Pages 369-370)
3. Review of December 2020 Revenue Report (Page 371)

CORRESPONDENCE:

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.

[Join Microsoft Teams Meeting](#)

Or call in (audio only)

+1 309-248-0701 United States, Rock Island (Toll)

Phone Conference ID: 697 559 095#

[Find a local number](#) | [Reset PIN](#)

Kendall County

[Learn More](#) | [Meeting options](#) | [Legal](#)

Kendall County Planning, Building and Zoning Committee

01-11-2021 Remote Meeting Attendance



In accordance with the Governor's Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Planning, Building & Zoning Meeting scheduled for Monday, January 11, 2021, at 6:30 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The Third Floor Courtroom located in the Kendall County Historic Courthouse, 109 W. Ridge St, in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: masselmeier@co.kendall.il.us. Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

[Join Microsoft Teams Meeting](#)

Or call in (audio only)

+1 309-248-0701 United States, Rock Island (Toll)

Phone Conference ID: 697 559 095#

[Find a local number](#) | [Reset PIN](#)

Kendall County

[Learn More](#) | [Meeting options](#) | [Legal](#)

Kendall County Planning, Building & Zoning Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/pbz-planning-building-and-zoning>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Historic Courthouse

Third Floor Courtroom

109 W. Ridge Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of November 9, 2020 – Unofficial until approved

CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 6:30 p.m.

ROLL CALL

Committee Members Present: Elizabeth Flowers, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

Committee Members Absent: Scott Gengler (Attended Remotely)

Also Present: Matt Asselmeier (Senior Planner), Gregg Ingemunson, Greg Dady, Paul Martin, Dan Kramer, Peter Pasteris, Lance Beatch, Pam Wynne, and Brad Blocker

APPROVAL OF AGENDA

Member Gilmour made a motion, seconded by Member Flowers, to approve the agenda. Member Kellogg made a motion, seconded by Member Flowers to move Petition 20-26 and the item of New Business pertaining to the housing allocation near the southeast corner of Ashley Road and Caton Farm Road to before the other Petitions. With a voice vote of four (4) ayes, the motion carried. With a voice vote of four (4) ayes, the motion carried to approve the agenda as amended carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Kellogg, to approve the minutes of the October 14, 2020, meeting. Member Gilmour made a motion, seconded by Member Kellogg, to change "Chairman Gilmour" to "Member Gilmour" regarding the motion to enter Executive Session in the minutes. With a voice vote of four (4) ayes, the motion carried. With a voice vote of four (4) ayes, the motion carried to approve the minutes as corrected.

PUBLIC COMMENT

None

At this time, Chairman Prochaska acknowledged that Member Gengler was participating remotely and asked unanimous consent to suspend the rules to allow Member Gengler to ask questions during the meeting. Without objection, the rules were suspended.

EXPENDITURE REPORT

The Committee reviewed the expenditure report.

Member Gilmour made a motion, seconded by Member Kellogg, to forward the expenditures to the Finance Committee. With a voice vote of four (4) ayes, the motion carried.

PETITIONS

Petition 20-26 Peter and Laurie Pasteris on Behalf of the Peter J. Pasteris Jr. Revocable Trust

Dan Kramer, Attorney for the Petitioners, explained that the Petitioners received a request to book a prom for the final week of April 2021 and a rescheduled wedding. The Petitioners are requesting a minor amendment to allow them to erect the tent and hold events starting April 8th and ending November 30th of each year.

Member Kellogg requested clarification on the times requested. Mr. Kramer noted that the request at the start of the season was more for preparing the venue purposes. It was noted that, presently, the tent erection date and the event start dates are different. Mr. Kramer noted that events probably will not occur until after April 15th, if the amendment was approved.

Member Kellogg asked if one (1) or two (2) exceptions were possible. Mr. Asselmeier noted that the Petitioners originally asked for the extensions to be for one (1) year. Mr. Asselmeier had asked the Petitioners if they thought this type of request would occur annually. The Petitioners were agreeable to submitting the minor amendment as presented. Mr. Asselmeier said that it would be possible for the Committee to grant a one (1) or two (2) year exception. Member Kellogg acknowledged the situation caused the pandemic, but he was not in favor of a permanent exception because of concerns from the neighbors.

Mr. Kramer offered to allow the new dates for 2021 and require that the Petitioners come back in November 2021 to ask for an extension of the new dates.

Member Flowers made a motion, seconded by Member Kellogg, to approve an amendment to the requested minor amendment to the special use permit by allowing the Petitioner to erect the tent and have events starting April 8th and ending November 30th in 2021 only and allowing the Petitioner to have an option to renew in successive years, if approved by the Committee. With a voice vote of four (4) ayes, the motion carried. With a voice vote of four (4) ayes, the motion carried to approve the minor amendment as amended.

NEW BUSINESS

Request for Clarification Regarding an Agricultural Housing Allocation Near the Southeast Corner of Ashley Road and Caton Farm Road (PINs: 05-35-100-010 and 05-35-100-014) in Kendall Township; Committee Could Grant One or More Housing Allocations on the Subject Properties

Mr. Asselmeier summarized the issue.

In July 2020, Dan Kramer, on behalf of Donna and John McKay, submitted a request for an agricultural housing allocation on the parcel identified by PIN 05-35-100-014.

In summary, based on discussions that the McKays had with the previous owner of the property and former Senior Planner John Sterrett, the McKays believe that they are eligible for one (1) single-family home allocation permit on the subject property. Unfortunately, no written record exists memorializing this allocation.

Because of the property size and age of property, the property would not qualify for an agricultural housing allocation under current regulations.

After conducting research on this property, as outlined in the provided letters, Staff came to the conclusion that one (1) housing allocation permit may exist, but the McKays and the owners of PIN 05-35-100-010, presently owned by the Stanley K. and Margaret J. Gengler Trust, had equal rights to the allocation.

The application materials, correspondence related this matter, and an aerial picture of the area were provided.

Staff is of the opinion that, if the McKays are granted an allocation, the Gengler Trust should also be granted an allocation upon request, unless definitive proof can be provided that one (1) or the other party has unclouded ownership of the allocation.

Mr. Kramer explained Ms. McKay's discussions with Mr. Sterrett and the Genglers. Mr. Kramer was agreeable to Mr. Asselmeier's recommendation.

Member Kellogg asked if Mr. Sterrett's affidavit had legal standing. Mr. Asselmeier read Mr. Sterrett's affidavit.

Member Kellogg asked when was the last time the properties changed title. The answer was 2018. The McKays have probably owned the property for fifteen (15) years.

Chairman Prochaska asked when was the last time the Committee awarded two (2) allocations. Mr. Asselmeier responded that he could not think of a time when the Committee awarded allocations. However, the Committee has previously been asked to clarify regulations and policies. The decision could create a precedent.

Member Gilmour made a motion, seconded by Member Flowers, to award two (2) allocations. The votes were as follows:

Yeas (3): Flowers, Gilmour, and Prochaska

Nays (1): Kellogg

Absent (1): Gengler

The motion carried.

PETITIONS

Amended Petition 20-02 Greg Dady on Behalf of DTG Investments

Chairman Prochaska requested unanimous consent to enter Pam Wynne's letter into the record. Without objection, the letter was entered into the record.

Gregg Ingemunson, Attorney for the Petitioner, provided a history of the project. He noted Na-Au-Say Township's request to set a maximum acre size at ten (10) acres and restricting the use to major State highways. The Petitioner was agreeable to these requests. The Petitioner counted the amount of traffic in and out of the property. The site was used to work on trucks.

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

Versions of this memo that were sent to the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals stated that this use was not listed as a permitted or special use in any zoning district. That information was incorrect; pursuant to Sections 10:01.B.21.sss and 10:02.B.1 of the Zoning Ordinance, truck parking area or yards are permitted uses in the M-1 and M-2 District.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

This proposal was sent to the townships on September 1, 2020. Only Na-Au-Say Township submitted comments. Na-Au-Say Township felt that the proposed use was not consistent with agricultural operations, that similar uses could occur along roads in the Township, that the proposed use could occur on other roads within the County, and that the Township had concerns regarding the County's ability to enforce the regulations in special use permits. The October 26, 2020, email from Na-Au-Say Township Supervisor Brad Blocker was. The Na-Au-Say Township Planning Commission met on November 4, 2020, and had discussion regarding requiring this type of use be restricted to State highways and that properties used for this type of use be restricted to a maximum of ten (10) acres. Several members of the Na-Au-Say Township Planning Commission indicated that they will be in attendance at the November Planning, Building and Zoning Committee meeting.

ZPAC reviewed this proposal at their meeting on September 1, 2020. Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials or higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126. ZPAC recommended approval of the proposed text amendment with Mr. Klaas' proposed amendment by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 23, 2020. Commissioners expressed concerns about placing this type of use on A-1 zoned property. Several Commissioners felt this use would be more appropriate on property zoned for manufacturing. Commissioners were also concerned about the lack of restrictions within the proposed text amendment. Commissioners were also unhappy that the Petitioner moved a tenant onto property zoned A-1 without obtaining the necessary zoning permits. The Commission recommended denial of the request by vote of zero (0) in favor of the request and eight (8) in opposition. One (1) member of the Commission was absent. Member Nelson voted no because the proposal was too broad, the use could go anywhere, and the use was undesirable at other locations with inadequate protection for the agricultural community and people living in agricultural areas. Member Hamman voted no because he favored more restrictions in the text amendment and requests for this use could come before the Commission monthly. Chairman Ashton voted no because the proposal had inadequate restrictions and he was upset that the Petitioner did not secure the necessary zoning before leasing the property. He suggested that the Petitioner attempt to rewrite the proposal. Member Wilson concurred with Member Nelson and Chairman Ashton and she had concerns regarding the lack of a limit on the number of trucks and trips. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 28, 2020. Discussion occurred regarding rezoning properties to a manufacturing classification instead of issuing special use permits and possible spot zoning. The Kendall County Zoning Board of Appeals recommended approval of the requested text amendment by a vote of four (4) in favor and two (2) in opposition. One (1) Board Member was absent. Chairman Mohr voted no because he felt this proposal was a type of spot zoning. He also noted that he received several phone calls, but no one was in attendance to express concerns in-person. The minutes of the meeting were provided.

The Agricultural Zoning Map with road classifications was provided. The Illinois Department of Transportation's Five (5) Year Functional Classification Map for Kendall County was also provided. A copy of the draft ordinance was provided.

Member Kellogg asked if it was standard practice to write text amendments without a special use permit pending. Mr. Asselmeier stated that County has reviewed text amendments and special use permits at the same time.

Member Kellogg asked if the text amendment addressed setbacks, lines of sight, amount of traffic, and related items. Mr. Asselmeier responded that the text amendment was broad, but the special use permit addressed more specific information. The text amendment could be amended to address specific concerns, like maximum lot size and proximity to State highways.

Pam Wynne, Chairwoman of the Na-Au-Say Township Planning Commission, noted the Commission's concerns about the proposal. She expressed concerns regarding future requests at the property and the Commission felt the proposed use was a big jump from agricultural related uses.

Brad Blocker, Na-Au-Say Township Supervisor, said that the Township discussed the amendment. He noted his previous comments on the proposal. The Township Board, generally speaking, did not feel that the proposed use was agricultural related or consistent with

agricultural related uses. He expressed concerns that someone could buy land in the agricultural area just to park trucks. He also expressed concerns related to enforcement.

Member Kellogg echoed Mr. Blocker's concerns and expressed a need to approve sound regulations.

Chairman Prochaska favored the use be restricted to a State or Federal Highway. Member Kellogg favored establishing setback from homes and addressing lighting concerns.

Member Kellogg noted that the GIS showed seventy-two (72) vehicles on the property. Attendees reviewed the GIS aerials. Greg Dady, Petitioner, explained the vehicles on the property. He noted that employees were still working at 6:00 p.m. The proposed special use permit would require the business to close at 5:00 p.m.

Without objection, this Petition was laid over to address parking and the other concerns previously expressed.

Amended Petition 20-05 Greg Dady on Behalf of DTG Investments

This Petition was laid over for the same reasons as Amended Petition 20-02.

Petition 20-24 Grainco, FS, Inc.

Paul Martin, Attorney for the Petitioner, explained the nature of the request and Pipe Strong, LLC's activities at the property. He noted that the area around the property was already zoned for industrial uses.

Grainco FS, Inc. would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately three point two more or less (3.2 +/-) acres located at 17854 N. Wabena Avenue. If approved, the Petitioner would like to rezone the property to allow the operation of a company that performs construction and maintenance work for gas utilities. This use is not allowed on property zoned A-1 Agricultural. This use and the previous uses at the property (i.e. fertilizer plant) are either permitted or special uses on M-1 Limited Manufacturing zoned property.

The application materials and aerial were provided.

The existing land use is classified as Commercial. The future land use is classified as Agricultural.

Wabena Avenue is a Township maintained local road. There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are railroad/public utility and agricultural. The adjacent zoning districts are A-1 in the County and M-1 in the Village of Minooka. The Land Resource Management Plan calls for the area to be Mixed Use Business in the County and Light Industrial in the Village of Minooka. Zoning districts within a half mile in the County include A-1 and B-3 and M-1 and R-2 inside the Village of Minooka.

Pictures of the property were provided.

The existing special use permit was granted in 1966 for the mixing, blending, and manufacturing of fertilizers. A copy of the special use permit was provided. This special use permit is the second oldest active special use permit in unincorporated Kendall County.

Petition information was sent to Seward Township on September 23, 2020. To date, no response has been received.

Petition information was sent to the Village of Minooka on September 23, 2020. To date, no response has been received.

Petition information was sent to the Minooka Fire Protection on September 23, 2020. To date, no response has been received.

ZPAC reviewed this proposal at their meeting on October 6, 2020. Mr. Klaas asked why the property was not proposed for annexation into Minooka. Mr. Asselmeier responded that the Village of Minooka had not provided any comments on the proposal and the proposed change in the Future Land Use Map and map amendment would make the property compliant with County zoning. Mr. Klaas noted that jurisdiction of N. Wabena Avenue changes frequently in that area. Ms. Belville noted that the septic system would need to be evaluated if the uses change. Ms. Olson noted the limitations on development at the site caused by the soils. Mr. Asselmeier asked about the location of utilities from the Village of Minooka. The attorney for the Petitioner responded that Minooka had not offered to extend municipal services to the property. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition. Three (3) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission held a public hearing on this proposal on October 28, 2020. Discussion occurred regarding the differences between this Petition and the requests related to 3485 Route 126. Several Commissioners expressed their dismay that the Petitioner allowed the company to start operations at the property before securing necessary zoning approvals. Several Commissioners also noted that the proposed use would fit the surrounding neighborhood. Other than the Petitioner, nobody else from the public attended the hearing. The Kendall County Regional Planning Commission recommended approval of the request by a vote of five (5) in favor and zero (0) in opposition. Four (4) Commissioners were absent. The minutes of this hearing were provided.

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on November 2, 2020. Discussion focused on the Village of Minooka annexing the property in the future. The reclassification and rezoning of the property would make the property compatible with the Village of Minooka's plans. As of the date of the Kendall County Zoning Board of Appeals meeting, the Village of Minooka had not submitted comments on the proposal. The Kendall County Zoning Board of Appeals recommended approval of the request by a vote of five (5) in favor and zero (0) in opposition. Two (2) Members were absent. The minutes of the meeting were provided.

The Village of Minooka's Future Land Use Map calls for this property to be Light Industrial.

The subject property has been used as a fertilizer plant since at least 1966. The proposed use and previous uses at the property since 1966 would be allowed by either permitted or special use on M-1 zoned property.

The Future Land Use Maps of both Kendall County and the Village of Minooka call for industrial related uses in the vicinity of the subject property.

A railroad is also located adjacent to the subject property.

Staff has no objections to the proposed amendment.

A copy of the draft ordinance was provided.

Member Kellogg made a motion, seconded by Member Flowers, to recommend approval of the requested amendment to the Future Land Use Map. With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the Kendall County Board on December 15, 2020, on the regular agenda.

Petition 20-25 Grainco, FS, Inc.

Member Kellogg made a motion, seconded by Member Flowers, to recommend approval of the requested map. With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the Kendall County Board on December 15, 2020, on the regular agenda.

Amended Petition 20-01 Kendall County Planning, Building and Zoning Committee

Chairman Prochaska invited Lance Beatch to the podium to discuss his concerns regarding the proposal. Mr. Beatch provided his background.

Discussion occurred regarding the clearing of forests and preservation of open space. Mr. Beatch explained how other government entities addressed tree preservation and maintenance. Mr. Beatch discussed typical tree surveys. Chairman Prochaska made a motion, seconded by Member Kellogg, to add an option for a tree survey and tree mitigation plan approved by the Planning, Building and Zoning Committee and that the tree survey and tree mitigation plan would not apply to general maintenance to Section k of the proposal. With a voice vote of four (4) ayes, the motion carried.

Discussion occurred regarding the recreational space requirement in Section w of the proposal. Discussion occurred regarding the intention of that provision. The consensus of the Committee was not to change this requirement.

Discussion occurred regarding the two point two-five (2.25) off street parking requirement in Section ff of the proposal. Discussion occurred regarding adequate visitor parking. If this requirement was deleted, parking would be determined as part of a special use permit. Member Kellogg made a motion, seconded by Member Flowers to delete the off street parking requirement. With a voice vote of four (4) ayes, the motion carried.

Discussion occurred regarding producing the registry. Mr. Beatch noted the difficulties that could exist in providing the register in the timeframe and manner currently proposed based on available technology. Discussion occurred about issuing a card, transponder, or keypad for entry. Chairman Prochaska made a motion, seconded by Member Flowers, to add the word "registered" between the words "visitors" and "in the" in Section kk.3 of the proposal. With a voice vote of four (4) ayes, the motion carried.

Chairman Prochaska asked Mr. Beatch if he had any concerns regarding the requirement to provide a map to KenCom contained in Section oo of the proposal. Mr. Beatch said that he had no concerns with this requirement.

Member Flowers made a motion, seconded by Member Kellogg, to recommend approval of the requested text amendment as amended and that the proposal be forwarded to the Committee of the Whole. With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the Kendall County Committee of the Whole on November 12, 2020.

NEW BUSINESS

Recommendation on 2020 Noxious Weed Annual Report

Mr. Asselmeier presented the Report.

Member Flowers made a motion, seconded by Member Kellogg, to forward the Report to the County Board. With a voice vote of four (4) ayes, the motion carried.

The proposal will go to the County Board on November 17, 2020, on the consent agenda.

Discussion of Ordinance 75-8; Committee Could Refer the Matter to Another Committee of the County Board

Chairman Prochaska summarized the issue. He noted that the Ordinance applied to streets in Boulder Hill. The Ordinance could be expanded and fines added. He also noted that some of the street names do not match street signs.

The township will be asked for the road names and the County will determine the fines.

The consensus of the Committee was to establish a fine schedule and correct the road names. The proposal will be held over until these two (2) items are addressed.

Chairman Prochaska wanted greater enforcement of landscaping companies and other entities dumping debris in the road, particularly in residential areas.

Discussion of Voluntary Compliance Policy for Zoning Violations

Mr. Asselmeier noted the current policy of giving violators a thirty (30) day warning letter. The Department was not required to issue a warning letter, but does so in an effort to obtain voluntary compliance. Several residents of Boulder Hill expressed a desire for the Department to skip sending the warning notice and give citations directly. Chairman Prochaska expressed a desire that inspectors use their judgement. The consensus of the Committee was to maintain the voluntary compliance policy and let the Inspectors use their best judgment.

OLD BUSINESS

Zoning Ordinance Project Update

Mr. Asselmeier reported that Teska has provided the PDF copy of the unified ordinance and that document has been placed on the County's website. The document is searchable. Staff is waiting on the Word version of the document.

Discussion of the Three Foot Rule in the Kendall County Stormwater Management Ordinance and GIS Topographic Information

Mr. Asselmeier presented information from Greg Chismark and announced that topographic information from 2018 had been added to the GIS. The 2010 topographic was also on the GIS. Discussion occurred regarding reducing the disturbance area from one (1) acre to five thousand (5,000) square feet. The consensus of the Committee was to obtain as-builts on new homes to obtain the proper elevations before occupancy permits are granted.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report. Mr. Asselmeier stated that some of the cases got delayed at court due to the pandemic.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the pre-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Review and Recommendation of the Historic Preservation Commission's Proposed Response to the Illinois Historic Preservation Agency Pertaining to Kendall County Certified Local Government Application

The Committee reviewed the draft email to the Illinois Historic Preservation Agency. The Committee did not offer any changes.

REVIEW PERMIT REPORT

The Committee reviewed the permit report.

REVIEW REVENUE REPORT

The Committee reviewed the revenue report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

Chairman Prochaska said that it has been a pleasure serving as Chairman of the Committee and that he will miss the Committee.

ADJOURNMENT

Member Kellogg made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Prochaska adjourned the meeting at 8:21 p.m.

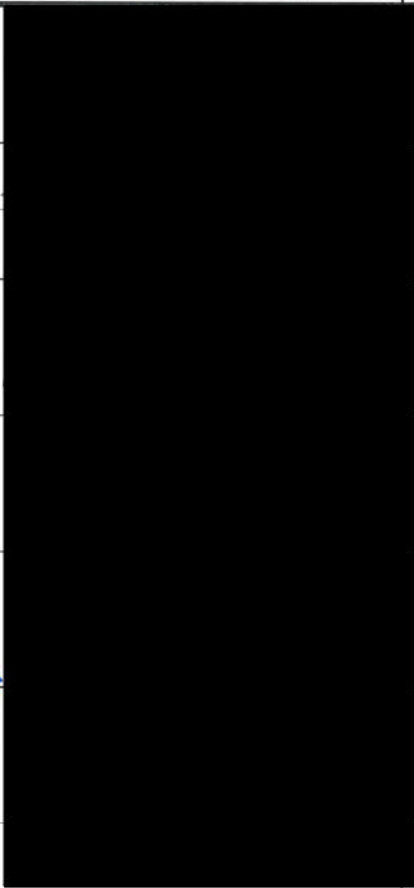
Minutes prepared by Matthew H. Asselmeier, AICP, CFM Senior Planner

Encs.

000

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
NOVEMBER 9, 2020**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE
MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR
ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Cam Wyne		
Hainco FS. Paul Martin		
Pet Pasteris		
Lance Beatch		
Park 20-26 Don Kamm New 300-#		
Greg Fagerman		

TO: Matt Prochaska, Kendall County Board
PBZ Chair
111 Fox Drive
Yorkville, IL 60560

FROM: Pam Wynne, Chairperson
Na Au Say Township Plan Commission
Kendall County
1312 Wheeler Road
Plainfield, IL 60544

RE: Amended Petition 20-05, Greg Dady on Behalf of DTG Investments, LLC, Special Use
Permit for Truck Parking Area at property location: 3485 Route 126

The Na Au Say Township Plan Commission met November 4, 2020 at 7:00 A.M. at the Township Building, 1312 Wheeler Road, 60544. Present were commission members: Pam Wynne, Scott Cherry, Dave Schlapp, Rod Wheeler, Pete Pasteris

Points of discussion/support and concerns:

The number of vehicles—cars, trucks and trailers--parked at the site during business hours and outside of business hours, and ingress and egress of these vehicles, time periods of traffic activity and the resulting volume of traffic

The truck traffic from the business that is on the state highways and other roadways

The address of the location is the same as two other entities nearby because all were originally part of the same farm. This causes confusion when drivers are searching for the location.

The aesthetics and the attractiveness of the property

The adequacy and compliance of septic, drainage and other utilities

Future growth: Assuming any concerns can be resolved for the property of DTG Investments, what will future businesses requesting Ag Special Use expect as allowances for their trucking businesses?

The consensus in past discussions of each the Na Au Say Township Board and the Plan Commission has centered on concerns about this property and any future property under this Ag Special Use amendment. The consensus in both groups is that this is not a direction for our agricultural community, and there has been no dissent in either group to that consensus. A previous request from DTG for M-1 zoning was refused at the recommendation of Na Au Say township officials.

This text amendment will state limitations of acreage and location, because of concerns when trucking businesses would be added to Ag Special Use.

The vote: Those who vote in favor of this text amendment will indicate support for the stated limitations, and those opposed indicate the amendment not be added at all to Ag Special Use.

The motion was made by Pete Pasteris and seconded by Scott Cherry, "I move this commission support Amended Petition 20-05 as requested by property owners of 3485 Route 126. 'Truck Parking Area or Yard including Offices and Maintenance Facilities provided that the Use is limited to no more than 10 acres on a major state highway in the County Land Resource Management Plan.'" Pam Wynne called the vote and the motion failed by a vote of 2 in favor, and 3 opposed.

The motion to adjourn was made by Pete Pasteris and seconded by Dave Schlapp. Motion carried.

Signatures of Na Au Say Plan Commission and Township Board regarding the vote on Amended
Petition 20-05 as discussed November 4, 2020.

21 11



11/05/2020 11:55
pherber

Kendall County
PBZ 11052020 INVOICES



CLERK: pherber BATCH: 1049

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE	ERR
-------------------	---------	----	-----------	------------	---------------	------------	----------	-----

PENDING UNPAID INVOICES

244	00000	SCOTT CHERRY	2020 ZBA Mileage	111520	55.20	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:2020 ZBA Mileage Reimbursement		11001902 51090	55.20	1099:
572	00000	CLIFF FOX	2020 ZBA Mileage	111520	8.05	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:2020 ZBA Mileage Reimbursement		11001902 51090	8.05	1099:
1153	00000	KENDALL CO HIGHW	October 2020	111520	188.13	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:October 2020 PB2 Truck Fuel		11001902 62170	188.13	1099:
1235	00000	TOM LECUYER	2020 ZBA Mileage	111520	44.88	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:2020 ZBA Mileage Reimbursement		11001902 51090	44.88	1099:
1364	00000	RANDY MOHR	2020 ZBA Mileage	111520	12.11	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:2020 ZBA Mileage Reimbursement		11001902 51090	12.11	1099:
1768	00000	DICK THOMPSON	2020 ZBA Mileage	111520	103.50	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:2020 ZBA Mileage Reimbursement		11001902 51090	103.50	1099:
1918	00000	DICK WHITEFIELD	2020 ZBA Mileage	111520	80.50	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:2020 ZBA Mileage Reimbursement		11001902 51090	80.50	1099:
1969	00000	RANDY ERICKSON	October 2020	111520	1,350.00	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:October 2020 Plumbing Inspections		11001902 63610	1,350.00	1099:7
2967	00000	KAREN CLEMENTI	2020 ZBA Mileage	111520	31.05	.00	.00	
CASH	000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/05/2020	DESC:2020 ZBA Mileage Reimbursement		11001902 51090	31.05	1099:

11/05/2020 11:55
pherber

Kendall County
PBZ 11052020 INVOICES

2
P
| apinvent



CLERK: pherber BATCH: 1049

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE	ERR
-------------------	---------	----	-----------	------------	---------------	------------	----------	-----

2968	00000 ADAM VICK	BE# 03-2020-290	111520	40.00	.00	.00		
------	-----------------	-----------------	--------	-------	-----	-----	--	--

CASH 000008	2020/12	INV 11/05/2020	SEP-CHK: N	DISC: .00				
ACCT 1Y210	DEPT 19	DUE 11/05/2020	DESC:Refund on overpayment BP# 03-2020-290		11001902 63850		40.00	1099:

10 PENDING UNPAID INVOICES	TOTAL	1,913.42
----------------------------	-------	----------

0 INVOICE(S)	REPORT POST TOTAL	.00
--------------	-------------------	-----

REPORT TOTALS	.00
---------------	-----

11/20/2020 10:16
pherber

Kendall County
PBZ 11202020

1P
1
apinvent



CLERK: pherber BATCH: 1099

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE	ERR
-------------------	---------	----	-----------	------------	---------------	------------	----------	-----

PENDING UNPAID INVOICES

135	00000	BUILDING & ZONIN	11192020	113020	84.99	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:Office equipment				
						11001902 62160	84.99	1099:
1165	00000	KENDALL COUNTY R	NOVEMBER 2020	113020	134.00	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:RECORDINGS NOVEMBER 2020				
						11001902 63700	134.00	1099:
1172	00000	KENDALL PRINTING	20-11133	113020	205.00	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:OFFICE SUPPLIES				
						11001902 62000	205.00	1099:
1928	00000	WBK ENGINEERING,	21644	113020	1,070.15	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:PET# 19-47				
						180119 63150	1,070.15	1099:
						19-47 -CONTSVC	-002 WBK	
1928	00000	WBK ENGINEERING,	21613	113020	107.50	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:REVIEW SERVICES 9/27-10/31/2020				
						11001902 63630	107.50	1099:
1928	00000	WBK ENGINEERING,	21627	113020	981.25	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:GO PRO PROF. SERVICES 9/27 - 10/31/2020				
						180119 63150	981.25	1099:
						20-16 -CONTSVC	-002 WBK	
1928	00000	WBK ENGINEERING,	21618	113020	507.54	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:FOX METRO O&M BUILDING PROF SERVICES 9/27-10/31/20				
						180119 63150	507.54	1099:
						18-04 -CONTSVC	-002 WBK	
1928	00000	WBK ENGINEERING,	21626	113020	322.50	.00	.00	
CASH	000008	2020/12	INV 11/20/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 11/20/2020	DESC:FOUR SEASONS STORAGE PROF SERV 9/27-10/31/20				
						180119 63150	322.50	1099:
						19-39 -CONTSVC	-002 WBK	

11/20/2020 10:16 | Kendall County | P 2
pherber | PBZ 11202020 | apinvent

CLERK: pherber BATCH: 1099
NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE	ERR
2063 00000 RUNCO OFFICE SUP 808584-0				113020	6.48	.00		
CASH 000008 2020/12 INV 11/20/2020			SEP-CHK: N					
ACCT 1Y210 DEPT 19 DUE 11/20/2020			DESC:OFFICE SUPPLIES		11001902 62000		6.48	1099:
2063 00000 RUNCO OFFICE SUP 808178-0				113020	179.17	.00		
CASH 000008 2020/12 INV 11/20/2020			SEP-CHK: N					
ACCT 1Y210 DEPT 19 DUE 11/20/2020			DESC:OFFICE SUPPLIES		11001902 62000		19.18	1099:
3000 00000 TESKA ASSOCIATES 9551				113020	2,480.00	.00		
CASH 000008 2020/12 INV 11/20/2020			SEP-CHK: N					
ACCT 1Y210 DEPT 19 DUE 11/20/2020			DESC:ZONING ORDINANCE UPDATE 2020		11001902 63630		2,480.00	1099:
3000 00000 TESKA ASSOCIATES 9611				113020	1,520.00	.00		
CASH 000008 2020/12 INV 11/20/2020			SEP-CHK: N					
ACCT 1Y210 DEPT 19 DUE 11/20/2020			DESC:ZONING ORDINANCE UPDATE 2020		11001902 63630		1,520.00	1099:
3001 00000 PAUL ZIMMERMAN F 50033-B				113020	301.00	.00		
CASH 000008 2020/12 INV 11/20/2020			SEP-CHK: N					
ACCT 1Y210 DEPT 19 DUE 11/20/2020			DESC:HISTORIC PRESERVATION SIGN		11001902 63830		301.00	1099:

13 PENDING UNPAID INVOICES TOTAL 7,899.58

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

11/30/2020 16:33
LCaldwell

Kendall County
YEAR-TO-DATE BUDGET REPORT

P 1
glytdbud

FOR 2020 12

ACCOUNTS FOR: 1100 General Fund	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
11001902 Planning, Building and Zoning							
11001902 41180 Building Fee / Perm	-68,000	-68,000	-108,158.17	-4,060.96	.00	40,158.17	159.1%
11001902 41190 PBZ - Recording Fee	-1,200	-1,200	-1,328.00	-67.00	.00	128.00	110.7%
11001902 41200 Zoning Fee	-12,000	-12,000	-14,606.54	-408.00	.00	2,606.54	121.7%
11001902 51030 Salaries - Clerical	28,340	28,340	20,137.50	1,550.00	.00	8,202.50	71.1%
11001902 51070 Salaries - Manager	70,338	70,338	70,311.55	5,410.62	.00	26.45	100.0%
11001902 51080 Salaries - Complian	69,130	69,130	63,960.47	4,891.10	.00	5,169.53	92.5%
11001902 51090 Salaries - ZBA Per	3,200	3,200	2,535.29	585.29	.00	664.71	79.2%
11001902 62000 Office Supplies	1,700	1,700	1,996.45	230.66	.00	-296.45	117.4%*
11001902 62010 Postage	1,000	1,000	896.65	75.10	.00	103.35	89.7%
11001902 62020 Subscriptions / Boo	0	0	273.45	.00	.00	-273.45	100.0%*
11001902 62030 Dues	775	775	820.00	.00	.00	-45.00	105.8%*
11001902 62040 Conferences	2,000	2,000	24.95	.00	.00	1,975.05	1.2%
11001902 62050 Mileage	150	150	.00	.00	.00	150.00	.0%
11001902 62060 Training	1,000	1,000	740.46	.00	.00	259.54	74.0%
11001902 62070 Cellular Phones	1,300	1,300	1,479.48	.00	.00	-179.48	113.8%*
11001902 62090 Legal Publications	2,000	2,000	1,312.54	.00	.00	687.46	65.6%
11001902 62160 Equipment	650	650	682.47	244.98	.00	-32.47	105.0%*
11001902 62170 Vehicle Maintenance	2,500	2,500	4,811.93	188.13	.00	-2,311.93	192.5%*
11001902 63610 Plumbing Inspection	14,000	14,000	15,960.00	1,350.00	.00	-1,960.00	114.0%*
11001902 63630 Consultants	15,000	15,000	9,516.52	4,107.50	.00	5,483.48	63.4%
11001902 63670 NPDES Permit Fee	1,000	1,000	1,000.00	.00	.00	.00	100.0%
11001902 63700 Recording Fees	1,200	1,200	1,183.00	134.00	.00	17.00	98.6%
11001902 63800 Regional Plan Commi	500	500	641.04	.00	.00	-141.04	128.2%*
11001902 63810 Zoning Board of App	500	500	.00	.00	.00	500.00	.0%
11001902 63830 Historical Preserva	500	500	499.99	301.00	.00	.01	100.0%
11001902 63840 Ad Hoc Zoning	500	500	.00	.00	.00	500.00	.0%
11001902 63850 Refunds	50	50	590.00	40.00	.00	-540.00	1180.0%*
TOTAL Planning, Building and Zoni	136,133	136,133	75,281.03	14,572.42	.00	60,851.97	55.3%
TOTAL General Fund	136,133	136,133	75,281.03	14,572.42	.00	60,851.97	55.3%
TOTAL REVENUES	-81,200	-81,200	-124,092.71	-4,535.96	.00	42,892.71	
TOTAL EXPENSES	217,333	217,333	199,373.74	19,108.38	.00	17,959.26	

PRIOR FUND BALANCE 18,145,165.98
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES -259,519.31
REVISED FUND BALANCE 17,885,646.67



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, CFM, Senior Planner
Date: December 1, 2020
Re: End of Fiscal Year 2019-2020 Escrow Report

Below please find the balances of the various escrow accounts as of the close of business on November 30, 2020.

Tanglewood Trails	\$32,582.00
Tri-Star Development on Route 52	\$0.00 (Project Closed)
Fox Metro O&M Building	\$1,407.78
NIOCR-Miller and Creek	\$692.39
Light Road Industrial Park Lots 1-5	\$0.00 (Project Closed)
Schlapp Road Banquet Center	\$424.00
Enbridge Energy Project on Miller Rd	\$0.00 (Project Closed)
Enbridge Energy Project on Chicago Rd	\$1,268.98
ANR Pipeline-Burr Oak and Griswold Springs	\$330.00
Light Road Industrial Park Lots 6-10	\$1,312.00
Pickerill Pigot	\$0.00 (Project Closed)
7821 Route 71 (Smrz)	\$0.00 (Project Closed)
2884 Route 126 (O'Donovan)	\$1,200.00
9211 Route 126 (D Construction)	\$277.02
13039 McKanna Road	\$0.00
Four Seasons Storage	\$87.50
NE Corner of Ridge and Bell	\$4,909.85
Joliet Park District	\$2,964.41
276 Route 52 (TZ Landscaping)	\$447.50
2 South Street (Esthela Garcia)	\$0.00 (Project Closed)
3485 Route 126	\$1,042.50
Go Pro Baseball	\$1,538.75
2025 Simons (Paul Yearsley)	\$1,200.00

The balance in the Fox River Watershed Stormwater Mitigation account was \$387,100.00.

The balance in the Henneberry Woods account was \$115,044.08.

The balance in the Ravine Woods account was \$9,346.97.

The balance in the Land Cash account was \$362,991.52.

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

MHA

12/08/2020 09:52
pherber

Kendall County
PBZ INVOICES 12082020

1P
1
apinvent



CLERK: pherber BATCH: 1138
VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE ERR

PENDING UNPAID INVOICES

1153	00000	KENDALL CO HIGHW	NOVEMBER 2020 FUEL	121520	170.71	.00	.00	
CASH	0000008	2021/01	INV 12/08/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/08/2020	DESC: PBZ TRUCK FUEL NOVEMBER 2020		11001902 62170	170.71	1099:7
1969	00000	RANDY ERICKSON	NOV 2020 PLUMBING	121520	1,350.00	.00	.00	
CASH	0000008	2021/01	INV 12/08/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/08/2020	DESC: NOVEMBER 2020 PLUMBING INSPECTIONS		11001902 63610	1,350.00	1099:7
2063	00000	RUNCO OFFICE SUP	809863-0	121520	78.87	.00	.00	
CASH	0000008	2021/01	INV 12/08/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/08/2020	DESC: Office Supplies		11001902 62000	78.87	1099:7

3 PENDING UNPAID INVOICES

TOTAL

1,599.58

0 INVOICE(S)

REPORT POST TOTAL

.00

REPORT TOTALS

.00



CLERK: pherber BATCH: 1181

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE	ERR
-------------------	---------	----	-----------	------------	---------------	------------	----------	-----

PENDING UNPAID INVOICES

1928	00000	WBK ENGINEERING, 21680	122220	752.50	.00	.00	752.50	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:Review Services 11.1 - 11.28.2020				
1928	00000	WBK ENGINEERING, 21693	122220	322.50	.00	.00	322.50	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:2025 SIMONS				
1928	00000	WBK ENGINEERING, 21691	122220	547.11	.00	.00	547.11	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:JOLIET PARK DISTRICT - GROVE ROAD				
1928	00000	WBK ENGINEERING, 21690	122220	573.36	.00	.00	573.36	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:9211 ROUTE 126				
1928	00000	WBK ENGINEERING, 21683	122220	465.30	.00	.00	465.30	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:FOX METRO O&MM BUILDING				
2063	00000	RUNCO OFFICE SUP O#2625549-300	122220	49.60	.00	.00	49.60	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:PBZ STAMP - OFFICE SUPPLIES				
1928	00000	WBK ENGINEERING, 21680	122220	752.50	.00	.00	752.50	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:Review Services 11.1 - 11.28.2020				
1928	00000	WBK ENGINEERING, 21693	122220	322.50	.00	.00	322.50	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:2025 SIMONS				
1928	00000	WBK ENGINEERING, 21691	122220	547.11	.00	.00	547.11	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:JOLIET PARK DISTRICT - GROVE ROAD				
1928	00000	WBK ENGINEERING, 21690	122220	573.36	.00	.00	573.36	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:9211 ROUTE 126				
1928	00000	WBK ENGINEERING, 21683	122220	465.30	.00	.00	465.30	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:FOX METRO O&MM BUILDING				
2063	00000	RUNCO OFFICE SUP O#2625549-300	122220	49.60	.00	.00	49.60	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:PBZ STAMP - OFFICE SUPPLIES				
1928	00000	WBK ENGINEERING, 21680	122220	752.50	.00	.00	752.50	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:Review Services 11.1 - 11.28.2020				
1928	00000	WBK ENGINEERING, 21693	122220	322.50	.00	.00	322.50	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:2025 SIMONS				
1928	00000	WBK ENGINEERING, 21691	122220	547.11	.00	.00	547.11	1099:
CASH	000008	2021/01	INV 12/18/2020	SEP-CHK: N	DISC: .00			
ACCT	1Y210	DEPT 19	DUE 12/18/2020	DESC:JOLIET PARK DISTRICT - GROVE ROAD				
1928	00000	WBK ENGINEERING, 21690	122220	573.36	.00	.00	573.36	1099:</

0 INVOICE(S)	REPORT POST TOTAL	.00
--------------	-------------------	-----

REPORT TOTALS	.00
---------------	-----



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM Senior Planner

Date: 1/5/2021

Subject: Petition 20-02 Request from Greg Dady on Behalf of DTG Investments, LLC to Add Truck Parking Area or Yard to the List of Special Uses in the A-1 Zoning District

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

Versions of this memo that were sent to the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals stated that this use was not listed as a permitted or special use in any zoning district. That information was incorrect; pursuant to Sections 10:01.B.21.sss and 10:02.B.1 of the Zoning Ordinance, truck parking area or yards are permitted uses in the M-1 and M-2 District.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

This proposal was sent to the townships on September 1, 2020. As of the date of this memo, only Na-Au-Say Township submitted comments. Na-Au-Say Township felt that the proposed use was not consistent with agricultural operations, that similar uses could occur along roads in the Township, that the proposed use could occur on other roads within the County, and that the Township had concerns regarding the County's ability to enforce the regulations in special use permits. The October 26, 2020, email from Na-Au-Say Township Supervisor Brad Block is attached. The Na-Au-Say Township Planning Commission met on November 4, 2020, and had discussion regarding requiring this type of use be restricted to State highways and that properties used for this type of use be restricted to a maximum of ten (10) acres. The comments from Na-Au-Say Township are attached.

ZPAC reviewed this proposal at their meeting on September 1, 2020. Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials or higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126. ZPAC recommended approval of the proposed text amendment with Mr. Klaas' proposed amendment by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting are attached.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 23, 2020. Commissioners expressed concerns about placing this type of use on A-1 zoned property. Several Commissioners felt this use would be more appropriate on property zoned for manufacturing. Commissioners were also concerned about the lack of restrictions within the proposed text amendment. Commissioners were also unhappy that the Petitioner moved a tenant onto property zoned A-1 without obtaining the necessary zoning permits. The Commission recommended denial of the request by vote of zero (0) in favor of the request and eight (8) in opposition. One (1) member of the Commission was absent. Member Nelson voted no because the proposal was too broad, the use could go anywhere, and the use was undesirable at other locations with inadequate protection for the agricultural community and people living in agricultural areas. Member Hamman voted no because he favored more restrictions in the text amendment and requests for this use could come before the Commission monthly. Chairman Ashton voted no because the proposal had inadequate restrictions and he was upset that the Petitioner did not secure the necessary zoning before leasing the property. He suggested that the Petitioner attempt to rewrite the proposal. Member Wilson concurred with Member Nelson and Chairman Ashton and she had concerns regarding the lack of a limit on the number of trucks and trips. The minutes of this meeting are attached.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 28, 2020. Discussion occurred regarding rezoning properties to a manufacturing classification instead of issuing special use permits and possible spot zoning. The Kendall County Zoning Board of Appeals recommended approval of the requested text amendment by a vote of four (4) in favor and two (2) in opposition. One (1) Board Member was absent. Chairman Mohr voted no because he felt this proposal was a type of spot zoning. He also noted that he received several phone calls, but no one was in attendance to express concerns in-person.

The Kendall County Planning, Building and Zoning Committee reviewed this proposal at their meeting on November 9, 2020. Discussion occurred regarding setbacks, distance from houses, lighting, lines of sight, amount of traffic and related items. Discussion also occurred regarding the number of vehicles on the property and clarifying hours of operation. The Committee laid

over the Petition and the related Petition regarding the special use permit in order to address the concerns previously stated.

The Agricultural Zoning Map with road classifications is attached. The Illinois Department of Transportation's Five (5) Year Functional Classification Map for Kendall County is also attached. Also, the draft ordinance is attached.

If you have any questions, please let me know.

Thanks,

MHA

Encs: Agricultural Zoning Map
Illinois Department of Transportation's Five (5) Year Functional Classification Map
September 1, 2020 ZPAC Minutes
September 23, 2020 Kendall County Regional Planning Commission Minutes
September 28, 2020 Kendall County Zoning Board of Appeals Minutes (This Petition
Only)
October 26, 2020 Email from Brad Blocker
Na-Au-Say Township Comments
Draft Ordinance

Zoning Map A1, A1-BP, A1-SU, A1-SU-PUD

KENDALL COUNTY

- 2019 -

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

Legend

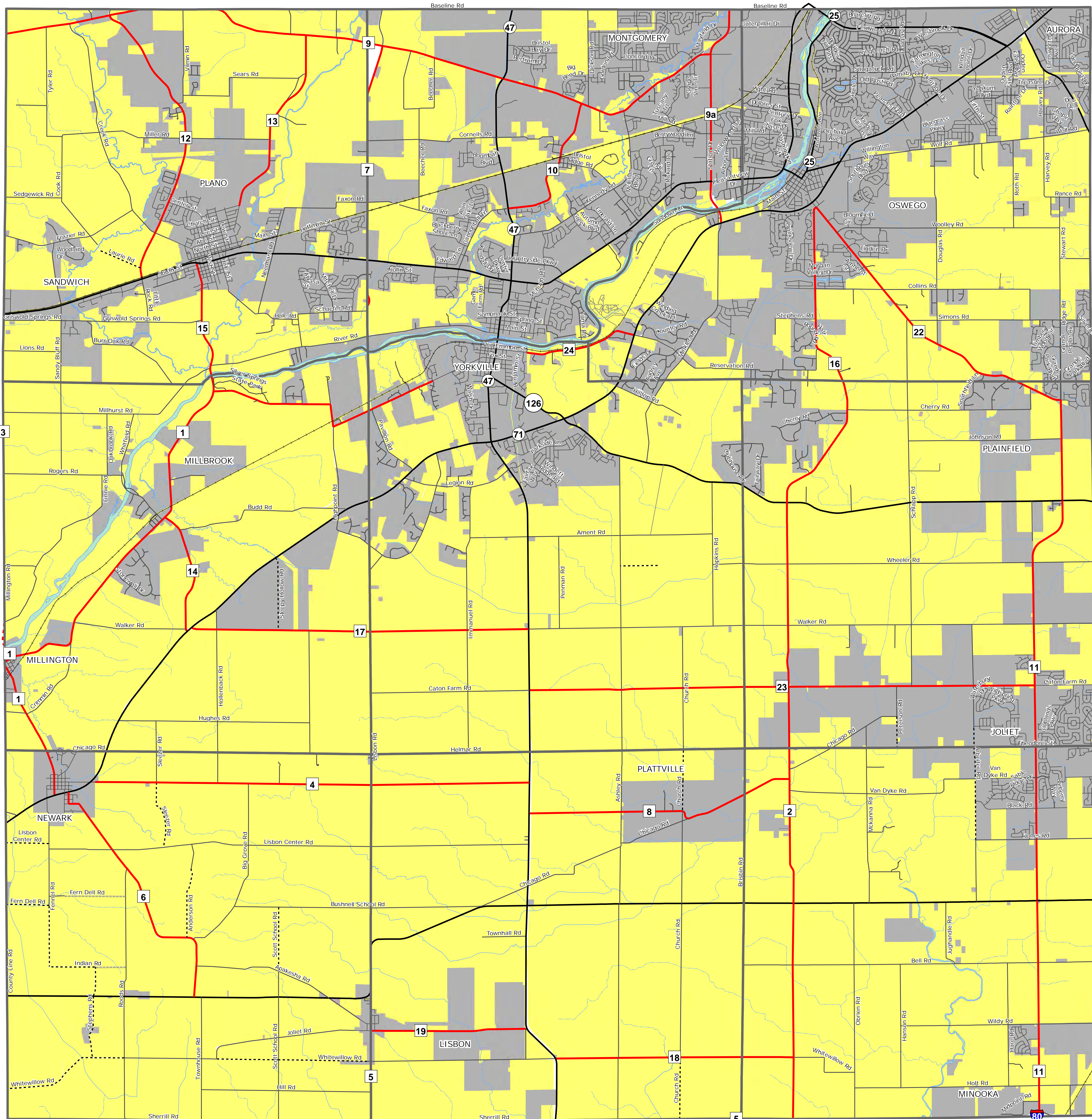
- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- RAILROAD
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- CORPORATE BOUNDARIES
- A1, A1-BP, A1-SU, A1-SU-PUD
- All Other Zoning/Municipalities

0 0.5 1 2 3
Miles



Kendall County GIS

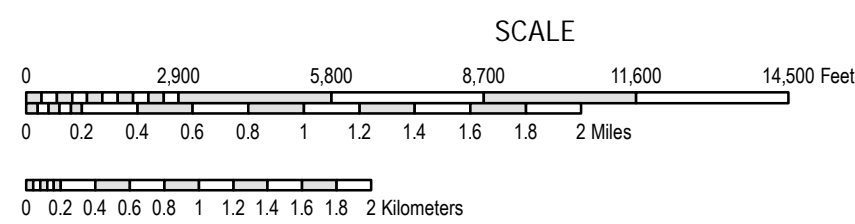
111 West Fox Street - Room 308
Yorkville, Illinois 60560-1498
630.553.4212



5-YEAR CLASSIFICATION MAP
KENDALL COUNTY
ILLINOIS

PREPARED BY THE
ILLINOIS DEPARTMENT OF TRANSPORTATION
OFFICE OF PLANNING AND PROGRAMMING

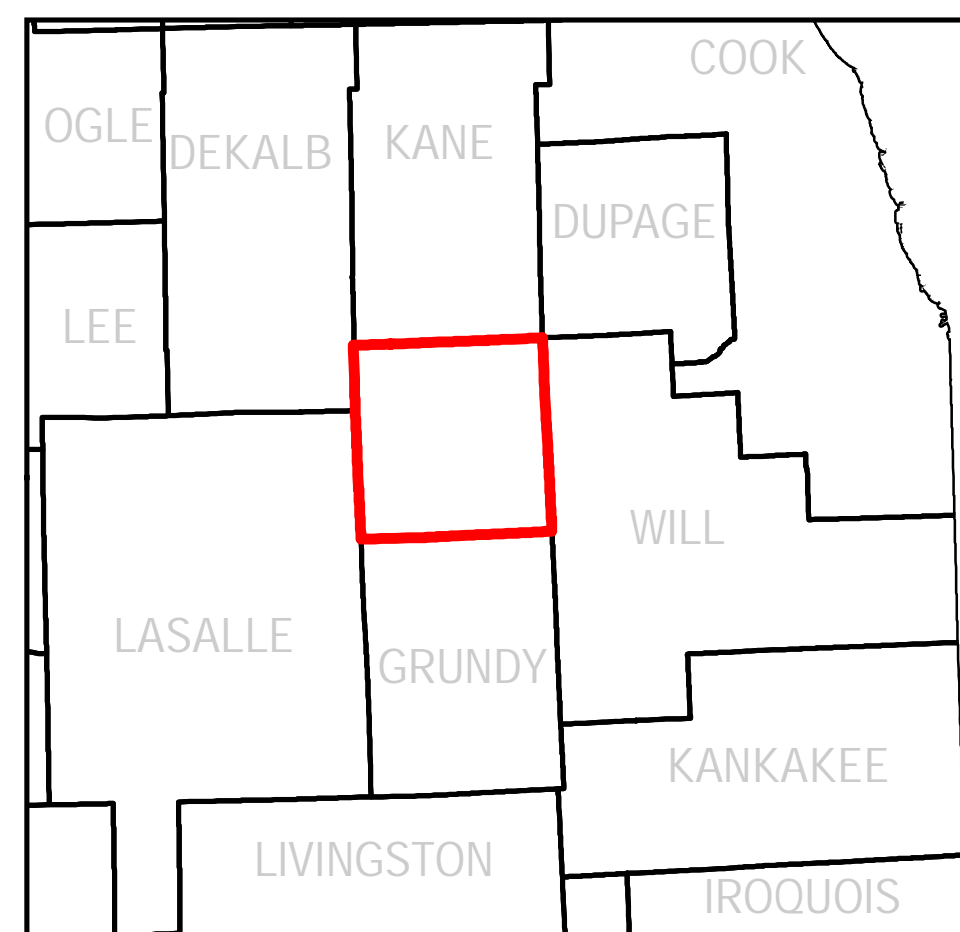
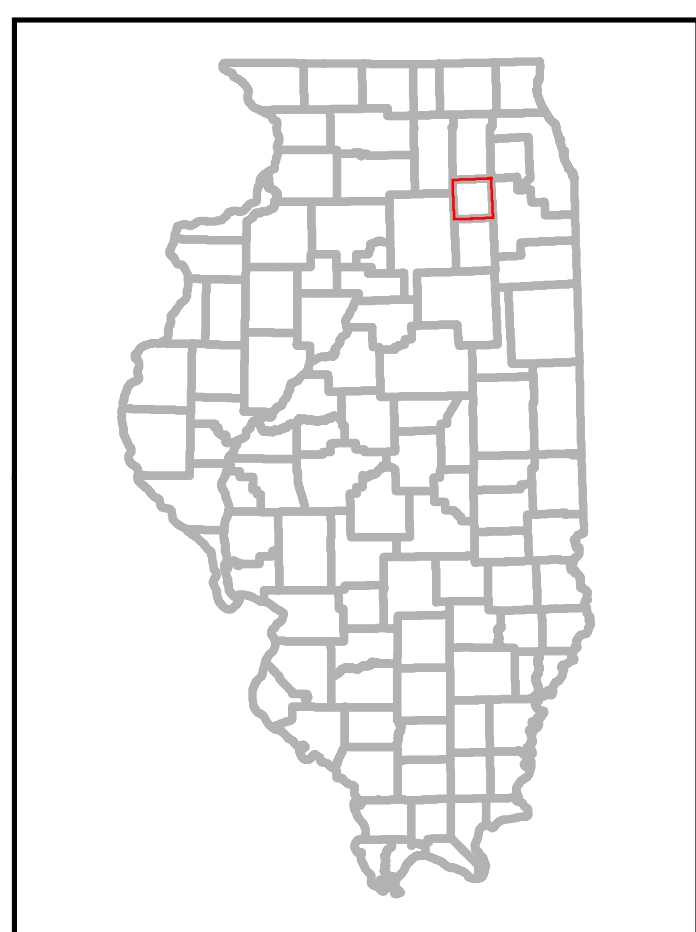
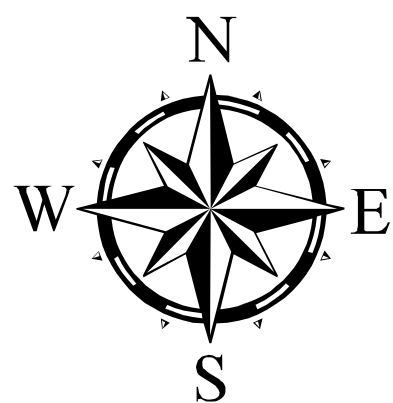
IN COOPERATION WITH
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



5-Year Classification

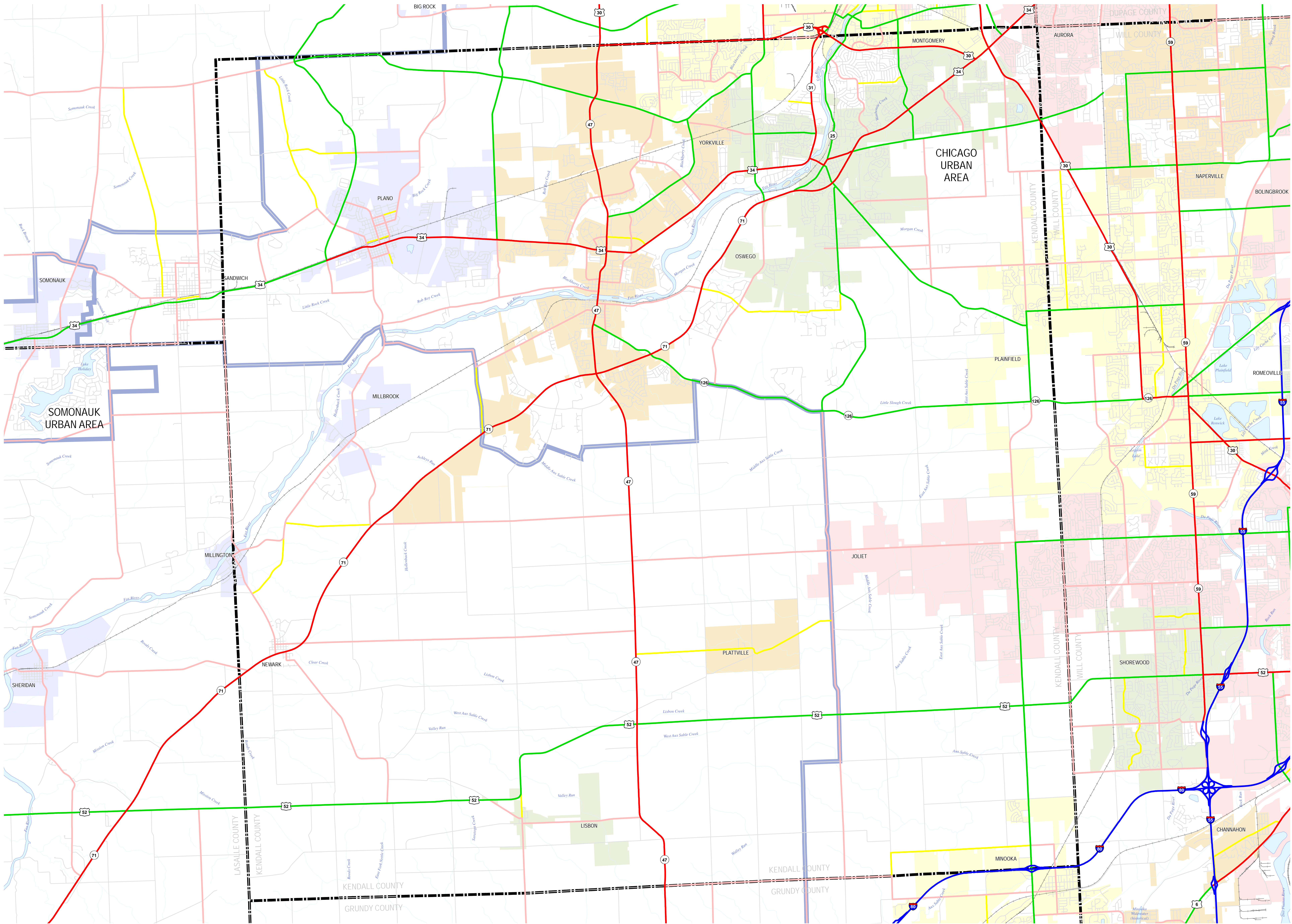
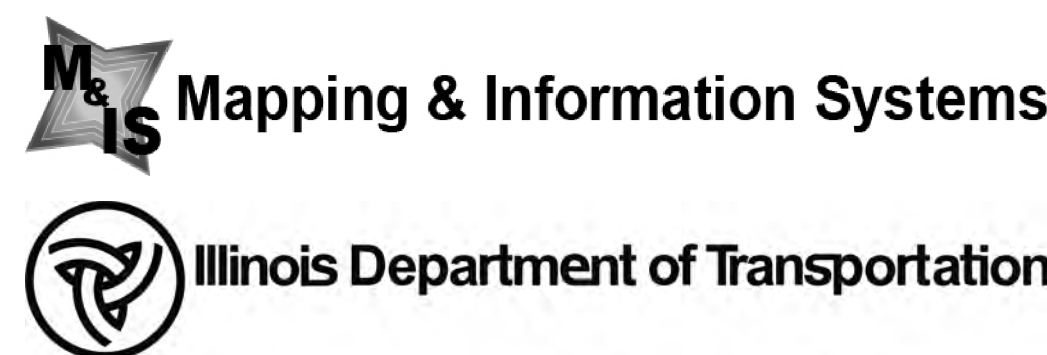
- 1 Interstate
 - 2 Freeway or Expressway
 - 3 Other Principal Arterial
 - 4 Minor Arterial
 - 5 Major Collector
 - 6 Minor Collector
 - 7 Local Road or Street
- Interstate, U.S., State
 - Railroad
 - State Boundary
 - County Boundary
 - Urban Boundary
 - River, Streams
 - Lakes

DATE MAP CREATED: 7/18/2019



THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S MAPS USE DATA FROM EXTERNAL ELECTRONIC SOURCES THAT ARE NOT CONTROLLED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. THE DEPARTMENT TAKES NO RESPONSIBILITY FOR THE VIEWS, CONTENT, OR ACCURACY FOR ANY SUCH INFORMATION PROVIDED FROM SUCH EXTERNAL SOURCES. THIS PRODUCT IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSIDERED AS A LEGAL DOCUMENT OR SURVEY INSTRUMENT. THE MAPS AND DATA CONTAINED HEREIN ARE TO BE CONSIDERED "AS IS" WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY TO PARTICULAR PURPOSE OR USE. ANY RELIANCE ON THE INFORMATION CONTAINED HEREIN IS AT THE USER'S OWN RISK. THE ILLINOIS DEPARTMENT OF TRANSPORTATION CAN NOT BE HELD LIABLE FOR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER RESULTING FROM LOSS OF USE, DATA, PROFITS, WHETHER IN AN ACTION OF CONTRACT, NEGLIGENCE, OR OTHER ACTION, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THE INFORMATION HEREIN PROVIDED.

DATA SOURCES:
ILLINOIS DEPARTMENT OF TRANSPORTATION
ILLINOIS STATE TOLL HIGHWAY AUTHORITY
ILLINOIS COMMERCE COMMISSION
ILLINOIS DEPARTMENT OF REVENUE
UNITED STATES DEPARTMENT OF TRANSPORTATION
UNITED STATES GEOLOGICAL SURVEY
UNITED (TM)



ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 1, 2020 – Unapproved Meeting Minutes

PBZ Chairman Matthew Prochaska called the meeting to order at 9:03 a.m.

Present:

Matt Asselmeier – PBZ Department
Brian Holdiman – PBZ Department (Attended Remotely)
Commander Jason Langston – Sheriff's Department (Attended Remotely)
Alyse Olson – Soil and Water Conservation District (Attended Remotely)
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Fran Klaas – Highway Department

Audience:

Greg Dady and Mary Murray

AGENDA

Mr. Rybski made a motion, seconded by Chairman Prochaska, to approve the agenda as presented.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

MINUTES

Mr. Rybski made a motion, seconded by Chairman Prochaska, to approve the August 4, 2020, meeting minutes.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

PETITIONS

Amended Petition 20-02 Greg Dady on Behalf of DTG Investments, LLC

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

ZPAC Meeting Minutes 9.1.20

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

This use is not listed as a permitted or special use in any zoning district.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenances Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

The Agricultural Zoning Map with road classifications was provided.

Mr. Asselmeier noted that Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials of higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126.

Mr. Rybski made a motion, seconded by Mr. Holdiman, to recommend approval of the request text amendment with the restriction that use be placed on roads classified as Minor Arterials of higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map.

The votes were as follows:

Ayes (6):	Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (4):	Briganti, Chismark, Guritz, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

Amended Petition 20-05 Greg Dady on Behalf of DTG Investments, LLC

Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to operate a trucking company, specifically offices related to a trucking company, minor repair facilities for company trucks, and company truck parking at the subject property.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

The proposed text amendment (Amended Petition 20-02) would add the following to the list of special uses in the A-1 District:

“Truck Parking Area or Yard Including Offices and Maintenances Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The application materials, aerial of the property, aerial with the flood zone, plat of survey, and site were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

ZPAC Meeting Minutes 9.1.20

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Na-Au-Say Township on August 25, 2020.

Petition information was sent to the Village of Oswego on August 25, 2020. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on August 25, 2020. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on August 25, 2020. The Oswego Fire Protection District noted that the fire alarm system at the property was not functioning. Other than that concern, they had no objections to the proposal.

The subject property has been used as a landscaping business and repair and restoration business. The order and special use permit that allowed these businesses were provided. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

According to the business plan, the property is leased to United Group Logistics. United Group Logistics is a trucking company that hauls freight throughout the State. They use the property for office space, minor truck repair/maintenance and a truck depot. The office space is used for accounting and dispatch and the bays are used for maintenance. Ten (10) employees are at the site and the hours of operation are Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m.

According to the site plan, there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. The site plan also shows one (1) metal silo and one (1) corn crib in the planned truck parking area. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway. No storage or parking should take place in the floodway.

Depending on the nature of new construction, which is not planned as part of this special use permit, stormwater management permits could be required.

The property has two accesses off of Route 126. The western most access would be used by the existing house and the eastern most access would be used by the business operating out of the metal barn.

According to the site plan, a parking area for trucks is shown north of the metal building. The parking area is gravel. No dimension information is provided.

The site plan shows fifteen (15) additional parking spaces to the north of the metal building and ten (10) parking spaces south of the metal building, including two (2) handicapped accessible spaces. A proposed asphalt addition is shown on the site plan. No information was provided regarding a timetable for installing the parking addition.

No information was provided regarding a plan to address spills or other motor vehicle related leaks.

No additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

The site plan shows a sign. The sign is four feet by eight feet (4'X8') in size. A light exists next to the sign. A sign permit will be required.

The site plan shows a wooden fence around the property and a single gate east of the metal building. No information was provided regarding the size of the fence or gate.

A berm and several mature trees are between the metal building and Route 126. No specific landscaping information was provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

Before issuing a recommendation, Staff would like comments from Na-Au-Say Township, the Village of Oswego, the Village of Plainfield, and ZPAC members.

Mr. Rybski asked about the septic assessment and catching spills in the maintenance bays. Greg Dady responded that a triple catch basin exists in the maintenance bays and then into the tank. A soil analysis may be necessary.

Mr. Holdiman noted that a change of occupancy is required for the office and maintenance building.

Mr. Asselmeier noted that parking is not allowed in the front yard setback. Mr. Dady stated that no parking signs would be installed on the east side of the parking lot, rear of the property, and in front of the building. Mr. Dady was agreeable to have the parking lot asphalted within ninety (90) days of approval of the special use permit.

Mr. Dady said that the hours of operation could be impacted if an emergency breakdown occurred.

Mr. Dady will provide information on the berm and number of trees on the berm.

Mr. Dady noted that nobody will sleep at the site.

Chairman Prochaska noted that flyovers have increased and Mr. Asselmeier noted that Mr. Dady needs to make sure that the conditions in the special use permit were workable.

Mr. Asselmeier made a motion, seconded by Mr. Rybski, to recommend approval of the special use permit.

The votes were as follows:

Ayes (6):	Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (4):	Briganti, Chismark, Guritz, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

Amended Petition 20-01 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

At the end of 2019, the Kendall County Planning, Building and Zoning Committee started reviewing the existing 1983 Recreational Vehicle Park and Campground Regulations.

After review by the Committee and the State's Attorney's Office, the suggestion was made to incorporate the amended regulations into the Zoning Ordinance.

On August 26, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal and offered their suggested changes.

On August 31, 2020, the Kendall County Planning, Building and Zoning Committee initiated the text amendment to the Zoning Ordinance.

In summary, the proposed changes are as follows:

1. Repeals the 1983 Recreational Vehicle Park and Campground regulations in their entirety.
2. The purpose section from 1983 regulations was not incorporated into the Zoning Ordinance because a purpose section already exists in the Zoning Ordinance.
3. The definitions of Camper, Sanitary Station, Service Buildings, and Tent were added to the Zoning Ordinance from the 1983 regulations.
4. The definition of Collector Streets or Collector Roads was added to the Zoning Ordinance, but requires discussion.
5. The definition of Minor Streets was added to the Zoning Ordinance, but requires discussion.
6. The definition of Picnicker was added to the Zoning Ordinance.
7. The definition of Recreational Vehicle Park or Campground was added from the 1983 regulations and additional language was added regarding permanent place of abode.
8. The definition of Register was added to the Zoning Ordinance.
9. The definition of Accessory Building or Use was amended.
10. The definition of Lot was amended.
11. The definition of Recreational Areas was amended.
12. The definition of Recreational Vehicles was amended by incorporating the language from the 1983 regulations combined with the existing definition found in the Zoning Ordinance. Also, the reference to pickup campers was deleted. Finally, the reference to jet skis, boats, snowmobiles, and other similar vehicles was clarified to apply to the parking regulations only.
13. Section 2 from the 1983 regulations was placed inside the Zoning Ordinance with an amendment that the reference to the Kendall County ACSC office was changed to the Soil and Water Conservation District (Section a.6.xv).
14. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
15. Throughout the regulation, numbers are spelled out completely.
16. Section 3 from the 1983 regulation was placed inside the Zoning Ordinance.

17. The minimum lot size of twenty (20) acres was changed to minimum parcel size of twenty (20) acres (Section e).
18. The twenty percent (20%) maximum forest clearance was changed to exempt the clearing of invasive species. The definition of invasive species would be set by the Illinois Department of Natural Resources (Section k).
19. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section n).
20. Lots in park or campground would need to be clearly marked on the ground with landmarks on the lot corners and lot signage would be approved by the local fire protection district (Section dd).
21. The requirement that campgrounds and parks not cause demands that increase additional public funds to be expended for fire or police services was deleted because this requirement was difficult to quantify (Section hh). The subsequent sections of would be re-lettered to reflect this deletion.
22. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added and a recreational vehicle or tent would not be considered a location within a recreational vehicle park or campground. A camp caretaker would be exempt from the permanent resident requirement (Section jj).
23. The penalties section from the 1983 regulations was removed because a penalties section already exists in the Zoning Ordinance.
24. The requirement that recreational vehicle parks and campgrounds provide their registers to the Planning, Building and Zoning Department, Health Department, law enforcement agencies with jurisdiction, and the local fire protection district upon request was added. The register would be required to be updated daily at minimum. The register shall include campers, picnickers, and other visitors (Section kk.3).
25. A reasonable notice requirement for inspections was added (Section kk.4).
26. The Health Department standards were clarified to apply to all Health Department standards (Section ll).
27. Applicants must seek approval from fire and police departments at the time of application submittal for the special use permit (Section mm).
28. A street sign requirement was added and all trails shall be marked at their beginnings and ends (Section nn).
29. Submitting a map to KenCom and a timeline for changing the map was added (Section oo).
30. The maximum continuous stay requirement that is currently in Zoning Ordinance was deleted.
31. Section 9.05.C.15, regarding recreational camps and recreational vehicle parks as special uses in the B-4, M-1, and M-2 District was changed to reference the A-1 special use requirements.

A copy of the 1983 regulations and the redlined version of this proposal were provided.

Mr. Rybski requested clarification regarding Health Department as stated in the proposal. Mr. Asselmeier noted that the proposal applies to the Kendall County Health Department.

The proposal applies to new campgrounds and campgrounds that amend their special use permits.

Chairman Prochaska made a motion, seconded by Mr. Rybski, to recommend approval of the text amendment.

The votes were as follows:

Ayes (6):	Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (4):	Briganti, Chismark, Guritz, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier informed the Committee that upcoming meetings will be at the Historic Courthouse because of renovations to the County Board Room.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Rybski made a motion, seconded by Chairman Prochaska, to adjourn.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

The ZPAC, at 9:34 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Historic Courthouse
Third Floor Courtroom
110 W. Madison Street (109 W. Ridge Street), Yorkville, Illinois*

Unapproved - Meeting Minutes of September 23, 2020 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:02 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, and Claire Wilson

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner and Scott Koeppel County Administrator (Attended Remotely)

Others Present: Greg Dady and Mary Murray (Attended Remotely)

APPROVAL OF AGENDA

Member Nelson made a motion, seconded by Member McCarthy-Lange, to approve the agenda. With a voice vote of eight (8) ayes, the motion carried.

APPROVAL OF MINUTES

Member Wilson made a motion, seconded by Member Casey, to approve the minutes of the August 26, 2020, meeting. With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Amended Petition 20-02 Greg Dady on Behalf of DTG Investments

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

This use is not listed as a permitted or special use in any zoning district.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

This proposal was sent to the townships on September 1, 2020. No comments have been received.

ZPAC reviewed this proposal at their meeting on September 1, 2020. Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials or higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126. ZPAC recommended approval of the proposed text amendment with Mr. Klaas' proposed amendment by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The Agricultural Zoning Map with road classifications was provided. The Illinois Department of Transportation's Five (5) Year Functional Classification Map for Kendall County was also provided.

Member Wilson expressed concerns that the use started before the zoning application and the lack of a limit on the number of trucks and trips.

Greg Dady stated that he thought that the necessary zoning was in place. Once he found out that a new special use permit was needed, he started working through the process. He originally explored a map amendment, but wanted to get the opinion of Na-Au-Say Township on the matter. Then COVID hit and Na-Au-Say Township did not meet for a couple months. Once they did meet, they favored keeping the A-1 zoning and going for a special use permit under A-1. Based on Na-Au-Say Township input, Mr. Dady changed his application from a map amendment to a text amendment and special use under A-1 zoning.

Several Commissioners questioned Mr. Dady about his lack of knowledge about his existing special use and leasing the property without obtaining the necessary zoning before leasing the property.

Member McCarthy-Lange asked if approving this request would open the door to similar requests. Mr. Asselmeier responded that, if the text amendment is approved, anyone zoned A-1 could ask for the special use. Also, even with the road classification requirement, a property owner could ask for a variance if they demonstrated a hardship.

The trucking company moved in spring in 2019.

The property had a court order for an excavating company and landscaping business. The court order stated that if the excavating company and landscaping business ceased, then the special use for those businesses would cease. The Petitioner secured a special use permit for ServPro in 2014.

Several Commissioners favored placing this type of use in a commercial or manufacturing district instead of the agricultural district because there are several places in the County with agricultural zoning where this use would be incompatible.

Member Hamman asked about a property on Eldamain Road near Galena Road. Mr. Asselmeier stated that, in that case, the property was rezoned to M-1.

Discussion occurred about placing additional restrictions in the text amendment such as number of employees, number of trucks onsite, number of trips, or restricting the use to certain townships. Mr. Dady was agreeable to a restriction on number of trucks at the site.

Na-Au-Say did not provide any comments about the proposal.

Member Wilson made a motion, seconded by Member Nelson, to recommend approval of the text amendment as presented.

The votes were as follows:

Ayes (0): None

Nays (8): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, and Wilson

Absent (1): Stewart

The motion failed.

Member Nelson voted no because the proposal was too broad, the use could go anywhere, and the use was undesirable at other locations with inadequate protection for the agricultural community and people living in agricultural areas.

Member Hamman voted no because he favored more restrictions in the text amendment and requests for this use could come before the Commission monthly.

Chairman Ashton voted no because the proposal had inadequate restrictions and he was upset that the Petitioner did not secure the necessary zoning before leasing the property. He suggested that the Petitioner attempt to rewrite the proposal.

Member Wilson concurred with Member Nelson and Chairman Ashton and her concerns regarding the lack of a limit on the number of trucks and trips.

This proposal goes to the Kendall County Zoning Board of Appeals on September 28, 2020.

Amended Petition 20-05 Greg Dady on Behalf of DTG Investments

Because the Commission recommended denial of the Petition 20-02, the Commission did not take any action on Petition 20-05; the proposal was moot.

This proposal goes to the Kendall County Zoning Board of Appeals on September 28, 2020.

Amended Petition 20-01 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

At the end of 2019, the Kendall County Planning, Building and Zoning Committee started reviewing the existing 1983 Recreational Vehicle Park and Campground Regulations.

After review by the Committee and the State's Attorney's Office, the suggestion was made to incorporate the amended regulations into the Zoning Ordinance.

On August 26, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal and offered their suggested changes.

On August 31, 2020, the Kendall County Planning, Building and Zoning Committee initiated the text amendment to the Zoning Ordinance.

ZPAC reviewed this proposal at their meeting on September 1, 2020, and recommended approval by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The redlined proposal was sent to the townships on September 1, 2020. To date, no township has provided comments.

In summary, the proposed changes are as follows:

1. Repeals the 1983 Recreational Vehicle Park and Campground regulations in their entirety.
2. The purpose section from 1983 regulations was not incorporated into the Zoning Ordinance because a purpose section already exists in the Zoning Ordinance.
3. The definitions of Camper, Sanitary Station, Service Buildings, and Tent were added to the Zoning Ordinance from the 1983 regulations.
4. The definition of Collector Streets or Collector Roads was added to the Zoning Ordinance, but requires discussion.
5. The definition of Minor Streets was added to the Zoning Ordinance, but requires discussion.
6. The definition of Picnicker was added to the Zoning Ordinance.
7. The definition of Recreational Vehicle Park or Campground was added from the 1983 regulations and additional language was added regarding permanent place of abode.
8. The definition of Register was added to the Zoning Ordinance.
9. The definition of Accessory Building or Use was amended.
10. The definition of Lot was amended.
11. The definition of Recreational Areas was amended.
12. The definition of Recreational Vehicles was amended by incorporating the language from the 1983 regulations combined with the existing definition found in the Zoning Ordinance. Also, the reference to pickup campers was deleted. Finally, the reference to jet skis, boats, snowmobiles, and other similar vehicles was clarified to apply to the parking regulations only.
13. Section 2 from the 1983 regulations was placed inside the Zoning Ordinance with an amendment that the reference to the Kendall County ACSC office was changed to the Soil and Water Conservation District (Section a.6.xv).

14. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
15. Throughout the regulation, numbers are spelled out completely.
16. Section 3 from the 1983 regulation was placed inside the Zoning Ordinance.
17. The minimum lot size of twenty (20) acres was changed to minimum parcel size of twenty (20) acres (Section e).
18. The twenty percent (20%) maximum forest clearance was changed to exempt the clearing of invasive species. The definition of invasive species would be set by the Illinois Department of Natural Resources (Section k).
19. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section n).
20. Lots in a park or campground would need to be clearly marked on the ground with landmarks on the lot corners and lot signage would be approved by the local fire protection district (Section dd).
21. The requirement that campgrounds and parks not cause demands that increase additional public funds to be expended for fire or police services was deleted because this requirement was difficult to quantify (Section hh). The subsequent sections of would be re-lettered to reflect this deletion.
22. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added and a recreational vehicle or tent would not be considered a location within a recreational vehicle park or campground. A camp caretaker would be exempt from the permanent resident requirement (Section jj).
23. The penalties section from the 1983 regulations was removed because a penalties section already exists in the Zoning Ordinance.
24. The requirement that recreational vehicle parks and campgrounds provide their registers to the Planning, Building and Zoning Department, Health Department, law enforcement agencies with jurisdiction, and the local fire protection district upon request was added. The register would be required to be updated daily at minimum. The register shall include campers, picnickers, and other visitors (Section kk.3).
25. A reasonable notice requirement for inspections was added (Section kk.4).
26. The Health Department standards were clarified to apply to all Health Department standards (Section ll).
27. Applicants must seek approval from fire and police departments at the time of application submittal for the special use permit (Section mm).
28. A street sign requirement was added and all trails shall be marked at their beginnings and ends (Section nn).
29. Submitting a map to KenCom and a timeline for changing the map was added (Section oo).
30. The maximum continuous stay requirement that is currently in Zoning Ordinance was deleted.

31. Section 9.05.C.15, regarding recreational camps and recreational vehicle parks as special uses in the B-4, M-1, and M-2 District was changed to reference the A-1 special use requirements.

A copy of the 1983 regulations and the redlined version of this proposal were provided.

Member Nelson stated that he visited with first responders and asked about problems at campgrounds and the first responders said that their problem was a lack of maps and lots numbers which made it difficult to find people.

Member Wilson asked why picnickers needed to register. Mr. Asselmeier responded the register was required to know who was on the property. Member Nelson stated that the proposal only applies to campgrounds and not picnic groves or State parks. Discussion occurred regarding staffing or keycard to control access to the campgrounds.

Discussion occurred about pickup campers. Mr. Asselmeier responded that the language related to parking regulations.

Member Wilson favored the definition of Recreational Vehicle Park or Campground be amended by saying “. . . lease or rental . . .” instead of “. . . lease or rent . . .”

Member Wilson questioned the use of the word forest regarding clearing an area. Mr. Asselmeier stated that he did not know why that term was used in the 1983 regulation.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the requested text amendment.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, and Wilson

Nays (0): None

Absent (1): Stewart

The motion carried.

This proposal goes to the Kendall County Zoning Board of Appeals on September 28, 2020.

Member Nelson noted a court case regarding numbering boards as they relate to campgrounds.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Approval of Letter from the Kendall County Regional Planning Commission to the Village of Shorewood Regarding the Go Pro Athletic Facility and Four Seasons Storage Development

Mr. Asselmeier presented the letter. Mr. Asselmeier noted that the Attorney representing the development requested that the letter be sent after the Village of Shorewood signed the plats.

Member Nelson made a motion, seconded by Member Hamman, to approve the letter. With a voice vote of eight (8) ayes, the motion carried.

Recommendation on Kendall County Regional Planning Commission Fiscal Year 2020-2021 Meeting Calendar

Member Wilson asked how the Annual Meeting would occur if COVID was still an issue. Mr. Asselmeier stated that the Commission would gather at a location. Attendees would have to socially distance and attendees would be encouraged to attend the meeting remotely.

Member Nelson made a motion, seconded by Member McCarthy-Lange, to recommend approval of the calendar as presented. With a voice vote of eight (8) ayes, the motion carried.

Discussion of Amendment to Article IX of the Kendall County Regional Planning Commission's Bylaws Pertaining to the Location of the Annual Meeting of the Election of Officers; Commission Could Make a Motion to Amend the Location of the Annual Meeting of the Election of Officers

Mr. Asselmeier presented the proposed amendment. The proposed amendment removes the location of the annual meeting for the election of officers.

Member Wilson made a motion, seconded by Member McCarthy-Lange, thirded by Member Casey, to approve the amendment as presented. The vote on the amendment will occur at the next Commission meeting.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier stated that Petition 19-39 Map Amendment and Special Use Permit for Four Seasons Storage and Petition 20-15 Final Plat Approval for the Go Pro Sports Subdivision passed at the County Board.

Mr. Asselmeier stated that Petition 20-14 Zoning Ordinance Project passed at the County Board with an amendment removing the language regarding research related home occupations and an amendment removing the soils requiring non-traditional septic systems from the calculation of open space.

Mr. Asselmeier reported that Petition 20-21 Fee Schedule Amendment passed at the County Board. The fee for conditional use permits for beekeeping would be One Hundred Dollars (\$100), the same as other conditional use permits. The annual permit renewal fee for beekeeping was removed.

OTHER BUSINESS/ANNOUNCEMENTS

Chairman Ashton asked Mr. Asselmeier to send a letter asking townships to submit comments on zoning petitions.

Mr. Asselmeier reported that the County received a request from Grainco FS to amend the Future Land Use Map for their property on Wabena Avenue. Grainco FS would also like to rezone the property to M-1 Limited Manufacturing.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Plan Commission meeting adjourned at 8:26 p.m.

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

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET (109 WEST RIDGE STREET), THIRD FLOOR COURTROOM
YORKVILLE, IL 60560
September 28, 2020 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Karen Clementi

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Greg Dady, Gregg Ingemunson, and Michael Ballas

Chairman Mohr swore in Greg Dady, Gregg Ingemunson, and Michael Ballas.

PETITIONS

The Zoning Board of Appeals started their review of Amended Petition 20-02 at 7:01 p.m.

Amended Petition 20 – 02 – Greg Dady on Behalf of DTG Investments, LLC

Request: Text Amendments to the Kendall County Zoning Ordinance Adding Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan to the List of Special Uses in the A-1 District and Related Citation Corrections

Purpose: Proposal Adds Truck Parking Area or Yard to the List of Special Uses in the A-1 District

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

This use is not listed as a permitted or special use in any zoning district.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

This proposal was sent to the townships on September 1, 2020. No comments have been received.

ZPAC reviewed this proposal at their meeting on September 1, 2020. Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials or higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126. ZPAC recommended approval of the proposed text amendment with Mr. Klaas' proposed amendment by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 23, 2020. Commissioners expressed concerns about placing this type of use on A-1 zoned property. Several Commissioners felt this use would be more appropriate on property zoned for manufacturing. Commissioners were also concerned about the lack of restrictions within the proposed text amendment. Commissioners were also unhappy that the Petitioner moved a tenant onto property zoned A-1 without obtaining the necessary zoning permits. The Commission recommended denial of the request by vote of zero (0) in favor of the request and eight (8) in opposition. One (1) member of the Commission was absent. Member Nelson voted no because the proposal was too broad, the use could go anywhere, and the use was undesirable at other locations with inadequate protection for the agricultural community and people living in agricultural areas. Member Hamman voted no because he favored more restrictions in the text amendment and requests for this use could come before the Commission monthly. Chairman Ashton voted no because the proposal had inadequate restrictions and he was upset that the Petitioner did not secure the necessary zoning before leasing the property. He suggested that the Petitioner attempt to rewrite the proposal. Member Wilson concurred with Member Nelson and Chairman Ashton and she had concerns regarding the lack of a limit on the number of trucks and trips. The minutes of this meeting were provided.

The Agricultural Zoning Map with road classifications was provided. The Illinois Department of Transportation's Five (5) Year Functional Classification Map for Kendall County was also provided.

Chairman Mohr noted that a trucking company is already operating at 3485 Route 126.

Chairman Mohr opened the public hearing at 7:06 p.m.

Chairman Mohr asked if the proposal was specific to a 3485 Route 126. Mr. Asselmeier responded the amendment applies to all properties zoned A-1 that are located on a major collector or higher as defined in the Land Resource Management Plan.

Gregg Ingemunson, Attorney for the Petitioner, explained that the Petitioner did not understand that he needed to secure a new special use permit when the trucking company moved into the building. Mr. Ingemunson offered to limit the use to properties on State highways. He explained that employees pick-up and park their trucks. The trucks receive and drop-off their loads at other locations. He offered to restrict the number of trucks entering and leaving the property at twenty-five (25). This figure was clarified to mean vehicle trips to and from the property and not number of trucks parked at the property. Mr. Ingemunson provided a history of Countryside Landscaping's work at the property by installing new berm and other landscaping. The Petitioner plans to install an asphalt parking lot.

Member Whitfield asked if this use was similar to the use on the east side of Eldamain Road south of Galena Road. Mr. Asselmeier responded that the Eldamain Road property was rezoned to M-1. The Petitioner in this case originally tried to obtain a map amendment. However, Na-Au-Say Township had some reservations about other uses that could be placed at the property if it was rezoned to M-1. Out of respect to Na-Au-Say Township, the Petitioner chose to pursue the text amendment and special use permit under A-1 zoning.

Mr. Asselmeier noted that, if a property owner had a valid hardship, the roadway location requirement could be varied.

Chairman Mohr asked about the number of mechanics. Greg Dady responded that he saw six (6) mechanics at the property. Chairman Mohr expressed concerns regarding the ability of the septic system to handle the number of employees at 3485 Route 126.

The trucking company was not aware that they were in violation of the Zoning Ordinance.

Chairman Mohr closed the public hearing at 7:15 p.m.

Mr. Asselmeier noted that other property owners in similar circumstances could ask for a special use permit, if the proposal is approved.

Member LeCuyer asked what the Future Land Map designated 3485 Route 126. Mr. Asselmeier responded Rural Residential.

Member Whitfield asked for Staff recommendation. Mr. Asselmeier responded that, because adequate restrictions could be placed on special use permits, Staff was agreeable to the proposal. This use would be appropriate on some A-1 zoned properties and inappropriate on some other A-1 zoned properties.

Discussion occurred about spot zoning. Mr. Asselmeier responded that the Zoning Board and the County Board could determine that the proposed use is a type of agricultural use or is consistent with agricultural uses. In that case, the use would not be spot zoning.

Mr. Asselmeier noted that the Petitioner probably would need additional special uses in the future when the existing lease expires.

Member Whitfield made a motion, seconded by Member LeCuyer, to recommend approval of the text amendment as presented.

The votes were as follows:

Ayes (4): Fox, LeCuyer, Thompson, and Whitfield

Nays (2): Cherry and Mohr

Absent (1): Clementi

The motion passed.

Chairman Mohr voted no because he felt this proposal was a type of spot zoning. He also noted that he received several phone calls, but no one was in attendance to express concerns in-person.

The townships will be notified of the results of the hearing.

This proposal will go to the Kendall County Planning, Building and Zoning Committee on November 9, 2020.

The Zoning Board of Appeals completed their review of Amended Petition 20-02 at 7:30 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that the County received a request from Grainco FS to amend the Future Land Use Map for their property on Wabena Avenue. Grainco FS would also like to rezone the property to M-1 Limited Manufacturing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Cherry, to adjourn. With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:18 p.m.

The next hearing/meeting will be on November 2, 2020.

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

Exhibits

1. Memo on Amended Petition 20-02 Dated September 25, 2020
2. Certificate of Publication for Amended Petition 20-02 (Not Included with Report but on file in Planning, Building and Zoning Office).

[illegible]

Matt Asselmeier

From: Brad Blocker [REDACTED]
Sent: Monday, October 26, 2020 8:29 AM
To: Matt Asselmeier
Subject: [External]RE: 3485 Route 126 Question

Matt,

Na-Au-Say Township did not have time to put together a normal hearing by the Planning Committee where a motion would have been voted on and recommendation made to Township Trustees and County. The Township did hold the regular monthly meeting on Oct. 19th and the issue was discussed under Old Business on the agenda. At this time it was felt the township should share the general concerns and comments with the County although nothing was formally voted on.

Although it was felt that the applicant has been good to work with on past special uses on the property, and all are sympathetic to the current issues regarding zoning, the Township does not recommend including requested special use in the A-1 area for this Applicant. Also the Township does not recommend the County include the text amendment to include "Truck Parking" as one of the listed uses in A-1 zoning anywhere in Kendall County. Some of the reasons were:

- This type of Commercial Trucking is NOT consistent with agricultural operations on A-1 districts.
- Na-Au-Say Township has seen tremendous growth in our area of large warehouses, immediately to our east just over our Township /County line in Plainfield as well as to our south in Seward Township and Minooka. Along with this we have seen significant increase of truck traffic on Ridge Rd, Rt 126, Grove and Schlapp Rds within our Township. The concern is that along with this growth and also zoning amendment changes we would be welcoming more Commercial Truck parking along any of these roads in the A-1 District as they are all "Major Collector Roads" in our Township.
- What are the ramifications on County level along Rt 47, Rt 52, Rt 126 Rt 34 all state highways, as well as Major Collectors like Galena Rd, Eldamain Rd, Caton Farm Rd, Newark Rd. These would all be prime locations for "Truck Parking Area and Maintenance Yards and Offices" according to the Proposed Text Amendment
- Regarding past issues with special use permits in A-1 Districts, as well as no-permits that are Non-Conforming with zoning ordinances in Na-Au-Say Township, there has been little, if any, Policing or enforcement from the County when requested or reported. How can we have confidence that issues with truck parking will be any different?

These are highlights of the topics discussed. Please feel free to contact me with questions or concerns.

Brad

Bradley A. Blocker
Supervisor

Na-Au-Say Township
"Headwaters of the aux-sable"

Office : [REDACTED]

Mobile : [REDACTED]

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Friday, October 16, 2020 3:27 PM
To: Brad Blocker
Subject: 3485 Route 126 Question

TO: Matt Prochaska, Kendall County Board
PBZ Chair
111 Fox Drive
Yorkville, IL 60560

FROM: Pam Wynne, Chairperson
Na Au Say Township Plan Commission
Kendall County
1312 Wheeler Road
Plainfield, IL 60544

RE: Amended Petition 20-05, Greg Dady on Behalf of DTG Investments, LLC, Special Use Permit for Truck Parking Area at property location: 3485 Route 126

The Na Au Say Township Plan Commission met November 4, 2020 at 7:00 A.M. at the Township Building, 1312 Wheeler Road, 60544. Present were commission members: Pam Wynne, Scott Cherry, Dave Schlapp, Rod Wheeler, Pete Pasteris

Points of discussion/support and concerns:

The number of vehicles—cars, trucks and trailers--parked at the site during business hours and outside of business hours, and ingress and egress of these vehicles, time periods of traffic activity and the resulting volume of traffic

The truck traffic from the business that is on the state highways and other roadways

The address of the location is the same as two other entities nearby because all were originally part of the same farm. This causes confusion when drivers are searching for the location.

The aesthetics and the attractiveness of the property

The adequacy and compliance of septic, drainage and other utilities

Future growth: Assuming any concerns can be resolved for the property of DTG Investments, what will future businesses requesting Ag Special Use expect as allowances for their trucking businesses?

The consensus in past discussions of each the Na Au Say Township Board and the Plan Commission has centered on concerns about this property and any future property under this Ag Special Use amendment. The consensus in both groups is that this is not a direction for our agricultural community, and there has been no dissent in either group to that consensus. A previous request from DTG for M-1 zoning was refused at the recommendation of Na Au Say township officials.

This text amendment will state limitations of acreage and location, because of concerns when trucking businesses would be added to Ag Special Use.

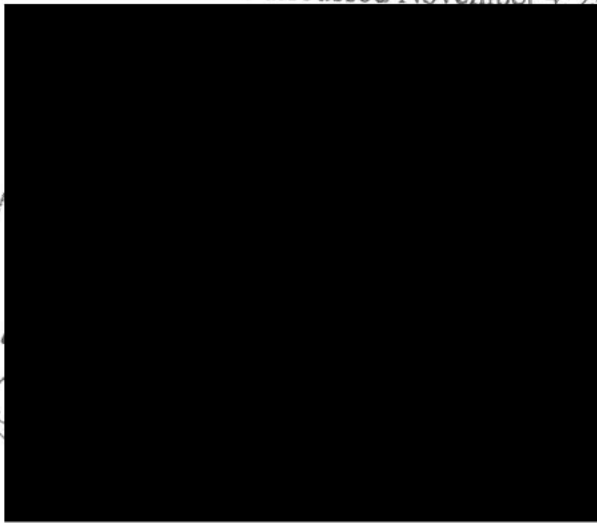
The vote: Those who vote in favor of this text amendment will indicate support for the stated limitations, and those opposed indicate the amendment not be added at all to Ag Special Use.

The motion was made by Pete Pasteris and seconded by Scott Cherry, "I move this commission support Amended Petition 20-05 as requested by property owners of 3485 Route 126. 'Truck Parking Area or Yard including Offices and Maintenance Facilities provided that the Use is limited to no more than 10 acres on a major state highway in the County Land Resource Management Plan.'" Pam Wynne called the vote and the motion failed by a vote of 2 in favor, and 3 opposed.

The motion to adjourn was made by Pete Pasteris and seconded by Dave Schlapp. Motion carried.

2006-1

Signatures of Na Au Say Plan Commission and Township Board regarding the vote on Amended
Petition 20-05 as discussed November 4, 2020.



ORDINANCE NUMBER 2020-_____

**TEXT AMENDMENT TO SECTION 7:01.D OF THE KENDALL COUNTY ZONING
ORDINANCE ADDING TRUCK PARKING AREA OR YARD TO THE LIST SPECIAL USES IN
THE A-1 AGRICULTURAL ZONING DISTRICT**

WHEREAS, Section 13:07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve text amendments and provides the procedure through which text amendments are granted; and

WHEREAS, Greg Dady on Behalf of DTG Investments, LLC, hereinafter be referred to as “Petitioner”, owns property at 3485 Route 126 in Na-Au-Say Township which is zoned A-1 Agricultural and has a possessory interest which is specifically enforceable on the land which is described in the application for a text amendment as outlined in Section 13:07.B of the Kendall County Zoning Ordinance; and

WHEREAS, on or about August 17, 2020, Petitioner submitted a text amendment to the Kendall County Zoning Ordinance amending Section 7:01.D by adding Truck Parking Area or Yard to the list of Special Uses in the A-1 Agricultural Zoning District with conditions; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on September 3, 2020, the Kendall County Zoning Board of Appeals conducted a public hearing on September 28, 2020, at 7:00 p.m., in the Third Floor Courtroom, at the Kendall County Historic Courthouse, located 109 W. Ridge Street in Yorkville, at which the Petitioner and the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested text amendment and zero members of the public testified in favor of the request, or in opposition to the request, and or provided general comments on the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendment on September 28, 2020; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the requested text amendment; and

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

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS,
that the Kendall County Zoning Ordinance be amended as follows:

- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Amended Text: Section 7:01.D is amended by adding the following use alphabetically to the list of special uses in the A-1 Agricultural Zoning District:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

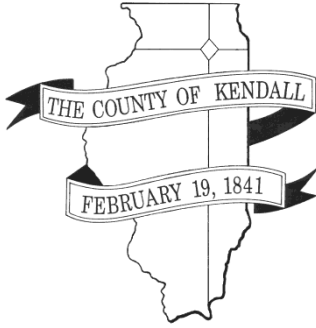
- III. Appendix 9-Table of Uses is hereby amended to reflect the addition of this use in the proper zoning districts.
- IV. Any reference citation errors created by the addition of this use to the Zoning Ordinance shall be corrected.
- V. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of November, 2020.

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

Amended Petition 20-05**Greg Dady on Behalf of DTG Investments, LLC
Special Use Permit for Truck Parking Area****INTRODUCTION**

Greg Dady, on behalf of DTG Investments, LLC would like to operate a trucking company, specifically offices related to a trucking company, minor repair facilities for company trucks, and company truck parking at the subject property.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

The proposed text amendment (Amended Petition 20-02) would add the following to the list of special uses in the A-1 District:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The application materials are included as Attachment 1. The aerial of the property is included as Attachment 2. The aerial with the flood zone is included as Attachment 3. The plat of survey is included as Attachment 4. The site plan is included as Attachment 5.

SITE INFORMATION

PETITIONERS: Greg Dady on Behalf of DTG Investments, LLC

ADDRESS: 3485 Route 126, Oswego

LOCATION: North Side of Route 126 Approximately 0.45 Miles West of Schlapp Road



TOWNSHIP: Na-Au-Say

PARCEL #: 06-09-400-005

LOT SIZE: 5.6 +/- Acres

EXISTING LAND USE: Former Cleanup and Restoration Business

ZONING: A-1 Agricultural District with a Special Use Permit

LRMP:	Future Land Use	Rural Residential (0.65 DU/Acre)
	Roads	Route 126 is a State maintained arterial.
	Trails	There is a trail planned along Route 126.
	Floodplain/ Wetlands	There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

REQUESTED ACTION: Special Use Permit for Truck Parking Area or Yard

APPLICABLE REGULATIONS: Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Residential	A-1
South	Agricultural	A-1	Public/Institutional and Rural Residential	A-1
East	Agricultural	A-1	Rural Residential	A-1, A-1 SU, and R-1
West	Farm Equipment Sales and Service Business	A-1 SU	Rural Residential	A-1 and A-1 SU

Pictures of the property are included as Attachments 7-13.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 9-11.

NATURAL RESOURCES INVENTORY

The LESA Score was 189 indicating a low level of protection, see Attachment 6.

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Petition information was sent to Na-Au-Say Township on August 25, 2020. Na-Au-Say Township submitted comments on October 26, 2020. Na-Au-Say Township felt that the proposed use was not consistent with agricultural operations, that similar uses could occur along roads in the Township, that the proposed use could occur on other roads within the County, and that the Township had concerns regarding the County's ability to enforce the regulations in special use permits. The October 26, 2020, email from Na-Au-Say Township Supervisor Brad Block is included as Attachment 20. The Na-Au-Say Township Planning Commission met on November 4, 2020, and had discussion regarding requiring this type of use be restricted to State highways and that properties used for this type of use be restricted to a maximum of ten (10) acres. Several members of the Na-Au-Say Township Planning Commission indicated that they will be in attendance at the November Planning, Building and Zoning Committee meeting.

VILLAGE OF OSWEGO

Petition information was sent to the Village of Oswego on August 25, 2020. The property is inside Oswego's planning boundary.

VILLAGE OF PLAINFIELD

Petition information was sent to the Village of Plainfield on August 25, 2020. The property is within one point five (1.5) miles of Plainfield.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was sent information on August 25, 2020. On August 27, 2020, the Oswego Fire Protection District submitted an email stating that they had no specific concerns. They did note that the fire alarm system at the property was not in operation. The Oswego Fire Protection District email is included as Attachment 16.

ZPAC

ZPAC reviewed this proposal at their meeting on September 1, 2020. The Health Department asked about the septic system and catching spills in the maintenance bays. The Petitioner indicated that a triple catch basin exists in the bays. A change in occupancy permit for the business will be required. A permit for the sign will be required. The Petitioner was agreeable to paving the south parking lot with asphalt within ninety (90) days of the approval of the special use permit. The Petitioner said signage would be installed directing people not to park in the front yard setback or in locations that restricted access to the rear of the property through the drive on the east side of the property. The Petitioner was agreeable to the hours of operation and would obtain information regarding the height of the berm and number of trees on the berm. ZPAC recommended approval of the requested special use permit with a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of the meeting are included as Attachment 17.

KCRPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 23, 2020. Because the Commission recommended denial of the Petition 20-02, the Commission did not take any action on Petition 20-05; the proposal was moot. The minutes of the meeting are included as Attachment 18.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 28, 2020. The Petitioner requested that the deadline to install asphalt parking be extended to May 15, 2021. The Petitioner clarified that the berm was ten feet (10') feet tall and twenty (20) trees at least twenty feet (20') in height were located on the berm. The Petitioner agreed to a condition that licenses be valid on all trucks stored at the property. Discussion also occurred regarding having the Health Department inspect the septic system. The Petitioner noted that the parking lot might be filled even when the business was closed and that the tenant was aware of the proposed conditions. The Kendall County Zoning Board of Appeals recommended approval of the requested special use permit with an amendment to Condition 2 setting May 15, 2021 as the date that the parking lot must be

asphalted, Condition 4 was amended to specify the berm at ten feet (10') tall and to specify twenty (20) trees with a minimum of twenty feet (20') feet in height on the berm and Condition 7 was amended to state that vehicles shall have valid licenses if required by law. The vote was six (6) in favor and zero (0) in opposition. One (1) Board Member was absent. The minutes of the hearing are included as Attachment 19.

GENERAL INFORMATION

The subject property has been used as a landscaping business and repair and restoration business. The order and special use permit that allowed these businesses are included as Attachments 14 and 15 respectively. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

BUSINESS OPERATIONS

According to the business plan found on page 2 of Attachment 1, the property is leased to United Group Logistics. United Group Logistics is a trucking company that hauls freight throughout the State. They use the property for office space, minor truck repair/maintenance and a truck depot. The office space is used for accounting and dispatch and the bays are used for maintenance. Ten (10) employees are at the site and the hours of operation are Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m.

No maintenance of vehicles will occur outside the main building.

BUILDINGS AND BUILDING CODES

According to the site plan (Attachment 5), there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. The site plan also shows one (1) metal silo and one (1) corn crib in the planned truck parking area. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

ENVIRONMENTAL HEALTH

The property is served by well and septic.

STORMWATER

There is floodplain as part of the Little Slough Creek on the property as shown on Attachments 3 and 4. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway. No storage or parking should take place in the floodway.

Depending on the nature of new construction, which is not planned as part of this special use permit, stormwater management permits could be required.

ACCESS

The property has two accesses off of Route 126. The western access would be used by the existing house and the eastern access would be used by the business operating out of the metal barn.

PARKING AND INTERNAL TRAFFIC CIRCULATION

According to the site plan (Attachment 5), a parking area for trucks is shown north of the metal building. The parking area is gravel. No dimension information was provided.

The site plan shows fifteen (15) additional parking spaces to the north of the metal building and ten (10) parking spaces south of the metal building, including two (2) handicapped accessible spaces. A proposed asphalt addition is shown on the site plan. Originally, within ninety (90) days of the approval of the special use permit ordinance, the property owner or operators of the business allowed by this special use permit shall install the asphalt parking spaces. This requirement was changed to "on or before May 15, 2021," at the Kendall County Zoning Board of Appeals hearing at the request of the Petitioner.

The Petitioner was agreeable to a condition stating that no work on vehicles would occur outside of the main building. Therefore, no issues related to spills or other motor vehicle related leaks were foreseen. The Petitioner was also agreeable to a condition to monitor the site for leaks.

LIGHTING

No additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

SIGNAGE

The site plan shows a sign. The sign is four feet by eight feet (4'X8') in size. A light exists next to the sign.

SECURITY

The site plan shows a wooden fence around the property and a single gate east of the metal building. No information was provided regarding the size of the fence or gate.

LANDSCAPING

A berm and several mature trees are between the metal building and Route 126.

NOISE CONTROL

No information was provided regarding noise control.

ODORS

No new odors are foreseen by the proposed use.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*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 operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.***

*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. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Adequate utilities exist on the site based upon the number of proposed employees at the property. No parking shall occur in the floodplain. No additional buildings are planned for the site. The Petitioners are aware that parking cannot occur in the front yard setback. Route 126 is a State maintained road and should be able to handle the traffic.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **Provided the text amendment adding truck parking area and yard are added to the list of special uses in the A-1 District, this is true.***

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

RECOMMENDATION

Provided the proposed text amendment related to truck parking and area and yard is approved, Staff recommends approval of the requested special use permit subject to the following conditions and restrictions:

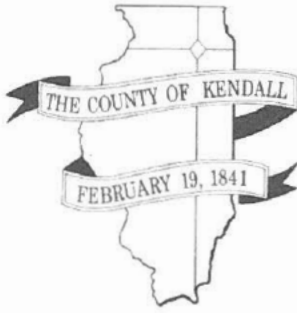
1. The site shall be developed substantially in accordance with the attached plat of survey (Attachment 4) and site plan (Attachment 5). The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, concrete, metal silo, wood frame machine shed, and corn crib without amending the site plan.
2. On or before May 15, 2021, the property owner or operators of the business allowed by this special use permit shall install the asphalt parking spaces shown on the attached site plan (Attachment 5).
3. No parking or storage shall occur within the floodplain at the north end of the property.
4. The property owner or operators of the business allowed by this special use permit shall maintain the existing ten foot (10') tall berm and twenty (20) trees at a minimum of twenty feet (20') tall on the berm. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department.
5. One (1) four foot by eight foot (4'X8') sign may be installed on the subject property in substantially the location shown on the site plan (Attachment 5). The property owner or operators of the business allowed by this special use permit may install additional directional and no parking signage in order to ensure that no parking occurs in the required front yard setback and that the access to the rear (north) of the property is not blocked via the existing asphalt drive.
6. None of the vehicles parked on premises shall be considered agricultural equipment as they relate to the business allowed by the special use permit.
7. All of the vehicles parked on the premises shall be maintained in good condition with no deflated tires and shall have valid licenses if required by law.
8. No maintenance may occur on any vehicle outside of the fourteen thousand (14,000) square foot building.
9. The property owner or operators of the business allowed by this special use permits shall diligently monitor the property for vehicle related leaks and shall promptly clean up the site if leaks occur.
10. The hours of operation for the business allowed by this special use permit shall be Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m. Drivers may drop-off trucks outside these hours of operations. No one associated with the business allowed by the special use permit shall spend the night at the property. The property owner or operators of the business allowed by this special use permit may reduce these hours of operation.
11. The total maximum number of employees for the business allowed by this special use permit shall be ten (10).
12. The property owner and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The conditions and restrictions contained in Ordinance 2014-29 pertaining to the operation of a clean-up restoration service/business shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a truck parking area or yard.
14. The property owner and operators of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.

15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The draft ordinance is included as Attachment 21.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Flood Zone Aerial
4. Plat of Survey
5. Site Plan
6. NRI Report
7. Building East
8. Building West
9. East Driveway
10. Sign
11. Berm and Trees One
12. Berm and Trees Two
13. Looking South
14. May 8, 2001 Order
15. Ordinance 2014-29
16. August 27, 2020 Oswego Fire Protection District Email
17. September 1, 2020 ZPAC Minutes
18. September 23, 2020 Kendall County Regional Planning Commission Minutes
19. September 28, 2020 Kendall County Zoning Board of Appeals Minutes (This Petition Only)
20. October 26, 2020 Email from Brad Blocker
21. 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		
Greg Dady		
CURRENT LANDOWNER/NAME(s)		
DTG Investments, LLC		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
5	3485 Route 126, Oswego, IL 60543	06-09-400-005
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Special Use	A-1	Rural Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Greg Dady	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
²ENGINEER 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 8-17-2020

FEE PAID: \$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Description of Use

The property located at 3485 State Route 126, Oswego, IL 60543 will be occupied by United Group Logistics. They operate as a trucking company hauling freight throughout the state and will be using the above named property for office space, minor truck repair/maintenance and a trucking depot. Office space will be utilized for accounting and dispatch, and bays will be used for minor repairs/maintenance and for truck parking. The business consists of 10 employees, and hours of operation are Monday - Friday from 8:00 am to 5:00 pm and Saturday from 8:00 am to 3:00 pm.

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16 ALL IN TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST ALONG SAID CENTER LINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.

(PERMANENT INDEX NUMBER 06-09-400-005-0000)

**PREPARED BY:**

Donald J. Manikas, Esq.
Walker Wilcox Matousek LLP
One North Franklin, Suite 3200
Chicago, Illinois 60606

201400017091

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 12/4/2014 2:03 PM
WD: 1354.00 RHSPS FEE: 10.00
PAGES: 4

AFTER RECORDATION**RETURN TO:**

Kristine Larsen, Esq.
22 W. Van Buren Street
Oswego, Illinois 60543

\$ 435.00

SEND SUBSEQUENT TAX**BILLS TO:**

DTG Investments, LLC 3485 Route 126
Post Office Box 7453
Aurora, Illinois 60507

**SPECIAL WARRANTY DEED**

THIS INDENTURE, is made as of this 29th day of October, 2014 between **TRIPLE B SOUTH, LLC**, an Illinois limited liability company, as party of the first part, and **DTG INVESTMENTS, LLC 3485 ROUTE 126**, an Illinois series limited liability company, as party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described land, situated in the County of Kendall, and State of Illinois known and legally described on Exhibit A attached hereto, subject to general real estate taxes not yet due and payable; zoning and building laws and ordinances; public and utility easements; covenants, conditions and restrictions of record (including that certain Ordinance Number 2014-29 granting a special use for 3485 Route 126 for a clean-up restoration services business, recorded October 10, 2014 as Document Number 201400014186); party wall rights and agreements, if any; matters shown or disclosed by survey prepared by Jade Surveyors LLC dated September 24, 2014; and existing leases or tenancies.

Address of Property: 3485 Route 126, Kendall County, Oswego, Illinois

Permanent Index Number: 06-09-400-005-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with

the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that, except as set forth above and expressly excluding all matters not done by the party of the first part, it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and it will defend same against the lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first written above.

TRIPLE B SOUTH, LLC
an Illinois limited liability company

[Redacted Signature]

William F. Adelizzi, Managing Member

State of Illinois)
)SS.
County of COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that WILLIAM F. ADELIZZI, as Managing Member of Triple B South, LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of October, 2014.

Commission expires November 20, 2016.

[Redacted Signature]

Notary Public



PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)


Robert L. Adelizzi, being duly sworn on oath, and further states that:
(please check the appropriate box)

A. ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
B. ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acres in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

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.

SUBSCRIBED AND SWORN TO BEFORE ME


Signature of Affiant

This 29th day of October, 2014.


Signature of Notary Public



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Greg Dady - DTG Investments, LLC
 Address 3485 Route 126
 City Oswego State IL Zip 60543
2. Nature of Benefit Sought _____
3. Nature of Applicant: (Please check one)
☐ Natural Person (a)
☐ 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	INTEREST
Greg Dady - [REDACTED]	50
Tia Dady - [REDACTED]	50

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

1. Greg Dady VERIFICATION, 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 read 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 30 day of October, A.D. 2019

(seal)



[REDACTED] Notary Public

1
7

**Kendall County Soil & Water
Conservation District**

RECEIVED
JUL 03 2010

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



www.kendallswcd.org

BY: Mandrews

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: DTG Investments, LLC

Contact Person: Greg Dady

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

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

Site Location & Proposed Use

Township Name NA-AU-SAY

Township _____ N, Range _____ E, Section(s) _____

Parcel Index Number(s) 0609400005

Project or Subdivision Name _____

Number of Acres _____

Current Use of Site _____

Proposed Use _____

Proposed Number of Lots _____

Proposed Number of Structures _____

Proposed Water Supply _____

Proposed type of Wastewater Treatment _____

Proposed type of Storm Water Management _____

Type of Request

☐ Change in Zoning from _____ to _____

☐ 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 County

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 \$ _____

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]
Petitioner or Authorized Agent

10/30/19
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

NRI# 2001 Date initially rec'd 1/3/20 Date all rec'd _____ Board Meeting _____
Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____



Applicant: DTG Investments, LLC
 Contact: [REDACTED]
 Address: [REDACTED]

IDNR Project Number: 2005266
 Date: 01/03/2020
 Alternate Number: 2004942

Project: Rt 126- Truck Parking
 Address: 3485 Rt. 126, Oswego

Description: to obtain a special use permit for existing property

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:

36N, 8E, 9
 36N, 8E, 16



IL Department of Natural Resources Contact

Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Planning Building and Zoning
 Matthew Asselmeier
 111 West Fox Street
 Yorkville, Illinois 60560 -1498

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 2005266

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.

IDNR Project Number: 2005266

**EcoCAT Receipt****Project Code** 2005266**APPLICANT****DATE**DTG Investments, LLC
Greg Dady
[REDACTED]

1/3/2020

DESCRIPTION**FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID**\$ 127.81**

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

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 Zoning Board of Appeals 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. Special use will not affect 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 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.

Special use will not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole

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

All of the above have been provided.

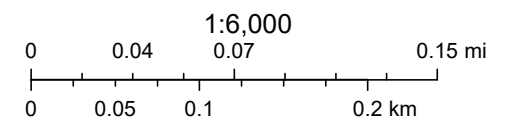
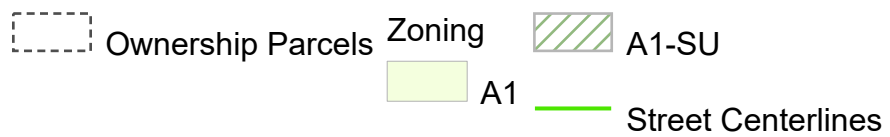
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals Special use will conform with all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

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.

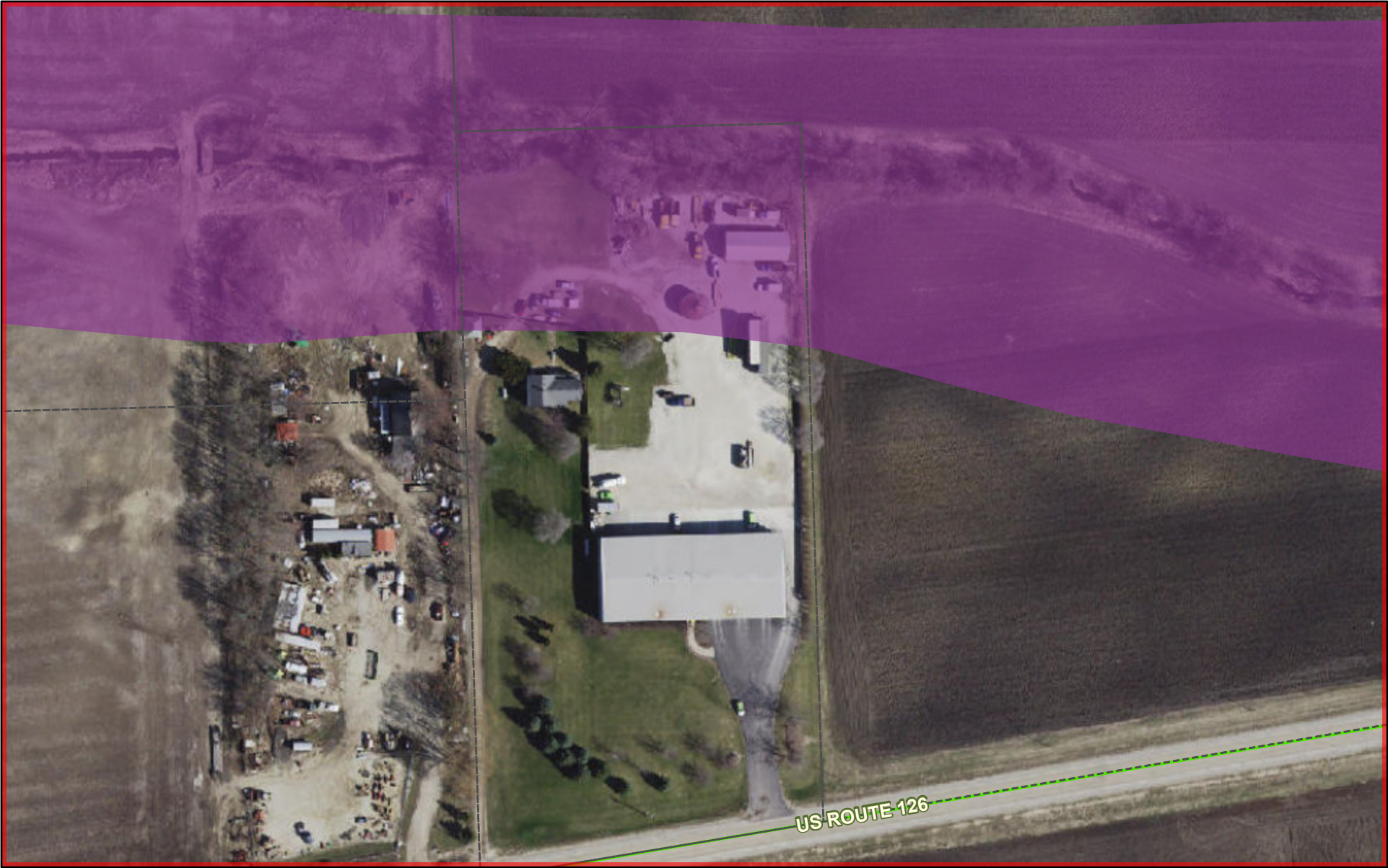
Special use is consistent with the Land Resource Management Plan and adopted County plans and policies.



January 30, 2020



Attachment 3-Flood Zone Map



January 30, 2020

- Kendall County FEMA FIRM Panels

Ownership Parcels

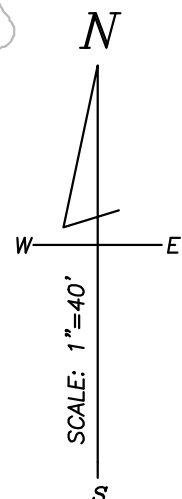
USA Flood Hazard Areas

1% Annual Chance Flood Hazard

Street Centerlines
-
- These layers do not represent a survey. No accuracy is assumed for the data delineated herein, either expressed or implied by Kendall County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, contracts, and
- Kendall County Web GIS

PLAT OF SURVEY

OF
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18 ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST, ALONG SAID CENTER LINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA+AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.



REFERENCE BENCHMARK: KENDALL COUNTY
MARKER DESIGNATION NO. 708, BRASS MARKER
ON TOP OF WEST SIDE OF THE CONCRETE BOX
CULVERT UNDER GROVE ROAD CROSSING OVER
A TRIBUTARY BRANCH TO THE EAST AUX SABLE
CREEK, 1 MILE NORTH OF ROUTE 126
ELEVATION = 687.53 NGVD 29

SITE ADDRESS: 3485 ROUTE 126
OSWEGO IL 60543

Owner Name DTG INVESTMENTS LLC
Owner Address PO BOX 7453
AURORA IL 60507

ORDERED BY: BRUMMEL PROPERTIES

STATE OF ILLINOIS S. S.

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 FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS,
THIS 12TH DAY OF DECEMBER, A. D., 2019.



3485 ROUTE 126.DWG
● = found iron stake
○ = set iron stake
0 1/4" 1/2" 3/4" 1"

FIELD WORK COMPLETED, BUILDINGS AND OTHER
IMPROVEMENTS LOCATED AS SHOWN ON THE 12TH
OF DECEMBER, A. D., 2019.

ORDER NO. 19 L 71

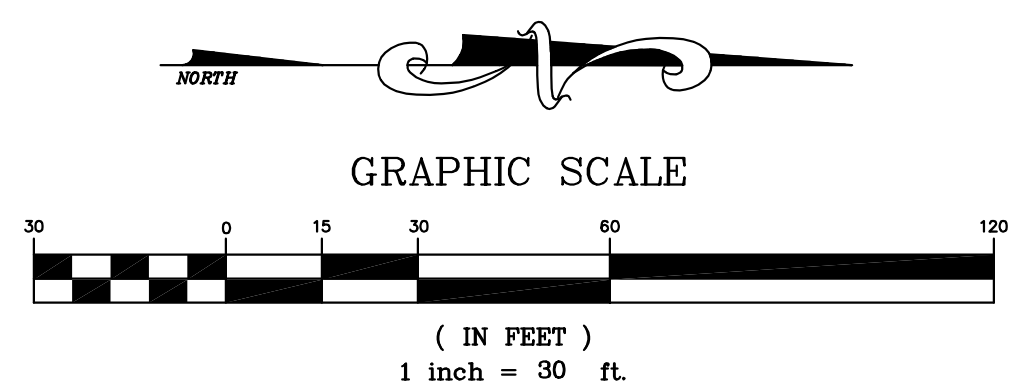
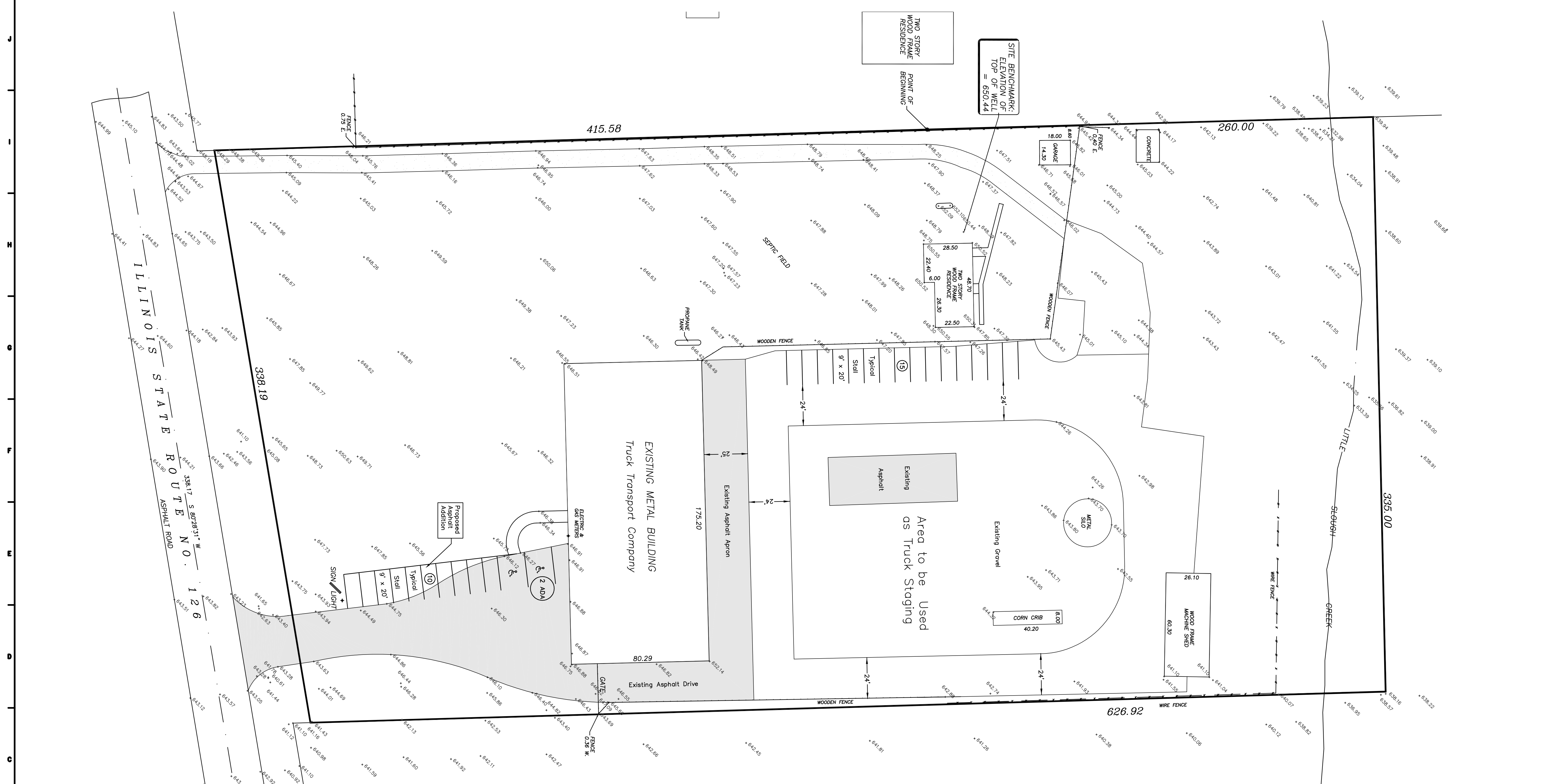
FILE NO. 191062

WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207



3485 Rte 126 Special Use Site Plan

OF
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18 ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.



Site Data
SITE ADDRESS: 3485 ROUTE 126
OSWEGO IL 60543

Owner Name DTG INVESTMENTS LLC
Owner Address PO BOX 7453
AURORA IL 60507

PRESENTLY ZONED A1-SU
Total Area = ±5.0098 ACRES
Metal Subject Bldg Area = 14,067 sq.ft.
Metal Subject Bldg Use =
Truck Transport & Logistics
With Truck Mechanic facility

25 Parking Stalls
2 ADA Parking Stalls

Site is currently landscaped
with berms, mature trees, bushes
and board on board security fence

Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
Licenses No. 184-004637

**595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540**
(630) 355-9889 PHONE
(630) 355-5382 FAX

ISSUE:	#	Date	Description

PROJECT:
Site Plan
Special Use Permit
3485 Rte. 126
Oswego, Illinois

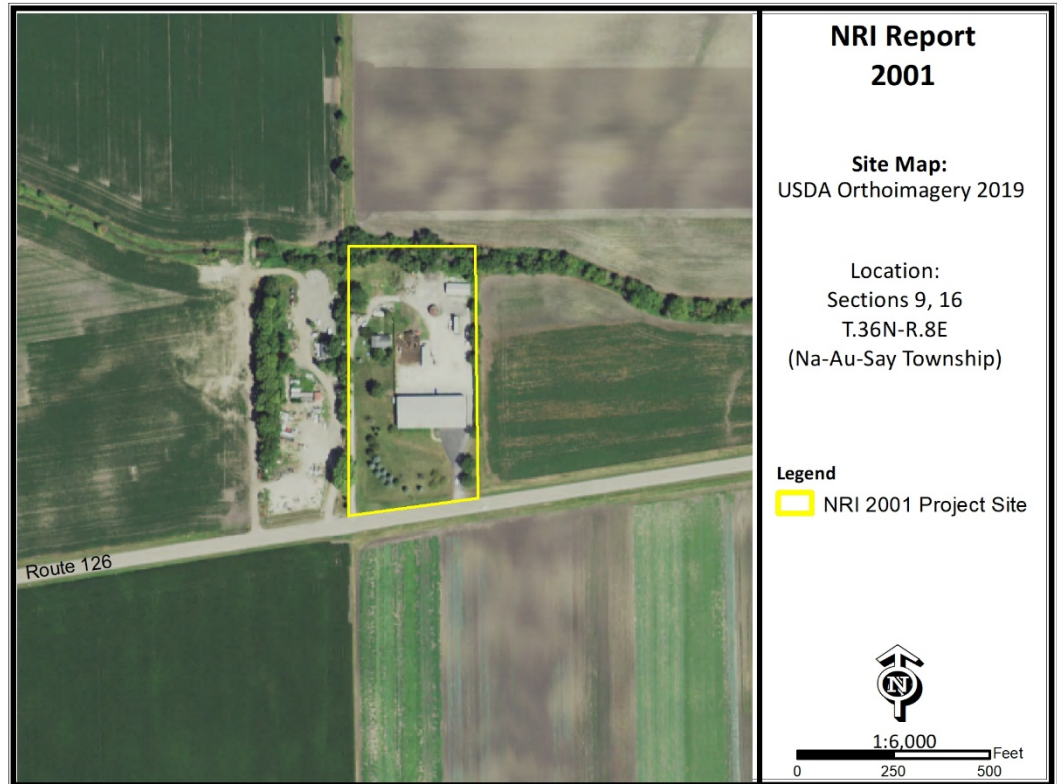
Client:
Brummel Properties

Date: _____
Design/Drawn: **WAR**
Approved: **CWR**
Book No.: _____
File No.: _____
SHEET TITLE: _____

Site Plan
3485 Rte. 126
Oswego, IL
Special Use

SHEET NUMBER: **C-1**
SHEET **1** OF _____
Project No.: _____

NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: 2001



January 2020

Petitioner: DTG Investments, LLC
Contact: Greg Dady

Prepared by:



**Kendall County Soil & Water
Conservation District**

7775A Route 47 • Yorkville, Illinois 60560
Phone: (630)553-5821 x3 • Fax: (630)553-7442
www.kendallswcd.org

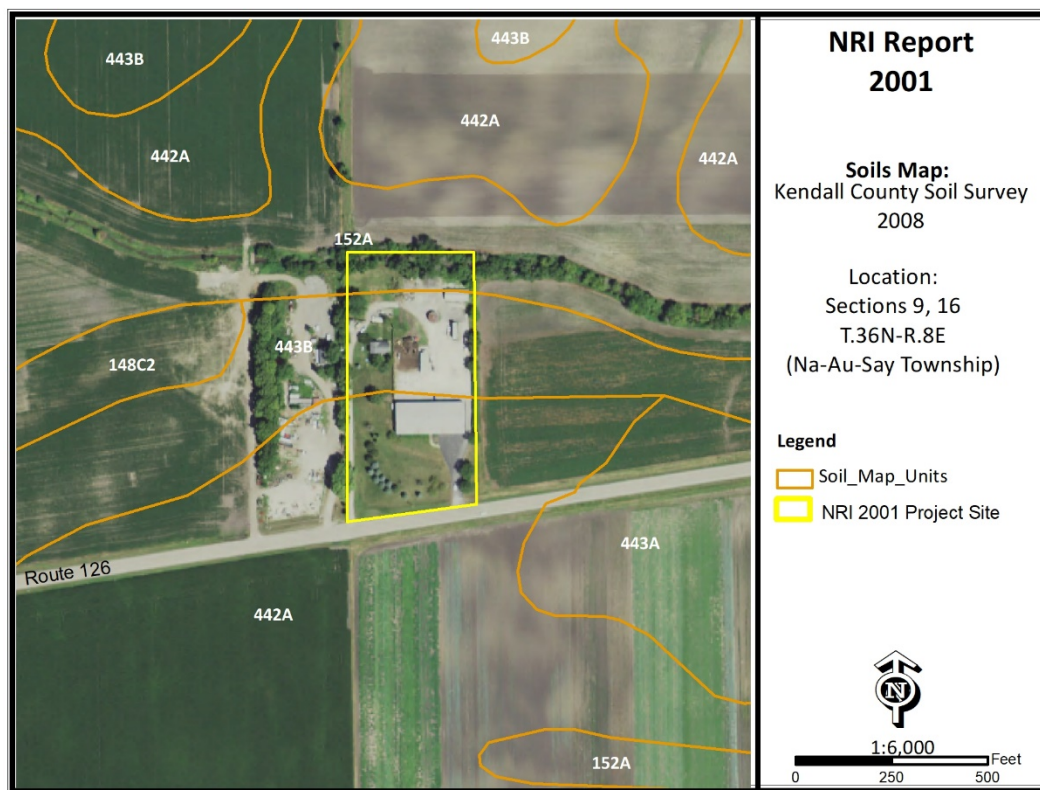
2001

Executive Summary

January 2020

Petitioner: DTG Investments, LLC**Contact Person:** Greg Dady**County or Municipality the petition is filled with:** Kendall County**Location of Parcel:** SE 1/4 Section 9; NE ¼ Section 16 T.36N.-R.8E. (Oswego Township), 3rd Principal Meridian in Kendall Co., IL**Project or Subdivision Name:** N/A**Existing Zoning & Land Use:** A-1; Buildings, Parking, Outdoor Storage, Creek**Proposed Zoning & Land Use:** A-1 Special Use**Proposed Water Source:** Well**Proposed Type of Sewage Disposal System:** Septic**Proposed Type of Storm Water Management:** Not Provided**Size of Site:** 5.0 acres**Land Evaluation Site Assessment Score:** 189 (Land Evaluation: 92; Site Assessment: 97)

Natural Resource Considerations

Soil Map:**SOIL INFORMATION:**

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; please refer to onsite soil test results for planning/engineering purposes):

Table 1:

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
152A	Drummer silty clay loam, 0-2% slopes	Poorly drained	B/D	Hydric Soil	Prime Farmland (if drained)
442A	Mundelein silt loam, 0-2% slopes	Somewhat poorly drained	B/D	Hydric Inclusions Likely	Prime Farmland
443B	Barrington silt loam, 2-4% slopes	Moderately well drained	C	Non-hydric	Prime Farmland

Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- ✓ **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- ✓ **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- ✓ **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- ✓ **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils: A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. Of the soils found onsite, one soil, 152A Drummer silty clay loam, is classified as a hydric soil and one, 442A Mundelein silt loam, is designated as having the potential for hydric inclusions.

Prime Farmland: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, all are designated as prime farmland.

Table 2:

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
152A	Negligible	January - May Upper Limit: 0.0'-1.0' Lower Limit: >6.0'	January - May Surface Water Depth & Duration: 0.0'-0.5' Frequency: Brief, Frequent	January - May None
442A	Negligible	January - May Upper Limit: 1.0'-2.0' Lower Limit: >6.0'	January - May Surface Water Depth & Duration: -- Frequency: None	January - May None
443B	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: >6.0'	February - April Surface Water Depth & Duration: -- Frequency: None	February - April None

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover. Indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal).

Ponding: Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration or evaporation. Duration is expressed as very brief (less than 2 days), brief (2 to 7 days), long (7 to 30 days), very long (more than 30 days). Frequency is expressed as none (ponding is not probable), rare (unlikely but possible under unusual weather conditions), occasional (occurs, on average, once or less in 2 years) and frequent (occurs, on average, more than once in 2 years).

Flooding: Temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding. Duration expressed as brief is 2 to 7 days and a frequent frequency means that it is likely to occur often under normal weather conditions.

SOIL LIMITATIONS:

According to the USDA-NRCS, soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction and maintenance. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Ratings are based on the soil in an undisturbed state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

- ✓ **Not Limited:** Indicates that the soil has features that are very favorable for the specified use; good performance and low maintenance can be expected.
- ✓ **Somewhat Limited:** Indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design or installation; fair performance and moderate maintenance can be expected.
- ✓ **Very Limited:** Indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Conventional Septic System Rating Criteria:

The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. Soils that are deemed unsuitable for installation of an on-site sewage disposal system per the Kendall County Subdivision Control Ordinance may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact: Kendall County Health Department located at 811 W. John Street, Yorkville, IL; (630)553-9100 ext. 8026.

Limitations are listed below for dwellings with basements, dwellings without basements, small commercial building, and onsite conventional sewage disposal systems. Please note this information is based on soils in an undisturbed state as compiled for the USDA-NRCS 2008 Soil Survey of Kendall County, IL and the Kendall County Subdivision Control Ordinance; this does not replace the need for site specific soil testing or results of onsite soil testing.

Table 3a: Building Limitations

Soil Type	Dwellings without Basements	Dwellings with Basements	Small Commercial Building	Onsite Conventional Sewage Disposal System
152A	Very Limited: Ponding, Depth to saturated zone, Shrink-swell	Very Limited: Ponding, Depth to saturated zone, Shrink-swell	Very Limited: Ponding, Depth to saturated zone, Shrink-swell	Unsuitable: wet
442A	Somewhat Limited: Depth to saturated zone	Very Limited: Depth to saturated zone	Somewhat Limited: Depth to saturated zone	Suitable
443B	Somewhat Limited: Shrink-swell	Somewhat Limited: Depth to saturated zone	Somewhat Limited: Shrink-swell	Suitable

Table 3b: Building Limitations

Soil Type	Shallow Excavations	Lawns & Landscaping
152A	Very Limited: Ponding, Depth to saturated zone, Dusty, Unstable excavation walls	Very Limited: Ponding, Depth to saturated zone, Dusty
442A	Very Limited: Depth to saturated zone, Dusty, Unstable excavation walls	Somewhat Limited: Depth to saturated zone, Dusty
443B	Somewhat Limited: Depth to saturated zone, Dusty, Unstable excavation walls	Somewhat Limited: Dusty

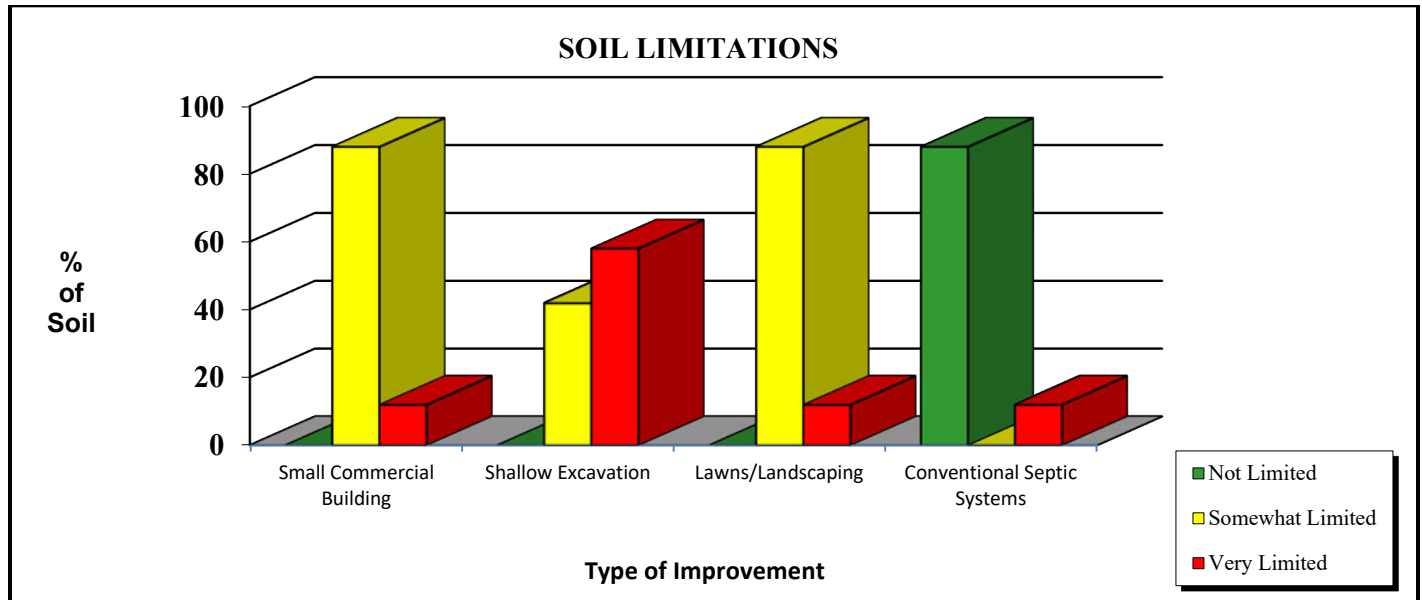
**Building Limitations Maps:**

Figure 2a: Small Commercial Building

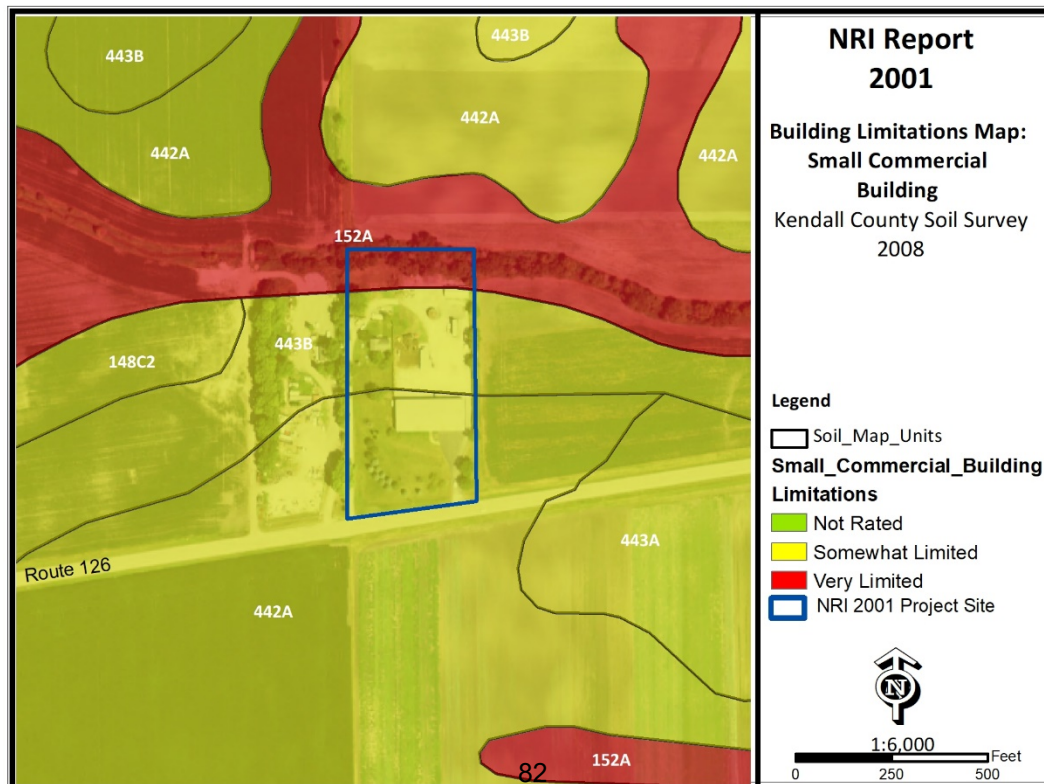


Figure 2b: Shallow Excavations

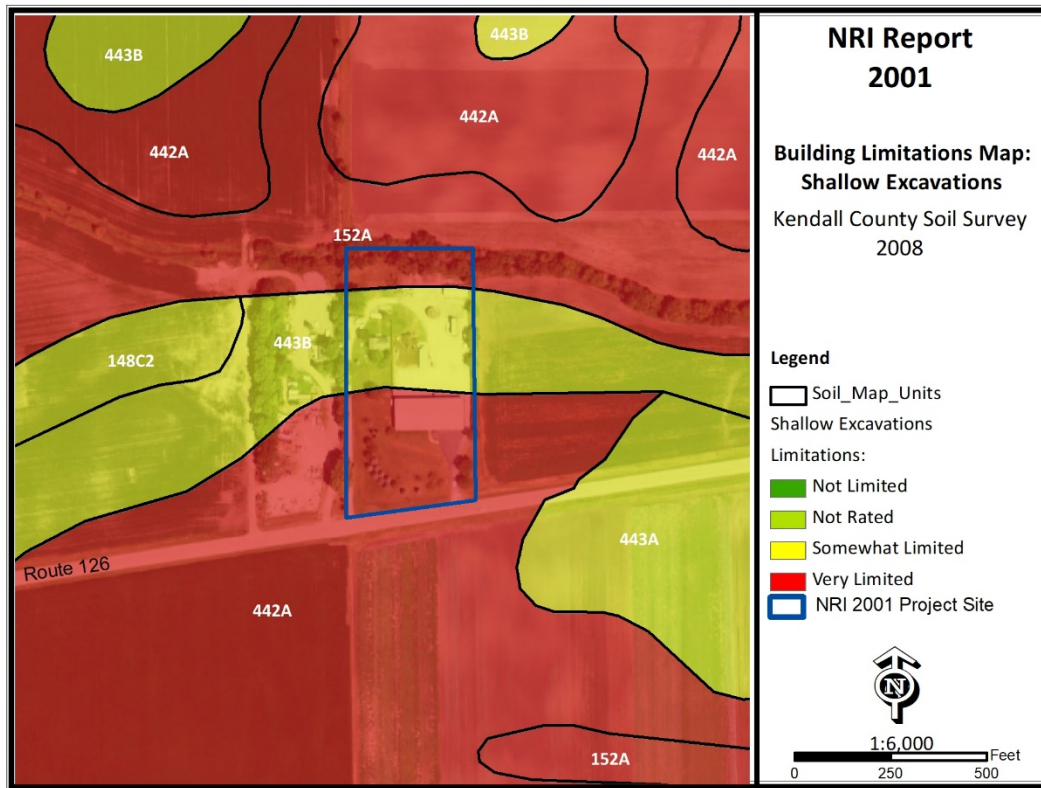
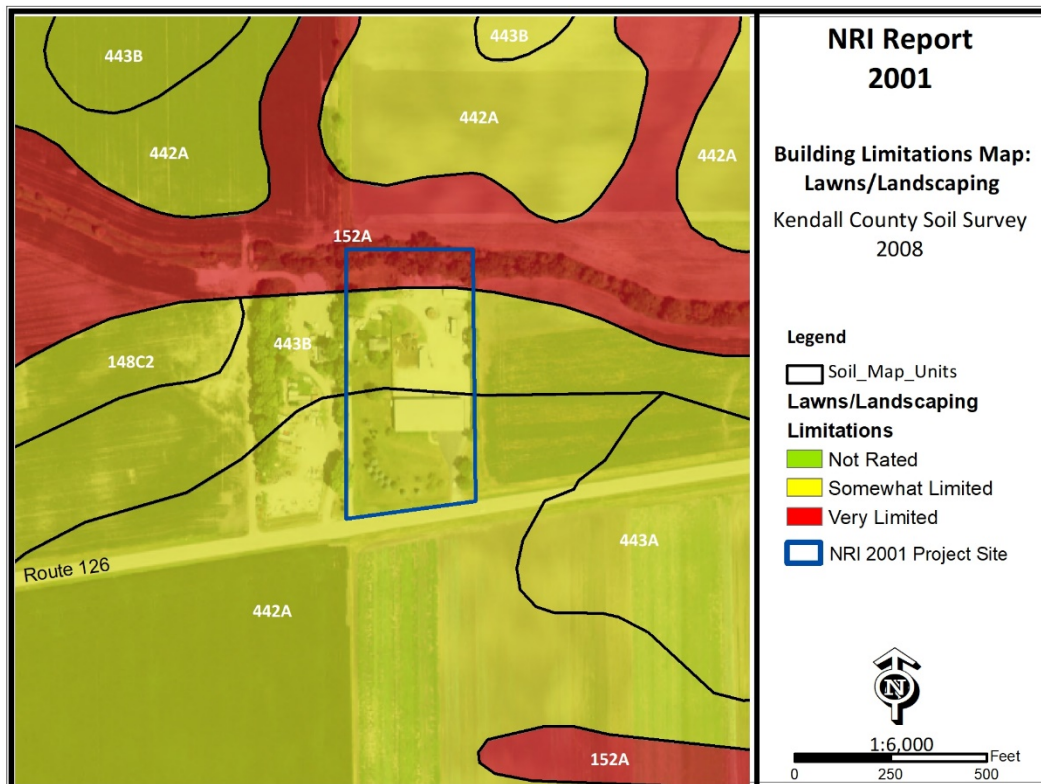


Figure 2c: Lawns/Landscaping



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)
152A	1	100	0.6	60.0
442A	2	94	2.3	216.2
443B	3	87	2.1	182.7
Totals			5.0	458.9
LE Score		LE= 458.9/5.0		LE = 92

The Land Evaluation score for this site is **92**, indicating that this site is predominately prime farmland well suited for agricultural production.

Table 4b: Site Assessment Computation

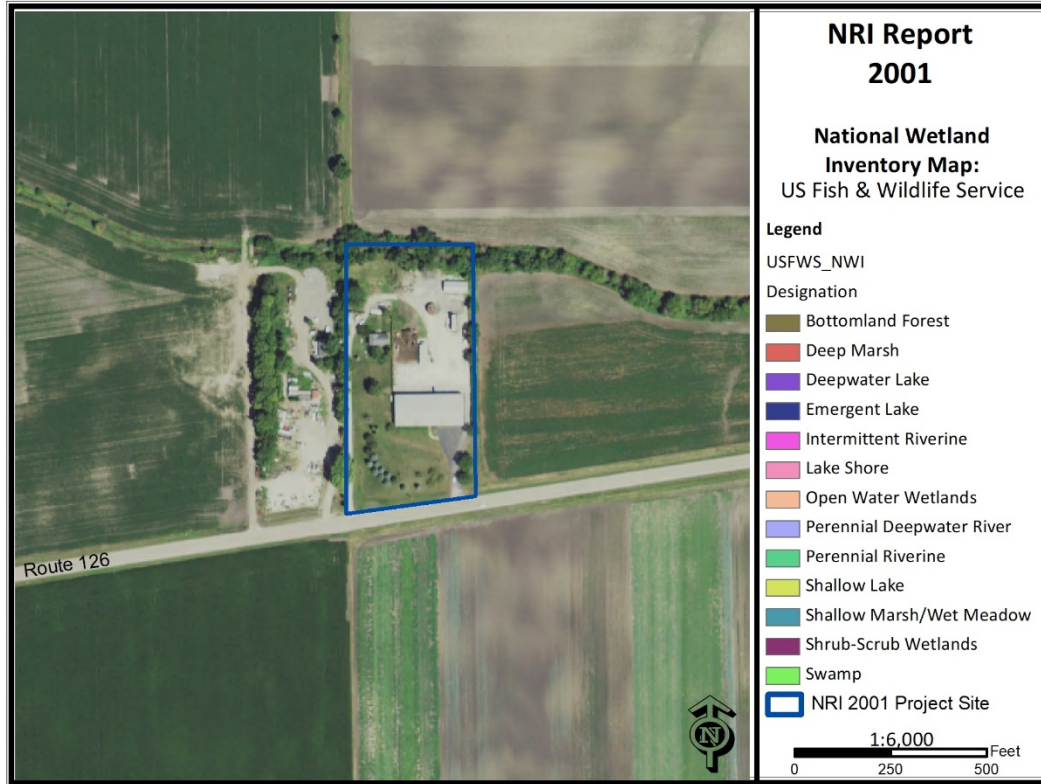
A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	20
	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)	10
	Site Assessment Score:	97

Land Evaluation Value: 92 + Site Assessment Value: 97 = LESA Score: 189

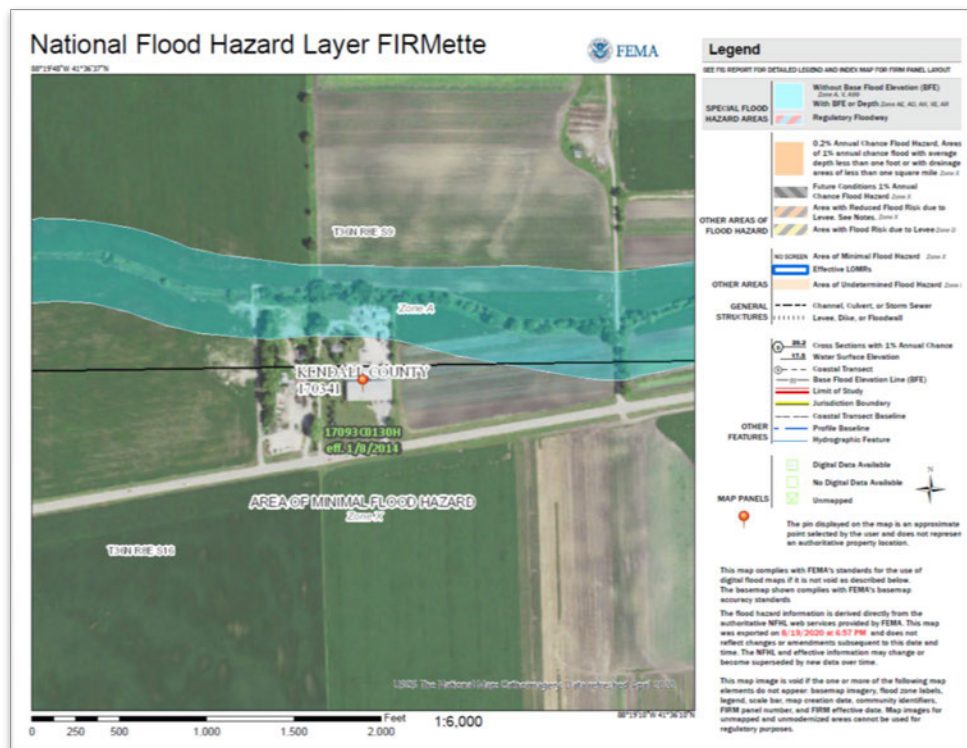
LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The **LESA Score for this site is 189 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.

Wetlands: The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the potential presence of a wetland on the project site. If a wetland is present and will be impacted by the project, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.



Floodplain: The parcel is located within the floodplain.



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* (<https://illinoisurbanmanual.org/>) 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 DTG Investments, LLC at the request of their contact Greg Dady for the proposed A-1 Special Use petition. This parcel is located in Sections 9 & 16 of Na-Au-Say Township (T.36N.-R.8E. 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 92 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. The overall LESA Score for this site is 189 which indicates a low level of protection for the proposed project site. Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production and is an important resource to Kendall County; of the three soil types identified onsite, all are designated as prime farmland. A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile; one of the soil types found onsite, is designated as a hydric soil and one soil type has the potential to have hydric inclusions.

For proposed land uses, soils can have potential limitations. This report indicates, if the following uses were to be included as part of future site development or expansion, that for soils located on the parcel, 58% are very limited for shallow excavations and 12% are unsuitable for onsite conventional septic systems, small commercial building, and lawns/landscaping. 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.

If development should occur onsite, a soil erosion sediment control plan should 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. Compiled Statutes, Ch. 70, Par 405/22.02a).


SWCD Board Representative

January 6, 2020
Date



08/20/2020 11:08



08/20/2020 11:08



01/27/2020 10:02



WELCOME DRIVERS

 UNITED GROUP LOGISTICS INC. (773)809-9145	 OSWEGO TRUCK CENTER (331)212-4141
---	---

3485 IL-126 • UNIT B

08/20/2020 11:08



08/20/2020 11:10



08/20/2020 11:10



08/20/2020 11:08

MAY 08 2001

SHIRLEY R. LEE
Circuit Clerk Kendall Co.

SHIRLEY R. LEE
Circuit Clerk Kendall Co.

Circuit Clerk Kendall Co.

[illegible]

IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT
: KENDALL COUNTY, ILLINOIS

COUNTY OF KENDALL, a Body Politic,
Plaintiff,
vs.
STEVEN FREEMAN and JEAN FREEMAN,
Defendants.

)
)
)
)
) GEN. NO. 99-OV-18
)
)
)

AGREED ORDER

This cause comes before the Court for hearing on the Complaint filed herein by the County alleging violations of the Kendall County Zoning Ordinance and the Kendall County Soil and Erosion Control Ordinance as such Ordinances apply to the real estate owned by the Defendants, STEVEN FREEMAN and JEAN FREEMAN.

The real estate which is the subject matter of these proceedings and is the subject of this Order is described on Exhibit "A" attached hereto and made a part hereof and consists of the tract of land containing 2.4396 acres of land and presently improved with a metal building, silo and corn crib.

The Court is advised that a building permit was issued for the construction of an Equipment Storage Building on the real estate on September 3, 1997, and that subsequent thereto the building was constructed by the Defendants and was thereafter used continuously for the storage of trucks and earthmoving equipment used by the Defendants in their excavating business.

The Court is further advised that the County and the Defendants have agreed to the terms of this Order settling between the parties all matters in controversy in this proceeding.

which permits the continued use of the building by the Defendants, subject, however, to the terms and restrictions contained in this Order.

NOW, THEREFORE, IT IS ORDERED AS FOLLOWS:

1. The real estate described herein shall remain classified A-1, Agricultural, under the Kendall County Zoning Ordinance. Defendants shall withdraw their pending Petition for Special Use filed on October 13, 2000.
2. Defendants shall be permitted to continue to use the real estate and the improvements situated thereon for the storage of the trucks and equipment used in their excavating business, or for other uses normally permitted in the A-1 Zoning District, subject, however, to the following restrictions:
 - a. All trucks and earthmoving equipment used in the Defendants' excavating business shall be stored inside the metal equipment storage building.
 - b. Nothing other than agricultural products may be stored on the 2.4396 acre parcel of real estate outside of the metal equipment storage building, the silo, and the corn crib, depicted on Exhibit "A".
 - c. No additional building or buildings shall be constructed on the real estate, nor shall the size of the metal equipment storage building be increased.
 - d. In the event that the metal equipment storage building sustains damages, due to fire or other causes, in excess of 50% of its value, then the building may only be rebuilt and restored if the structure meets all required building set back requirements for principal buildings (100 feet from the dedicated road right of way) in the A-1 Zoning District and the building, when rebuilt, shall not be greater than 10,000 square feet in size.
 - e. The maximum quantity of fuel which may be stored on-site shall be 2,000 gallons, and all fuel shall be stored in compliance with the rules and regulations of the Office of the Illinois State Fire Marshall.
 - f. No portion of the adjoining acreage owned by the Defendants and depicted on Exhibit "A", containing the frame residence and barn, shall be used for storage of any equipment used by the Defendants in their excavating business. The use of said adjoining parcel shall be limited to uses permitted in the A-1 Zoning District.

- g. The metal equipment storage building shall be maintained in accordance with the building code and building use codes and shall be subject to periodic inspection by the Kendall County Planning, Building & Zoning Department. Said building shall not be used for office purposes.
 - h. Defendants shall blacktop that portion of the gravel driveway on the South side of the metal equipment storage building prior to May 1, 2002.
 - i. Defendants shall comply with the County Stormwater Control Ordinances and shall make such site improvements as are required by the County in order to comply therewith.
 - j. Defendants shall apply for a site development permit, including all required fees and submittal of required engineering plans, for the berms constructed on site, no later than 60 days from the date of entry of this Order.
 - k. Defendants shall request a reinspection of the completed structure to ensure it meets all building code requirements. All applicable inspection fees, including the difference between a 14,000 square foot and a 9,000 square foot structure, shall be paid to the County within 60 days from the date of entry of this Order.
 - l. Defendants shall dedicate to the State of Illinois, or to the County of Kendall, as directed by the County, a 50 feet of Right of Way for roadway purposes along the South line of the entire 5.398 acres described on Exhibit "A" to accommodate future expansion of Illinois Route 126.
 - m. All dirt and material piles shall be removed from the property no later than 30 days from the date of entry of this Order.
- 3. The use of the land for storage of trucks and equipment and for an excavating business shall only continue as long as the Defendants own and personally use the property. Once the property is sold, leased or transferred, the use as described must cease.
 - 4. Defendants shall pay a fine and Court Costs of \$2,500.00, within 14 days from the date of entry of this Order.
 - 5. The Kendall County Planning, Building & Zoning Department is authorized to monitor the use of the premises to insure compliance with the terms of this Order.

6. This Court shall retain jurisdiction of the subject matter hereof and the parties hereto for the purpose of enforcing the terms and provisions hereof.

Approved: County of Kendall

By:

[Redacted Signature]

[Redacted Name] Freeman

[Redacted Signature]

Jean Freeman

Entered as an Agreed Order this 8th day of May, 2001

[Redacted Signature]

Judge

H:\SBuening\FREEMAN.AGREEDORD3.doc

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16 LYING NORTHERLY OF THE CENTERLINE OF ILLINOIS ROUTE #126 ALL IN TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335 FEET; THENCE SOUTH 01 DEGREE 39 MINUTES 11 SECONDS EAST 148.39 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 39 MINUTES 11 SECONDS EAST, 529.00 FEET TO SAID CENTER LINE OF ROAD; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE, 211.04 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 11 SECONDS WEST, 392.85 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST, 60.0 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 11 SECONDS WEST, 200.0 FEET; THENCE SOUTH 78 DEGREES 36 MINUTES 35 SECONDS EAST, 153.0 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

Exhibit "A" - Page 1 of 2

State of Illinois
County of Kendall

Zoning Petition
#14-23

ORDINANCE NUMBER 2014 - 29

GRANTING A SPECIAL USE FOR
3485 ROUTE 126
FOR A CLEAN-UP RESTORATION SERVICE/ BUSINESS

WHEREAS, DTG Investments LLC, has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 5.93 acre property located on the north side of Route 126, 0.45 miles west of Schlapp Road, commonly known as 3485 Route 126 (PIN#06-09-400-005), in NaAuSay Township, and;

WHEREAS, said petition is to allow the operation of a clean-up restoration service/business; and

WHEREAS, petition #14-22 was approved on September 16, 2014 as Ordinance 2014-27 as the text amendment to allow such a use as a special use in the A-1 Agricultural district; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for the operation of a landscape business; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request as Ordinance 2007-10 on March 20, 2007; and

WHEREAS, said property is legally described as:

THAT PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 9 AND PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 16 ALL IN TOWNSHIP 36N, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTERLINE OF ILLINOIS ROUTE NO. 126 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF SECTION 9; THENCE NORTH 01 DEGREES, 36 MINUTES, 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST ¼, 260 FEET; THENCE NORTH 88 DEGREES, 44 MINUTES, 53 SECONDS EAST, 335 FEET; THENCE SOUTH 01 DEGREES, 39 MINUTES, 11 SECONDS EAST, 677.39 FEET TO THE CENTERLINE OF SAID ROAD; THENCE SOUTH 80 DEGREES, 28 MINUTES, 31 SECONDS, WEST ALONG SAID CENTERLINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST ¼; THENCE NORTH 01 DEGREES, 40 MINUTES, 39 SECONDS WEST ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NAAUSAY, 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 September 3, 2014 & on September 29, 2014; and

WHEREAS, the findings of fact were approved as follows (on both dates):

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 property was previously used for a landscaping business and this new use will be less noticeable as everything takes place inside the buildings including storage of the vehicles.

State of Illinois
County of Kendall

Zoning Petition
#14-23

*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 site will not be modified in any way and is surrounded by farmland and a special use for ag implement sales next door to the east.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Nothing is being modified on this site and access already exists.***

*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. **Assuming the text amendment passes to allow this type of use in the A-1 district it will conform to all applicable 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. **The special use is consistent with the LRMP.***

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, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a clean-up restoration service/business in accordance to the submitted Site Plan included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

1. Must meet all the conditions of the text amendment:
 - 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 and an exhibit to the approving ordinance. (Exhibit B)
 - e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings. (Exhibit C)
 - 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.

State of Illinois
County of Kendall

Zoning Petition
#14-23

2. No outdoor storage except employee's cars.
3. No activity including parking or storage is permitted in the floodplain.
4. If any future expansion is proposed a major amendment to the special use will need to be filed.

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 7th day of October, 2014.

Attest:



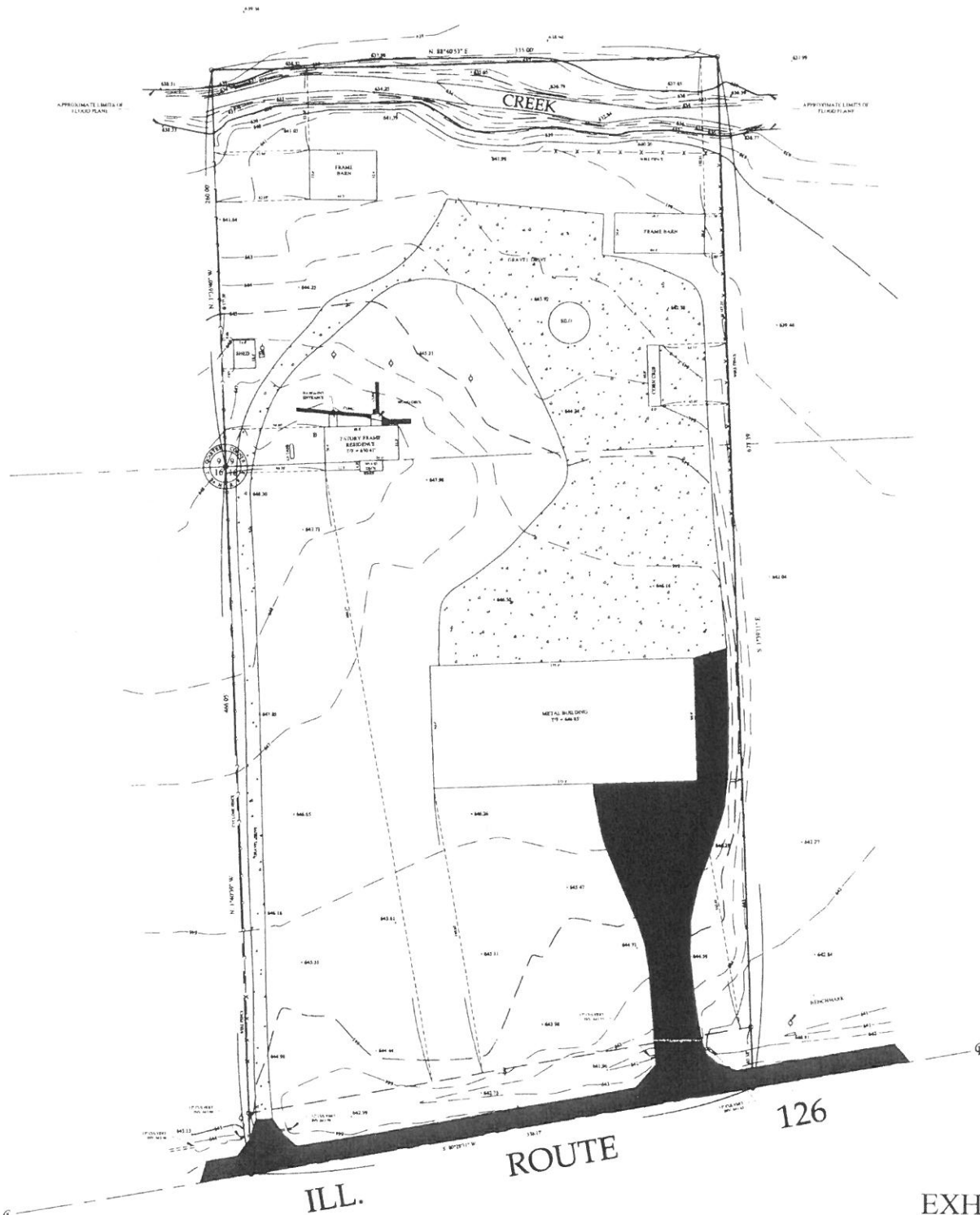
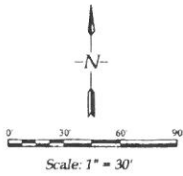
Debbie Gillette
Kendall County Clerk



John Shaw
Kendall County Board Chairman

PLAT OF TOPOGRAPHY

OF
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16 LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 ALL IN TOWNSHIP 16 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 200.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 11 SECONDS EAST, 133.96 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES 11 SECONDS EAST, 679.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 25 MINUTES 11 SECONDS WEST ALONG SAID CENTER LINE, 138.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 41 MINUTES 19 SECONDS WEST ALONG SAID WEST LINE, 455.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF N. A. U. S. KENDALL COUNTY, ILLINOIS



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY TO STEVE AND JEAN FREEMAN, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A PLAT OF TOPOGRAPHY ON THE GROUND OF THE PROPERTY DESCRIBED TO THE CURRENT APPLICABLE ILLINOIS PROFESSIONAL LAND SURVEYOR ASSOCIATION STANDARDS AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. EASEMENTS AND/OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 12th DAY OF FEBRUARY, 2007.

Ronald D. Bauer
ILLINOIS PROFESSIONAL LAND SURVEYOR #2132
REGISTRATION EXPIRES 11-30-2008

REFERS TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF R. B. & ASSOCIATES LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET-OUT WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF R. B. & ASSOCIATES LAND SURVEYORS, INC.



LEGEND:
— CONTOUR LINES
○ POWER POLE
□ TELEPHONE BOX
▢ TRANSFORMER
● WELL
● SPOT ELEVATION
— EDGE OF PAVEMENT

BENCHMARK:
BX SPIKE IN POWER POLE AT
SOUTHEAST CORNER OF OUR
PROPERTY
ELEV. = 642.16

BRIDGE DECK:
TOP OF BRIDGE DECK OVER CREEK
2150 TO EAST ELEV. = 632.54
ACCORDING TO EXISTING 1987
PLANS. FLOOD LEVEL AT CULVERT
BASED ON THE 50-YR FLOOD SECTION 5
ELEVATION 626.24

**R B & ASSOCIATES
LAND SURVEYORS, INC.**

4 West Main Street
Plano, Illinois 60545
(630) 562-7482

DESIGN FIRM NO. 184-004475

DWG# 20067-13281-001 C (TOPO)

EXHIBIT B

Waste Management Plan

1) All debris from operating a business, including any debris that is brought back from a job site, will be disposed of by a commercial garbage company that will remove it on an as needed basis. The garbage will be stored in a dumpster until it is removed.

EXHIBIT C

Material Management Plan

2) If there are any household items brought back to the facility, they will be stored inside. If any chemicals are used, they will be used inside of the building and they will also be stored inside.

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Thursday, August 27, 2020 7:13 AM
To: Matt Asselmeier
Cc: Mike Veseling
Subject: [External]RE: Kendall County Zoning Petition 20-05

Matt,

Comments from the Oswego Fire Protection District:

- No specific concerns with requested amended petition
- If this hearing hasn't yet taken place, how is it that the business is already operating
- Regardless of use, owner/representative of location is expected to maintain good housekeeping, including the operation and service of the existing fire alarm system. As of earlier this week, it has been learned that the fire alarm system at this location was not in operation

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 1, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:03 a.m.

Present:

Matt Asselmeier – PBZ Department
Brian Holdiman – PBZ Department (Attended Remotely)
Commander Jason Langston – Sheriff's Department (Attended Remotely)
Alyse Olson – Soil and Water Conservation District (Attended Remotely)
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Fran Klaas – Highway Department

Audience:

Greg Dady and Mary Murray

AGENDA

Mr. Rybski made a motion, seconded by Chairman Prochaska, to approve the agenda as presented.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

MINUTES

Mr. Rybski made a motion, seconded by Chairman Prochaska, to approve the August 4, 2020, meeting minutes.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

PETITIONS

Amended Petition 20-02 Greg Dady on Behalf of DTG Investments, LLC

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

ZPAC Meeting Minutes 9.1.20

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

This use is not listed as a permitted or special use in any zoning district.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenances Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

The Agricultural Zoning Map with road classifications was provided.

Mr. Asselmeier noted that Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials of higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126.

Mr. Rybski made a motion, seconded by Mr. Holdiman, to recommend approval of the request text amendment with the restriction that use be placed on roads classified as Minor Arterials of higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

Amended Petition 20-05 Greg Dady on Behalf of DTG Investments, LLC

Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to operate a trucking company, specifically offices related to a trucking company, minor repair facilities for company trucks, and company truck parking at the subject property.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

The proposed text amendment (Amended Petition 20-02) would add the following to the list of special uses in the A-1 District:

“Truck Parking Area or Yard Including Offices and Maintenances Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The application materials, aerial of the property, aerial with the flood zone, plat of survey, and site were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

ZPAC Meeting Minutes 9.1.20

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Na-Au-Say Township on August 25, 2020.

Petition information was sent to the Village of Oswego on August 25, 2020. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on August 25, 2020. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on August 25, 2020. The Oswego Fire Protection District noted that the fire alarm system at the property was not functioning. Other than that concern, they had no objections to the proposal.

The subject property has been used as a landscaping business and repair and restoration business. The order and special use permit that allowed these businesses were provided. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

According to the business plan, the property is leased to United Group Logistics. United Group Logistics is a trucking company that hauls freight throughout the State. They use the property for office space, minor truck repair/maintenance and a truck depot. The office space is used for accounting and dispatch and the bays are used for maintenance. Ten (10) employees are at the site and the hours of operation are Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m.

According to the site plan, there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. The site plan also shows one (1) metal silo and one (1) corn crib in the planned truck parking area. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway. No storage or parking should take place in the floodway.

Depending on the nature of new construction, which is not planned as part of this special use permit, stormwater management permits could be required.

The property has two accesses off of Route 126. The western most access would be used by the existing house and the eastern most access would be used by the business operating out of the metal barn.

According to the site plan, a parking area for trucks is shown north of the metal building. The parking area is gravel. No dimension information is provided.

The site plan shows fifteen (15) additional parking spaces to the north of the metal building and ten (10) parking spaces south of the metal building, including two (2) handicapped accessible spaces. A proposed asphalt addition is shown on the site plan. No information was provided regarding a timetable for installing the parking addition.

No information was provided regarding a plan to address spills or other motor vehicle related leaks.

No additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

The site plan shows a sign. The sign is four feet by eight feet (4'X8') in size. A light exists next to the sign. A sign permit will be required.

The site plan shows a wooden fence around the property and a single gate east of the metal building. No information was provided regarding the size of the fence or gate.

A berm and several mature trees are between the metal building and Route 126. No specific landscaping information was provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

Before issuing a recommendation, Staff would like comments from Na-Au-Say Township, the Village of Oswego, the Village of Plainfield, and ZPAC members.

Mr. Rybski asked about the septic assessment and catching spills in the maintenance bays. Greg Dady responded that a triple catch basin exists in the maintenance bays and then into the tank. A soil analysis may be necessary.

Mr. Holdiman noted that a change of occupancy is required for the office and maintenance building.

Mr. Asselmeier noted that parking is not allowed in the front yard setback. Mr. Dady stated that no parking signs would be installed on the east side of the parking lot, rear of the property, and in front of the building. Mr. Dady was agreeable to have the parking lot asphalted within ninety (90) days of approval of the special use permit.

Mr. Dady said that the hours of operation could be impacted if an emergency breakdown occurred.

Mr. Dady will provide information on the berm and number of trees on the berm.

Mr. Dady noted that nobody will sleep at the site.

Chairman Prochaska noted that flyovers have increased and Mr. Asselmeier noted that Mr. Dady needs to make sure that the conditions in the special use permit were workable.

Mr. Asselmeier made a motion, seconded by Mr. Rybski, to recommend approval of the special use permit.

The votes were as follows:

Ayes (6):	Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (4):	Briganti, Chismark, Guritz, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

Amended Petition 20-01 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

At the end of 2019, the Kendall County Planning, Building and Zoning Committee started reviewing the existing 1983 Recreational Vehicle Park and Campground Regulations.

After review by the Committee and the State's Attorney's Office, the suggestion was made to incorporate the amended regulations into the Zoning Ordinance.

On August 26, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal and offered their suggested changes.

On August 31, 2020, the Kendall County Planning, Building and Zoning Committee initiated the text amendment to the Zoning Ordinance.

In summary, the proposed changes are as follows:

1. Repeals the 1983 Recreational Vehicle Park and Campground regulations in their entirety.
2. The purpose section from 1983 regulations was not incorporated into the Zoning Ordinance because a purpose section already exists in the Zoning Ordinance.
3. The definitions of Camper, Sanitary Station, Service Buildings, and Tent were added to the Zoning Ordinance from the 1983 regulations.
4. The definition of Collector Streets or Collector Roads was added to the Zoning Ordinance, but requires discussion.
5. The definition of Minor Streets was added to the Zoning Ordinance, but requires discussion.
6. The definition of Picnicker was added to the Zoning Ordinance.
7. The definition of Recreational Vehicle Park or Campground was added from the 1983 regulations and additional language was added regarding permanent place of abode.
8. The definition of Register was added to the Zoning Ordinance.
9. The definition of Accessory Building or Use was amended.
10. The definition of Lot was amended.
11. The definition of Recreational Areas was amended.
12. The definition of Recreational Vehicles was amended by incorporating the language from the 1983 regulations combined with the existing definition found in the Zoning Ordinance. Also, the reference to pickup campers was deleted. Finally, the reference to jet skis, boats, snowmobiles, and other similar vehicles was clarified to apply to the parking regulations only.
13. Section 2 from the 1983 regulations was placed inside the Zoning Ordinance with an amendment that the reference to the Kendall County ACSC office was changed to the Soil and Water Conservation District (Section a.6.xv).
14. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
15. Throughout the regulation, numbers are spelled out completely.
16. Section 3 from the 1983 regulation was placed inside the Zoning Ordinance.

17. The minimum lot size of twenty (20) acres was changed to minimum parcel size of twenty (20) acres (Section e).
18. The twenty percent (20%) maximum forest clearance was changed to exempt the clearing of invasive species. The definition of invasive species would be set by the Illinois Department of Natural Resources (Section k).
19. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section n).
20. Lots in park or campground would need to be clearly marked on the ground with landmarks on the lot corners and lot signage would be approved by the local fire protection district (Section dd).
21. The requirement that campgrounds and parks not cause demands that increase additional public funds to be expended for fire or police services was deleted because this requirement was difficult to quantify (Section hh). The subsequent sections of would be re-lettered to reflect this deletion.
22. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added and a recreational vehicle or tent would not be considered a location within a recreational vehicle park or campground. A camp caretaker would be exempt from the permanent resident requirement (Section jj).
23. The penalties section from the 1983 regulations was removed because a penalties section already exists in the Zoning Ordinance.
24. The requirement that recreational vehicle parks and campgrounds provide their registers to the Planning, Building and Zoning Department, Health Department, law enforcement agencies with jurisdiction, and the local fire protection district upon request was added. The register would be required to be updated daily at minimum. The register shall include campers, picnickers, and other visitors (Section kk.3).
25. A reasonable notice requirement for inspections was added (Section kk.4).
26. The Health Department standards were clarified to apply to all Health Department standards (Section ll).
27. Applicants must seek approval from fire and police departments at the time of application submittal for the special use permit (Section mm).
28. A street sign requirement was added and all trails shall be marked at their beginnings and ends (Section nn).
29. Submitting a map to KenCom and a timeline for changing the map was added (Section oo).
30. The maximum continuous stay requirement that is currently in Zoning Ordinance was deleted.
31. Section 9.05.C.15, regarding recreational camps and recreational vehicle parks as special uses in the B-4, M-1, and M-2 District was changed to reference the A-1 special use requirements.

A copy of the 1983 regulations and the redlined version of this proposal were provided.

Mr. Rybski requested clarification regarding Health Department as stated in the proposal. Mr. Asselmeier noted that the proposal applies to the Kendall County Health Department.

The proposal applies to new campgrounds and campgrounds that amend their special use permits.

Chairman Prochaska made a motion, seconded by Mr. Rybski, to recommend approval of the text amendment.

The votes were as follows:

Ayes (6):	Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (4):	Briganti, Chismark, Guritz, and Klaas

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on September 23, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier informed the Committee that upcoming meetings will be at the Historic Courthouse because of renovations to the County Board Room.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Rybski made a motion, seconded by Chairman Prochaska, to adjourn.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Langston, Olson, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (4): Briganti, Chismark, Guritz, and Klaas

The motion passed.

The ZPAC, at 9:34 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Attachment 18, Page 1
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Historic Courthouse
Third Floor Courtroom
110 W. Madison Street (109 W. Ridge Street), Yorkville, Illinois*

Unapproved - Meeting Minutes of September 23, 2020 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:02 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, and Claire Wilson

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner and Scott Koeppl County Administrator (Attended Remotely)

Others Present: Greg Dady and Mary Murray (Attended Remotely)

APPROVAL OF AGENDA

Member Nelson made a motion, seconded by Member McCarthy-Lange, to approve the agenda. With a voice vote of eight (8) ayes, the motion carried.

APPROVAL OF MINUTES

Member Wilson made a motion, seconded by Member Casey, to approve the minutes of the August 26, 2020, meeting. With a voice vote of eight (8) ayes, the motion carried.

PETITIONS

Amended Petition 20-02 Greg Dady on Behalf of DTG Investments

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

This use is not listed as a permitted or special use in any zoning district.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

This proposal was sent to the townships on September 1, 2020. No comments have been received.

ZPAC reviewed this proposal at their meeting on September 1, 2020. Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials or higher as designated by the Illinois Department of Transportation's Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126. ZPAC recommended approval of the proposed text amendment with Mr. Klaas' proposed amendment by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The Agricultural Zoning Map with road classifications was provided. The Illinois Department of Transportation's Five (5) Year Functional Classification Map for Kendall County was also provided.

Member Wilson expressed concerns that the use started before the zoning application and the lack of a limit on the number of trucks and trips.

Greg Dady stated that he thought that the necessary zoning was in place. Once he found out that a new special use permit was needed, he started working through the process. He originally explored a map amendment, but wanted to get the opinion of Na-Au-Say Township on the matter. Then COVID hit and Na-Au-Say Township did not meet for a couple months. Once they did meet, they favored keeping the A-1 zoning and going for a special use permit under A-1. Based on Na-Au-Say Township input, Mr. Dady changed his application from a map amendment to a text amendment and special use under A-1 zoning.

Several Commissioners questioned Mr. Dady about his lack of knowledge about his existing special use and leasing the property without obtaining the necessary zoning before leasing the property.

Member McCarthy-Lange asked if approving this request would open the door to similar requests. Mr. Asselmeier responded that, if the text amendment is approved, anyone zoned A-1 could ask for the special use. Also, even with the road classification requirement, a property owner could ask for a variance if they demonstrated a hardship.

The trucking company moved in spring in 2019.

The property had a court order for an excavating company and landscaping business. The court order stated that if the excavating company and landscaping business ceased, then the special use for those businesses would cease. The Petitioner secured a special use permit for ServPro in 2014.

Several Commissioners favored placing this type of use in a commercial or manufacturing district instead of the agricultural district because there are several places in the County with agricultural zoning where this use would be incompatible.

Member Hamman asked about a property on Eldamain Road near Galena Road. Mr. Asselmeier stated that, in that case, the property was rezoned to M-1.

Discussion occurred about placing additional restrictions in the text amendment such as number of employees, number of trucks onsite, number of trips, or restricting the use to certain townships. Mr. Dady was agreeable to a restriction on number of trucks at the site.

Na-Au-Say did not provide any comments about the proposal.

Member Wilson made a motion, seconded by Member Nelson, to recommend approval of the text amendment as presented.

The votes were as follows:

Ayes (0): None

Nays (8): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, and Wilson

Absent (1): Stewart

The motion failed.

Member Nelson voted no because the proposal was too broad, the use could go anywhere, and the use was undesirable at other locations with inadequate protection for the agricultural community and people living in agricultural areas.

Member Hamman voted no because he favored more restrictions in the text amendment and requests for this use could come before the Commission monthly.

Chairman Ashton voted no because the proposal had inadequate restrictions and he was upset that the Petitioner did not secure the necessary zoning before leasing the property. He suggested that the Petitioner attempt to rewrite the proposal.

Member Wilson concurred with Member Nelson and Chairman Ashton and her concerns regarding the lack of a limit on the number of trucks and trips.

This proposal goes to the Kendall County Zoning Board of Appeals on September 28, 2020.

Amended Petition 20-05 Greg Dady on Behalf of DTG Investments

Because the Commission recommended denial of the Petition 20-02, the Commission did not take any action on Petition 20-05; the proposal was moot.

This proposal goes to the Kendall County Zoning Board of Appeals on September 28, 2020.

Amended Petition 20-01 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

At the end of 2019, the Kendall County Planning, Building and Zoning Committee started reviewing the existing 1983 Recreational Vehicle Park and Campground Regulations.

After review by the Committee and the State's Attorney's Office, the suggestion was made to incorporate the amended regulations into the Zoning Ordinance.

On August 26, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee reviewed the proposal and offered their suggested changes.

On August 31, 2020, the Kendall County Planning, Building and Zoning Committee initiated the text amendment to the Zoning Ordinance.

ZPAC reviewed this proposal at their meeting on September 1, 2020, and recommended approval by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The redlined proposal was sent to the townships on September 1, 2020. To date, no township has provided comments.

In summary, the proposed changes are as follows:

1. Repeals the 1983 Recreational Vehicle Park and Campground regulations in their entirety.
2. The purpose section from 1983 regulations was not incorporated into the Zoning Ordinance because a purpose section already exists in the Zoning Ordinance.
3. The definitions of Camper, Sanitary Station, Service Buildings, and Tent were added to the Zoning Ordinance from the 1983 regulations.
4. The definition of Collector Streets or Collector Roads was added to the Zoning Ordinance, but requires discussion.
5. The definition of Minor Streets was added to the Zoning Ordinance, but requires discussion.
6. The definition of Picnicker was added to the Zoning Ordinance.
7. The definition of Recreational Vehicle Park or Campground was added from the 1983 regulations and additional language was added regarding permanent place of abode.
8. The definition of Register was added to the Zoning Ordinance.
9. The definition of Accessory Building or Use was amended.
10. The definition of Lot was amended.
11. The definition of Recreational Areas was amended.
12. The definition of Recreational Vehicles was amended by incorporating the language from the 1983 regulations combined with the existing definition found in the Zoning Ordinance. Also, the reference to pickup campers was deleted. Finally, the reference to jet skis, boats, snowmobiles, and other similar vehicles was clarified to apply to the parking regulations only.
13. Section 2 from the 1983 regulations was placed inside the Zoning Ordinance with an amendment that the reference to the Kendall County ACSC office was changed to the Soil and Water Conservation District (Section a.6.xv).

14. Throughout the regulation, reference to the Zoning Department was changed to the Planning, Building and Zoning Department.
15. Throughout the regulation, numbers are spelled out completely.
16. Section 3 from the 1983 regulation was placed inside the Zoning Ordinance.
17. The minimum lot size of twenty (20) acres was changed to minimum parcel size of twenty (20) acres (Section e).
18. The twenty percent (20%) maximum forest clearance was changed to exempt the clearing of invasive species. The definition of invasive species would be set by the Illinois Department of Natural Resources (Section k).
19. The reference to the Kendall County Soil and Erosion Ordinance was changed to Stormwater Management Ordinance (Section n).
20. Lots in a park or campground would need to be clearly marked on the ground with landmarks on the lot corners and lot signage would be approved by the local fire protection district (Section dd).
21. The requirement that campgrounds and parks not cause demands that increase additional public funds to be expended for fire or police services was deleted because this requirement was difficult to quantify (Section hh). The subsequent sections of would be re-lettered to reflect this deletion.
22. The requirement that no permanent resident is allowed to live at a campground or recreational vehicle park was added and a recreational vehicle or tent would not be considered a location within a recreational vehicle park or campground. A camp caretaker would be exempt from the permanent resident requirement (Section jj).
23. The penalties section from the 1983 regulations was removed because a penalties section already exists in the Zoning Ordinance.
24. The requirement that recreational vehicle parks and campgrounds provide their registers to the Planning, Building and Zoning Department, Health Department, law enforcement agencies with jurisdiction, and the local fire protection district upon request was added. The register would be required to be updated daily at minimum. The register shall include campers, picnickers, and other visitors (Section kk.3).
25. A reasonable notice requirement for inspections was added (Section kk.4).
26. The Health Department standards were clarified to apply to all Health Department standards (Section ll).
27. Applicants must seek approval from fire and police departments at the time of application submittal for the special use permit (Section mm).
28. A street sign requirement was added and all trails shall be marked at their beginnings and ends (Section nn).
29. Submitting a map to KenCom and a timeline for changing the map was added (Section oo).
30. The maximum continuous stay requirement that is currently in Zoning Ordinance was deleted.

31. Section 9.05.C.15, regarding recreational camps and recreational vehicle parks as special uses in the B-4, M-1, and M-2 District was changed to reference the A-1 special use requirements.

A copy of the 1983 regulations and the redlined version of this proposal were provided.

Member Nelson stated that he visited with first responders and asked about problems at campgrounds and the first responders said that their problem was a lack of maps and lots numbers which made it difficult to find people.

Member Wilson asked why picnickers needed to register. Mr. Asselmeier responded the register was required to know who was on the property. Member Nelson stated that the proposal only applies to campgrounds and not picnic groves or State parks. Discussion occurred regarding staffing or keycard to control access to the campgrounds.

Discussion occurred about pickup campers. Mr. Asselmeier responded that the language related to parking regulations.

Member Wilson favored the definition of Recreational Vehicle Park or Campground be amended by saying “. . . lease or rental . . .” instead of “. . . lease or rent . . .”

Member Wilson questioned the use of the word forest regarding clearing an area. Mr. Asselmeier stated that he did not know why that term was used in the 1983 regulation.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the requested text amendment.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, and Wilson
Nays (0): None
Absent (1): Stewart

The motion carried.

This proposal goes to the Kendall County Zoning Board of Appeals on September 28, 2020.

Member Nelson noted a court case regarding numbering boards as they relate to campgrounds.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Approval of Letter from the Kendall County Regional Planning Commission to the Village of Shorewood Regarding the Go Pro Athletic Facility and Four Seasons Storage Development

Mr. Asselmeier presented the letter. Mr. Asselmeier noted that the Attorney representing the development requested that the letter be sent after the Village of Shorewood signed the plats.

Member Nelson made a motion, seconded by Member Hamman, to approve the letter. With a voice vote of eight (8) ayes, the motion carried.

Recommendation on Kendall County Regional Planning Commission Fiscal Year 2020-2021 Meeting Calendar

Member Wilson asked how the Annual Meeting would occur if COVID was still an issue. Mr. Asselmeier stated that the Commission would gather at a location. Attendees would have to socially distance and attendees would be encouraged to attend the meeting remotely.

Member Nelson made a motion, seconded by Member McCarthy-Lange, to recommend approval of the calendar as presented. With a voice vote of eight (8) ayes, the motion carried.

Discussion of Amendment to Article IX of the Kendall County Regional Planning Commission's Bylaws Pertaining to the Location of the Annual Meeting of the Election of Officers; Commission Could Make a Motion to Amend the Location of the Annual Meeting of the Election of Officers

Mr. Asselmeier presented the proposed amendment. The proposed amendment removes the location of the annual meeting for the election of officers.

Member Wilson made a motion, seconded by Member McCarthy-Lange, thirded by Member Casey, to approve the amendment as presented. The vote on the amendment will occur at the next Commission meeting.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier stated that Petition 19-39 Map Amendment and Special Use Permit for Four Seasons Storage and Petition 20-15 Final Plat Approval for the Go Pro Sports Subdivision passed at the County Board.

Mr. Asselmeier stated that Petition 20-14 Zoning Ordinance Project passed at the County Board with an amendment removing the language regarding research related home occupations and an amendment removing the soils requiring non-traditional septic systems from the calculation of open space.

Mr. Asselmeier reported that Petition 20-21 Fee Schedule Amendment passed at the County Board. The fee for conditional use permits for beekeeping would be One Hundred Dollars (\$100), the same as other conditional use permits. The annual permit renewal fee for beekeeping was removed.

OTHER BUSINESS/ANNOUNCEMENTS

Chairman Ashton asked Mr. Asselmeier to send a letter asking townships to submit comments on zoning petitions.

Mr. Asselmeier reported that the County received a request from Grainco FS to amend the Future Land Use Map for their property on Wabena Avenue. Grainco FS would also like to rezone the property to M-1 Limited Manufacturing.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Hamman, to adjourn. With a voice vote of eight (8) ayes, the motion carried.

The Kendall County Regional Plan Commission meeting adjourned at 8:26 p.m.

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

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
110 WEST MADISON STREET (109 WEST RIDGE STREET), THIRD FLOOR COURTROOM
YORKVILLE, IL 60560
September 28, 2020 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Karen Clementi

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Greg Dady, Gregg Ingemunson, and Michael Ballas

Chairman Mohr swore in Greg Dady, Gregg Ingemunson, and Michael Ballas.

PETITIONS

The Zoning Board of Appeals started their review of Amended Petition 20-05 at 7:30 p.m.

Amended Petition 20 – 05 – Greg Dady on Behalf of DTG Investments, LLC

Request: Special Use Permit for a Truck Parking Area or Yard

PIN: 06-09-400-005

Location: 3485 Route 126, Na-Au-Say Township

Purpose: Petitioner Wants to Be Able to Operate a Truck Parking Area or Yard with Related Offices and Maintenance Facilities on the Property

Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to operate a trucking company, specifically offices related to a trucking company, minor repair facilities for company trucks, and company truck parking at the subject property.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

The proposed text amendment (Amended Petition 20-02) would add the following to the list of special uses in the A-1 District:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The application materials, aerial of the property, aerial with the flood zone, plat of survey, and site were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Na-Au-Say Township on August 25, 2020.

Petition information was sent to the Village of Oswego on August 25, 2020. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on August 25, 2020. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on August 25, 2020. On August 27, 2020, the Oswego Fire Protection District submitted an email stating that they had no specific concerns. They did note that the fire alarm system at the property was not in operation. The Oswego Fire Protection District email was provided.

ZPAC reviewed this proposal at their meeting on September 1, 2020. The Health Department asked about the septic system and catching spills in the maintenance bays. The Petitioner indicated that a triple catch basin exists in the bays. A change in occupancy permit for the business will be required. A permit for the sign will be required. The Petitioner was agreeable to paving the south parking lot with asphalt within ninety (90) days of the approval of the special use permit. The Petitioner said signage would be installed directing people not to park in the front yard setback or in locations that restricted access to the rear of the property through the drive on the east side of the property. The Petitioner was

agreeable to the hours of operation and would obtain information regarding the height of the berm and number of trees on the berm. ZPAC recommended approval of the requested special use permit with a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 23, 2020. Because the Commission recommended denial of the Petition 20-02, the Commission did not take any action on Petition 20-05; the proposal was moot. The minutes of the meeting were provided.

The subject property has been used as a landscaping business and repair and restoration business. The order and special use permit that allowed these businesses were provided. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

According to the business plan, the property is leased to United Group Logistics. United Group Logistics is a trucking company that hauls freight throughout the State. They use the property for office space, minor truck repair/maintenance and a truck depot. The office space is used for accounting and dispatch and the bays are used for maintenance. Ten (10) employees are at the site and the hours of operation are Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m.

No maintenance of vehicles will occur outside the main building.

According to the site plan, there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. The site plan also shows one (1) metal silo and one (1) corn crib in the planned truck parking area. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway. No storage or parking should take place in the floodway.

Depending on the nature of new construction, which is not planned as part of this special use permit, stormwater management permits could be required.

The property has two accesses off of Route 126. The western access would be used by the existing house and the eastern access would be used by the business operating out of the metal barn.

According to the site plan, a parking area for trucks is shown north of the metal building. The parking area is gravel. No dimension information was provided.

The site plan shows fifteen (15) additional parking spaces to the north of the metal building and ten (10) parking spaces south of the metal building, including two (2) handicapped accessible spaces. A proposed asphalt addition is shown on the site plan. Within ninety (90) days of the approval of the special use permit ordinance, the property owner or operators of the business allowed by this special use permit shall install the asphalt parking spaces.

The Petitioner was agreeable to a condition stating that no work on vehicles would occur outside of the main building. Therefore, no issues related to spills or other motor vehicle related leaks were foreseen. The Petitioner was also agreeable to a condition to monitor the site for leaks.

No additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

The site plan shows a sign. The sign is four feet by eight feet (4'X8') in size. A light exists next to the sign.

The site plan shows a wooden fence around the property and a single gate east of the metal building. No information was provided regarding the size of the fence or gate.

A berm and several mature trees are between the metal building and Route 126. To date, no specific landscaping information was provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

The proposed Findings of Fact are 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 operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.

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. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities exist on the site based upon the number of proposed employees at the property. No parking shall occur in the floodplain. No additional buildings are planned for the site. The Petitioners are aware that parking cannot occur in the front yard setback. Route 126 is a State maintained road and should be able to handle the traffic.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. Provided the text amendment adding truck parking area and yard are added to the list of special uses in the A-1 District, this is true.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

Provided the proposed text amendment related to truck parking and area and yard is approved, Staff recommends approval of the requested special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted plat of survey and site plan. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, concrete, metal silo, wood frame machine shed, and corn crib without amending the site plan.
2. Within ninety (90) days of the approval of the special use permit ordinance, the property owner or operators of the business allowed by this special use permit shall install the asphalt parking spaces shown on the submitted site plan.
3. No parking or storage shall occur within the floodplain at the north end of the property.
4. Mr. Asselmeier noted that additional information about the berm and plantings was needed for this condition. The property owner or operators of the business allowed by this special use permit shall maintain the existing undefined foot tall berm and unknown number trees on the berm. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department.
5. One (1) four foot by eight foot (4'X8') sign may be installed on the subject property in substantially the location shown on the site plan. The property owner or operators of the business allowed by this special use permit may install additional directional and no parking signage in order to ensure that no parking occurs in the required front yard setback and that the access to the rear (north) of the property is not blocked via the existing asphalt drive.
6. None of the vehicles parked on premises shall be considered agricultural equipment as they relate to the business allowed by the special use permit.
7. All of the vehicles parked on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

8. No maintenance may occur on any vehicle outside of the fourteen thousand (14,000) square foot building.
9. The property owner or operators of the business allowed by this special use permits shall diligently monitor the property for vehicle related leaks and shall promptly clean up the site if leaks occur.
10. The hours of operation for the business allowed by this special use permit shall be Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m. Drivers may drop-off trucks outside these hours of operations. No one associated with the business allowed by the special use permit shall spend the night at the property. The property owner or operators of the business allowed by this special use permit may reduce these hours of operation.
11. The total maximum number of employees for the business allowed by this special use permit shall be ten (10).
12. The property owner and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The conditions and restrictions contained in Ordinance 2014-29 pertaining to the operation of a clean-up restoration service/business shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a truck parking area or yard.
14. The property owner and operators of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Discussion occurred regarding the recommendation pertaining to the installation of the asphalt parking lot. The consensus of the Board was to set the deadline at May 15th for the installation of the asphalt parking lot. The Petitioner was agreeable to that deadline.

Chairman Mohr opened the public hearing at 7:43 p.m.

Greg Dady stated the berm was ten feet (10') feet tall and twenty (20) trees at least twenty feet (20') in height were located on the berm.

Chairman Mohr requested that the licenses be valid in Condition 7.

Chairman Mohr wanted to see that the Health Department inspected the septic system. Mr. Asselmeier noted that Condition 14 requires the Petitioner to obtain a new certificate of occupancy.

Mr. Asselmeier asked if the parking lot will be full of cars when the business is closed. Gregg Ingemunson responded that truck drivers could leave their vehicles overnight at the property.

Mr. Asselmeier asked if the tenant was aware and agreeable to the proposed conditions. Mr. Dady responded yes.

Chairman Mohr asked who owns the trailers. No private, non-company owned trucks are stored at the property and all mechanics are employees of the company leasing the building. No outdoor maintenance on the trucks will occur.

Chairman Mohr closed the public hearing at 7:47 p.m.

Member Thompson made a motion, seconded by Member Fox, to approve the Findings of Fact as presented.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Absent (1): Clementi

The motion passed.

Member LeCuyer made a motion, seconded by Member Whitfield, to recommend approval of the special use permit with the conditions proposed by Staff with the following amendments:

1. Condition 2 was amended to require the property owner or operator of the business allowed by the special use permit install the asphalt parking lot by May 15, 2021.
2. Condition 4 was amended to specify the berm at ten feet (10') tall and to specify twenty (20) trees with a minimum of twenty feet (20') feet in height on the berm.
3. Condition 7 was amended to state that vehicles shall have valid licenses if required by law.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Absent (1): Clementi

The motion passed.

This proposal will go to the Kendall County Planning, Building and Zoning Committee on November 9, 2020.

The Zoning Board of Appeals completed their review of Amended Petition 20-05 at 7:52 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that the County received a request from Grainco FS to amend the Future Land Use Map for their property on Wabena Avenue. Grainco FS would also like to rezone the property to M-1 Limited Manufacturing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Cherry, to adjourn. With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:18 p.m.

The next hearing/meeting will be on November 2, 2020.

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

Exhibits

1. Memo on Amended Petition 20-05 Dated September 25, 2020
2. Certificate of Publication and Mailings for Amended Petition 20-05 (Not Included with Report but on file in Planning, Building and Zoning Office).

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

[illegible]

Matt Asselmeier

From: Brad Blocker [REDACTED]
Sent: Monday, October 26, 2020 8:29 AM
To: Matt Asselmeier
Subject: [External]RE: 3485 Route 126 Question

Matt,

Na-Au-Say Township did not have time to put together a normal hearing by the Planning Committee where a motion would have been voted on and recommendation made to Township Trustees and County . The Township did hold the regular monthly meeting on Oct. 19th and the issue was discussed under Old Business on the agenda . At this time it was felt the township should share the general concerns and comments with the County although nothing was formally voted on .

Although it was felt that the applicant has been good to work with on past special uses on the property , and all are sympathetic to the current issues regarding zoning , the Township does not recommend including requested special use in the A-1 area for this Applicant . Also the Township does not recommend the County include the text amendment to include "Truck Parking "as one of the listed uses in A-1 zoning anywhere in Kendall County . Some of the reasons were :

- This type of Commercial Trucking is NOT consistent with agricultural operations on A-1 districts .
- Na-Au-Say Township has seen tremendous growth in our area of large warehouses , immediately to our east just over our Township /County line in Plainfield as well as to our south in Seward Township and Minooka . Along with this we have seen significant increase of truck traffic on Ridge Rd , Rt 126 , Grove and Schlapp Rds within our Township. The concern is that along with this growth and also zoning amendment changes we would be welcoming more Commercial Truck parking along any of these roads in the A-1 District as they are all "Major Collector Roads "in our Township.
- What are the ramifications on County level along Rt 47 , Rt 52, Rt 126 Rt 34 all state highways , as well as Major Collectors like Galena Rd , Eldamain Rd ,Caton Farm Rd , Newark Rd. These would all be prime locations for" Truck Parking Area and Maintenance Yards and Offices " according to the Proposed Text Ammendment
- Regarding past issues with special use permits in A-1 Districts , as well as no-permits that are Non-Conforming with zoning ordinances in Na-Au-Say Township , there has been little ,if any , Policing or enforcement from the County when requested or reported . How can we have confidence that issues with truck parking will be any different ?

These are highlights of the topics discussed . Please feel free to contact me with questions or concerns .

Brad

Bradley A. Blocker
Supervisor

Na-Au-Say Township
"Headwaters of the aux-sable"

Office : [REDACTED]

Mobile : [REDACTED]

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Friday, October 16, 2020 3:27 PM
To: Brad Blocker
Subject: 3485 Route 126 Question

State of Illinois
County of Kendall

Zoning Petition
#20-05

ORDINANCE NUMBER 2020-_____

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A TRUCK PARKING AREA OR YARD AT 3485 ROUTE 126 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 06-09-400-005 IN NA-AU-SAY TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, on or about August 17, 2020, Greg Dady on Behalf of DTG Investments, LLC, hereinafter be referred to as “Petitioner”, submitted a request for a text amendment to the Kendall County Zoning Ordinance adding truck parking area or yard to the list of special uses in the A-1 Agricultural District with conditions; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 5.5 acres located at 3485 Route 126 (PIN: 06-09-400-005) in Na-Au-Say Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, on or about October 7, 2014, the Kendall County Board granted a special use permit for the operation of a cleanup restoration/service business at the subject property; and

WHEREAS, on or about August 17, 2020, Petitioner’s representative filed a petition for a Special Use Permit allowing the operation of a truck parking area or yard at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on September 3, 2020, the Kendall County Zoning Board of Appeals conducted a public hearing on September 28, 2020, at 7:00 p.m., in the Third Floor Courtroom, at the Historic Kendall County Courthouse located at 109 W. Ridge Street in Yorkville, at which the Petitioner’s attorney presented evidence, testimony, and exhibits in support of the requested special use permit and zero members of the public testified in favor or in opposition; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated September 28, 2020, a true and correct copy of which is attached hereto as Exhibit B; and

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

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

State of Illinois
County of Kendall

Zoning Petition
#20-05

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of a truck parking area or yard on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the plat of survey attached hereto as Exhibit C and site plan attached hereto as Exhibit D. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, concrete, metal silo, wood frame machine shed, and corn crib without amending the site plan.
 - B. On or before May 15, 2021, the property owner or operators of the business allowed by this special use permit shall install the asphalt parking spaces shown on the attached site plan (Exhibit D).
 - C. No parking or storage shall occur within the floodplain at the north end of the property.
 - D. The property owner or operators of the business allowed by this special use permit shall maintain the existing ten foot (10') tall berm and twenty (20) trees at a minimum of twenty feet (20') tall on the berm. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department.
 - E. One (1) four foot by eight foot (4'X8') sign may be installed on the subject property in substantially the location shown on the site plan (Exhibit D). The property owner or operators of the business allowed by this special use permit may install additional directional and no parking signage in order to ensure that no parking occurs in the required front yard setback and that the access to the rear (north) of the property is not blocked via the existing asphalt drive.
 - F. None of the vehicles parked on premises shall be considered agricultural equipment as they relate to the business allowed by the special use permit.
 - G. All of the vehicles parked on the premises shall be maintained in good condition with no deflated tires and shall have valid licenses if required by law.
 - H. No maintenance may occur on any vehicle outside of the fourteen thousand (14,000) square foot building.
 - I. The property owner or operators of the business allowed by this special use permits shall diligently monitor the property for vehicle related leaks and shall promptly clean up the site if leaks occur.

State of Illinois
County of Kendall

Zoning Petition
#20-05

- J. The hours of operation for the business allowed by this special use permit shall be Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m. Drivers may drop-off trucks outside these hours of operations. No one associated with the business allowed by the special use permit shall spend the night at the property. The property owner or operators of the business allowed by this special use permit may reduce these hours of operation.
 - K. The total maximum number of employees for the business allowed by this special use permit shall be ten (10).
 - L. The property owner and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
 - M. The conditions and restrictions contained in Ordinance 2014-29 pertaining to the operation of a clean-up restoration service/business shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a truck parking area or yard.
 - N. The property owner and operators of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
 - O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
 - P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 3. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.
 - 4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of November, 2020.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16 ALL IN TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST ALONG SAID CENTER LINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.

(PERMANENT INDEX NUMBER 06-09-400-005-0000)

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on September 28, 2020, by a vote of six (6) in favor and zero (0) in opposition. Member Clementi was absent.

FINDINGS OF FACT-SPECIAL USE PERMITS

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications.

*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 operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.***

*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. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Adequate utilities exist on the site based upon the number of proposed employees at the property. No parking shall occur in the floodplain. No additional buildings are planned for the site. The Petitioners are aware that parking cannot occur in the front yard setback. Route 126 is a State maintained road and should be able to handle the traffic.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **Provided the text amendment adding truck parking area and yard are added to the list of special uses in the A-1 District, this is true.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”***

RECOMMENDATION

Approval of the special use permit with the following conditions and restrictions:

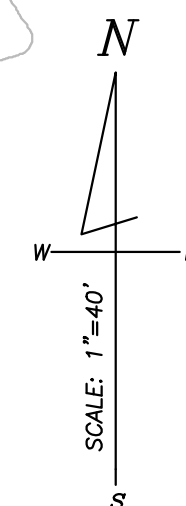
1. The site shall be developed substantially in accordance with the submitted plat of survey and site plan. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, concrete, metal silo, wood frame machine shed, and corn crib without amending the site plan.
2. On or before May 15, 2021, the property owner or operators of the business allowed by this special

use permit shall install the asphalt parking spaces shown on the submitted site plan.

3. No parking or storage shall occur within the floodplain at the north end of the property.
4. The property owner or operators of the business allowed by this special use permit shall maintain the existing ten foot (10') tall berm and twenty (20) trees at a minimum of twenty feet (20') tall on the berm. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department.
5. One (1) four foot by eight foot (4'X8') sign may be installed on the subject property in substantially the location shown on the site plan. The property owner or operators of the business allowed by this special use permit may install additional directional and no parking signage in order to ensure that no parking occurs in the required front yard setback and that the access to the rear (north) of the property is not blocked via the existing asphalt drive.
6. None of the vehicles parked on premises shall be considered agricultural equipment as they relate to the business allowed by the special use permit.
7. All of the vehicles parked on the premises shall be maintained in good condition with no deflated tires and shall have valid licenses if required by law.
8. No maintenance may occur on any vehicle outside of the fourteen thousand (14,000) square foot building.
9. The property owner or operators of the business allowed by this special use permits shall diligently monitor the property for vehicle related leaks and shall promptly clean up the site if leaks occur.
10. The hours of operation for the business allowed by this special use permit shall be Monday through Friday from 8:00 a.m. until 5:00 p.m. and Saturday from 8:00 a.m. until 3:00 p.m. Drivers may drop-off trucks outside these hours of operations. No one associated with the business allowed by the special use permit shall spend the night at the property. The property owner or operators of the business allowed by this special use permit may reduce these hours of operation.
11. The total maximum number of employees for the business allowed by this special use permit shall be ten (10).
12. The property owner and operators of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
13. The conditions and restrictions contained in Ordinance 2014-29 pertaining to the operation of a clean-up restoration service/business shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a truck parking area or yard.
14. The property owner and operators of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

PLAT OF SURVEY

OF
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18 ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST, ALONG SAID CENTER LINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.



REFERENCE BENCHMARK: KENDALL COUNTY MARKER DESIGNATION NO. 708, BRASS MARKER ON TOP OF WEST SIDE OF THE CONCRETE BOX CULVERT UNDER GROVE ROAD CROSSING OVER A TRIBUTARY BRANCH TO THE EAST AUX SABLE CREEK, 1 MILE NORTH OF ROUTE 126 ELEVATION = 687.53 NGVD 29

SITE ADDRESS: 3485 ROUTE 126
OSWEGO IL 60543
Owner Name DTG INVESTMENTS LLC
Owner Address PO BOX 7453
AURORA IL 60507

ORDERED BY: BRUMMEL PROPERTIES

STATE OF ILLINOIS S. S.

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 FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 12TH DAY OF DECEMBER, A. D., 2019.



3485 ROUTE 126.DWG
● = found iron stake
○ = set iron stake
0 1/4" 1/2" 3/4" 1"

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 12TH OF DECEMBER, A. D., 2019.

ORDER NO. 19 L 71

FILE NO. 191062

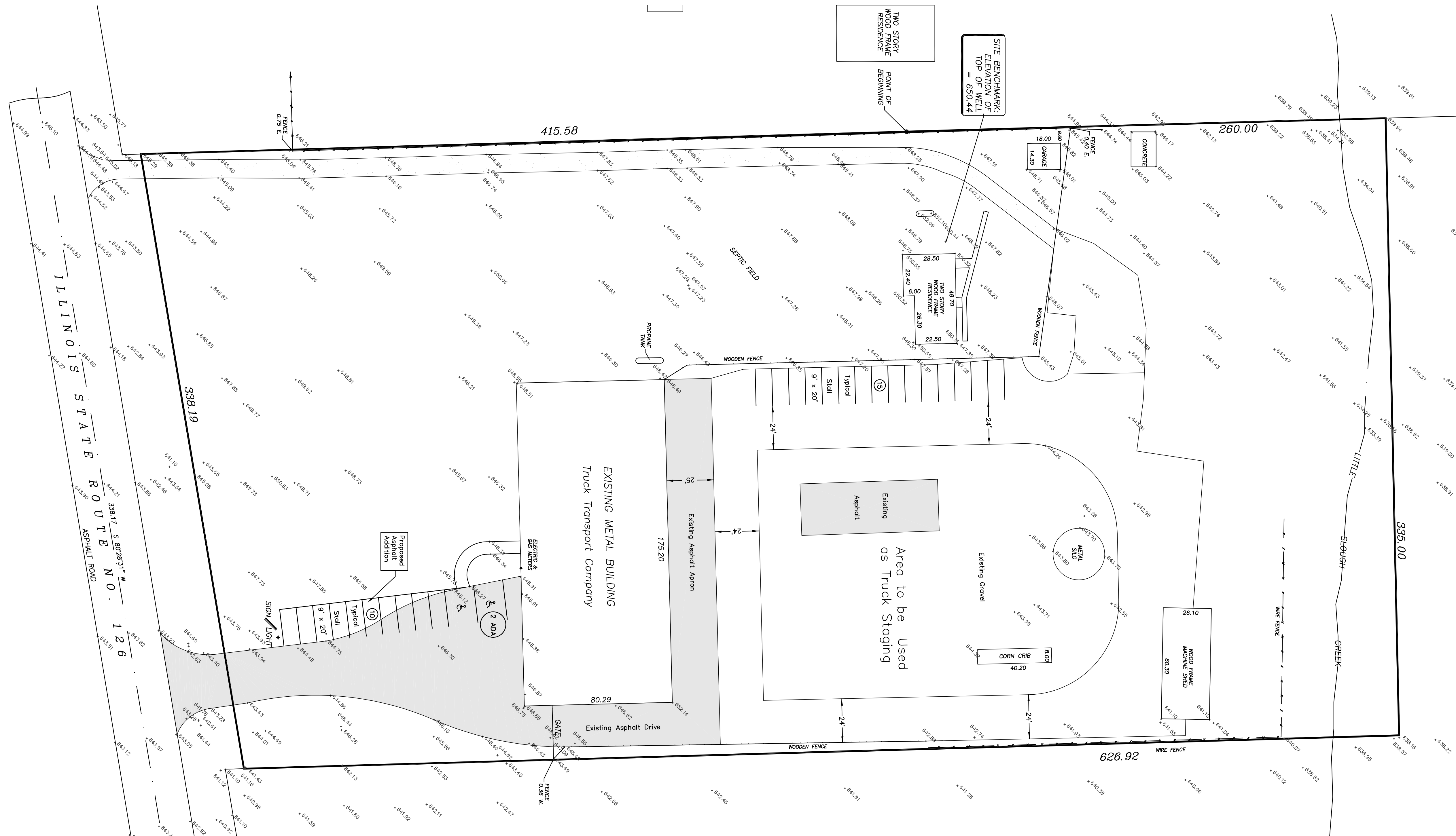
WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207

VICINITY MAP
© OpenStreetMap contributors
<https://www.openstreetmap.org/copyright>



3485 Rte 126 Special Use Site Plan

OF
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18 ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.



Site Data

SITE ADDRESS: 3485 ROUTE 126
OSWEGO IL 60543

Owner Name DTG INVESTMENTS LLC
Owner Address PO BOX 7453
AURORA IL 60507

PRESENTLY ZONED A1-SU
Total Area = ±5.0098 ACRES
Metal Subject Bldg Area = 14,067 sq.ft.
Metal Subject Bldg Use =
Truck Transport & Logistics
With Truck Mechanic facility

25 Parking Stalls
2 ADA Parking Stalls

Site is currently landscaped
with berms, mature trees, bushes
and board on board security fence

Rynear & Son, Inc.

Consulting Engineers
Professional Design Firm
Licenses No. 184-004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355-9889 PHONE
(630) 355-5382 FAX

ISSUE:

Date Description

PROJECT:

Site Plan
Special Use Permit
3485 Rte. 126

Oswego, Illinois

Client:
Brummel Properties

Date:

Design/Drawn: WAR

Approved: CWR

Book No.: -

File No.:

SHEET TITLE:

Site Plan
3485 Rte. 126
Oswego, IL
Special Use

SHEET NUMBER:

C-1

SHEET 1 OF

Project No.:



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-27

81 Boulder Hill Pass, Oswego

Revocation of Special Use Permit for a Place of Worship**INTRODUCTION AND BACKGROUND**

On August 18, 2015, the Kendall County Board granted a special use permit for the operation of a place of worship at 81 Boulder Hill Pass, Oswego. Restriction 1 of the special use permit stated that the special use permit shall be for the Strong Tower of Refuge Ministries. Ordinance 2015-15, which granted the special use permit, is included as Attachment 1.

On October 16, 2020, the Planning, Building and Zoning Department conducted a visual inspection of the property and found no evidence of the Strong Tower of Refuge Ministries at the property.

On October 19, 2020, the Kendall County Planning, Building and Zoning Department sent a letter to the property owner asking if the place of worship was still in operation at the property and requesting that the special use permit be revoked if the church had vacated the space. On November 5, 2020, the owner of the property submitted a letter requesting that the special use permit be revoked. This request is included as part of the draft revocation ordinance.

The draft revocation ordinance is included as Attachment 2.

The subject property is zoned B-3. If the special use permit is revoked, the property will retain its B-3 zoning classification.

RECOMMENDATION

Staff recommends approval of the proposed special use permit revocation.

ATTACHMENTS

1. Ordinance 2015-15
2. Draft Revocation Ordinance

ORDINANCE NUMBER 2015 - 15

GRANTING A B-3 SPECIAL USE AT
81 BOULDER HILL PASS, MONTGOMERY
TO OPERATE A PLACE OF WORSHIP

WHEREAS, Rhonda Miller of Strong Tower of Refuge Ministries has filed a petition for a Special Use for a Place of Worship for a property located at 81 Boulder Hill Pass in the Boulder Hill Marketplace Shopping Center, (PIN # 03-05-401-003), in Oswego Township. The Place of Worship will occupy approximately 4,800 square feet in the end unit nearest to Boulder Hill Pass; and

WHEREAS, said property is currently zoned B-3 Highway Business; and

WHEREAS, said petition is to obtain a B-3 Special Use Permit to operate a Place of Worship for the Strong Tower of Refuge Ministries. This ministry is geared towards outreach, where they will be having services several days a week and providing workshops to help those in the community with various needs. Services will include Bible study, worship services, and other events; and

WHEREAS, said property is legally described as:

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

Commencing at the most Westerly corner of Boulder Hill, Kendall County, Illinois, Unit 1, said point being the point of intersection of the center line of Illinois State Highway No. 25 with the Southwesterly line of Boulder Hill Pass extended Northwesterly; thence S. 49° 13' 28" E. along said Southwesterly line 197.50 feet to a point of curvature; thence continuing along said Southwesterly line, being along a curve to the right, having a radius of 3171.60 feet, an arc distance of 52.50 feet to the point of beginning; thence continuing along said curve being along said Southwesterly line, an arc distance of 509.69 feet to a point of compound curvature thence continuing along said Southwesterly line, being along a curve to the right, having a radius of 731.25 feet, an arc distance of 182.71 feet to a point lying 200.72 feet Northwesterly of the Northeast corner of Boulder Hill, Kendall County, Illinois, Unit 9, (as measured along the last described curb); thence S. 64° 31' 02" W. 553.54 feet to a point lying 25 feet Northerly of the Northerly line of Hillstone Road (as measured at right angles thereto); thence S. 07° 23' 49" E. to said Northerly line; thence S. 82° 36' 11" W. along said Northerly line 75.00 feet to the Northwest corner of said Unit 9; thence N. 84° 57' 25" W. 119.46 feet to the Easterly line of the Burlington Northern Railroad right-of-way; thence Northerly along said Easterly line being along a curve to the left, having a radius of 1050.48 feet, an arc distance of 453.80 feet; thence N. 42° 36' 23" E. 201.40 feet to a point lying 250 feet Southeasterly of the center line of Illinois State Highway No 25 (as measured at right angles thereto);

thence N. 40° 46' 32" E. 249.56 feet to the point of beginning and containing 7.818 acres 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, including a recommendation for approval by the Special Use Hearing Officer on July 27, 2015; and

WHEREAS, the findings of fact were approved by the Special Use Hearing Officer 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. **We believe the presence of Strong Tower of Refuge Ministries would help improve the public health, safety, comfort and general welfare of the Boulder Hill area.***

*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. **Drawing more visitors to the shopping center will likely enhance traffic to other businesses like the nearby restaurant. The large existing parking lot should be able to handle increased use generated by Strong Tower Ministries operation. An occupied shopping center is typically better maintained, and generally enhances property values in the area.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is an existing shopping/professional center therefore all these considerations are already in place.***

*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 proposed use will comply with all County 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. **This special use permit will be consistent with the uses in the strip center.***

WHEREAS, the Kendall County Regional Planning Commission reviewed the request on July 22, 2015 and also recommended approval by a 6-0 vote; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a place of worship in accordance to the submitted Description included as "Exhibit A" and incorporated herein subject to the following conditions:

1. This special use is granted for Strong Tower of Refuge Ministries only and shall run with the tenant. Any new Place of Worship will be required to seek a new special use approval.

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 August 18, 2015.

Attest:


Debbie Gillette
Kendall County Clerk


John Shaw
Kendall County Board Chairman

Exhibit "A"

Strong Tower of Refuge Ministries

100 Rocky Way # 15

Montgomery, IL 60538

Founder & Senior Pastor Rhonda Miller



May 12, 2015

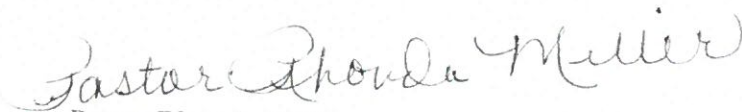
Department of Building & Planning

Dear Planning Committee,

Strong Tower of Refuge Ministries was incorporated in 2003. We are a non for profit organization seeking a special use permit for our ministry in the city of Montgomery. Our ministry is geared towards outreach, where we will be having service several days a week, and providing workshop to help those in the community with various needs.

The services we want to offer our community will be held 81 boulder Hill Pass, in Montgomery IL Our Church will offer Tuesday night Bible study, Thursday night Workshop, and Sunday morning Worship Service, as well as other events. I would like to thank you in advance you're your consideration.

Warm regards,


Pastor Rhonda Miller



ORDINANCE NUMBER 2020-_____

**REVOKING A SPECIAL USE PERMIT FOR A PLACE OF WORSHIP GRANTED BY
ORDINANCE 2015-15 AT 81 BOULDER HILL PASS (PIN: 03-05-401-003)
IN OSWEGO TOWNSHIP**

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 13:08.F of the Kendall County Zoning Ordinance allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, no public hearing is required for an owner-initiated revocation; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the B-3 Highway Business District and consists of approximately 7.8 acres and is identified by Parcel Identification Number 03-05-401-003 in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

WHEREAS, Rhonda Miller petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a special use permit for the operation of a place of worship in the portion of subject property addressed as 81 Boulder Hill Pass in 2015; and

WHEREAS, the Kendall County Board granted a special use permit through Ordinance 2015-15 at the portion of the subject property addressed as 81 Boulder Hill Pass on August 18, 2015, for the operation of a place of worship; and

WHEREAS, Condition #1 of Ordinance 2015-15 requires that the special use permit be restricted to the Strong Tower of Refuge Ministries only and that any new place of worship wishing to locate in 81 Boulder Hill Pass obtain a new special use permit; and

WHEREAS, Boulder Hill Property, LLC, as represented by Sunny Simon, is the owner of record of the subject property and shall hereinafter be referred to as “The Petitioner”; and

WHEREAS, following visual inspection of the exterior of the subject property, on October 19, 2020, the Kendall County Planning, Building and Zoning Department mailed a letter to The Petitioner requesting confirmation that the Strong Tower of Refuge Ministries was still a tenant at the subject property; and

WHEREAS, The Petitioner no longer desires the special use permit and has stated in a letter as provided in attached Exhibit “B” that they voluntarily request that Kendall County revoke the special use permit on the above-referenced property; and

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

1. The Kendall County Board hereby revokes the special use permit for a public of worship granted by Ordinance 2015-15.

2. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect the revocation of the special use permit granted by Ordinance 2015-15.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of January, 2021.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

Exhibit A

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

Commencing at the most Westerly corner of Boulder Hill, Kendall County, Illinois, Unit 1, said point being the point of intersection of the center line of Illinois State Highway No. 25 with the Southwesterly line of Boulder Hill Pass extended Northwesterly; thence S. $49^{\circ} 13' 28''$ E. along said Southwesterly line 197.50 feet to a point of curvature; thence continuing along said Southwesterly line, being along a curve to the right, having a radius of 3171.60 feet, an arc distance of 52.50 feet to the point of beginning; thence continuing along said curve being along said Southwesterly line, an arc distance of 509.69 feet to a point of compound curvature thence continuing along said Southwesterly line, being along a curve to the right, having a radius of 731.25 feet, an arc distance of 182.71 feet to a point lying 200.72 feet Northwesterly of the Northeast corner of Boulder Hill, Kendall County, Illinois, Unit 9, (as measured along the last described curb); thence S. $64^{\circ} 31' 02''$ W. 553.54 feet to a point lying 25 feet Northerly of the Northerly line of Hillstone Road (as measured at right angles thereto); thence S. $07^{\circ} 23' 49''$ E. to said Northerly line; thence S. $82^{\circ} 36' 11''$ W. along said Northerly line 75.00 feet to the Northwest corner of said Unit 9; thence N. $84^{\circ} 57' 25''$ W. 119.46 feet to the Easterly line of the Burlington Northern Railroad right-of-way; thence Northerly along said Easterly line being along a curve to the left, having a radius of 1050.48 feet, an arc distance of 453.80 feet; thence N. $42^{\circ} 36' 23''$ E. 201.40 feet to a point lying 250 feet Southeasterly of the center line of Illinois State Highway No 25 (as measured at right angles thereto); thence N. $40^{\circ} 46' 32''$ E. 249.56 feet to the point of beginning and containing 7.818 acres in Oswego Township, Kendall County, Illinois.

RECEIVED

NOV 05 2020

KENDALL COUNTY
PLANNING, BUILDING
& ZONING

Month Day, Year

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

I, Sunny Simon am the owner at 81 Boulder Hill Pass, Montgomery, IL
(First & Last Name) (Address of property)

On August 18, 2015, the property was granted a special use (Ordinance 2015-15). The special use granted in 2015 was granted for the operation of a place of worship at 81 Boulder Hill Pass

Pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, I hereby voluntarily request that Kendall County revoke my special use on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right to a public hearing and formally request the above-referenced special use be removed from my property.

[Redacted Signature]
(Signature)

11/2/2020
(Date)

Sunny Simon
(Printed Name)

Attest: [Redacted Signature]
Notary Public



NEW OSWEGO CURRENCY EXCHANGE, INC.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM Senior Planner
Date: December 17, 2020
Re: Petition 20-31 – Request from Landscape Depot Yorkville, LLC and D Construction for a Temporary Use Permit for Portable Concrete Crushing Plant and Stockpiling Dirt as Part of a Construction Site at 9211 Route 126, Yorkville, Kendall Township

Landscape Depot Yorkville, LLC owns the parcel created by the T-intersection created by the intersection of Identa Road and Route 126 and addressed as 9211 Route 126 (PIN 05-04-400-003). The property is northeast of Identa Road and south of Route 126 and is a vacant farmstead zoned A-1 Agricultural.

D Construction was awarded a project by the Illinois Department of Transportation for work in the area and they contracted with the owner of the subject property to use the site for stockpiling and processing/recycling aggregates and crushing concrete for use on D Construction's Illinois Department of Transportation Project.

In December 2019, the Planning, Building and Zoning Committee granted the Petitioners a temporary use permit for a portable concrete crushing plant and stockpiling dirt as part of a construction site at the subject property. Condition 1 of the temporary use permit stated that the permit was valid for one (1) year and could be renewed a maximum of two (2) addition times.

On December 2, 2020, D Construction submitted an application renewing the temporary use permit.

The proposed renewed temporary use permit is attached. The conditions in the proposed renewed temporary use permit are the same as the original temporary use permit with the exception that the Petitioners can apply for one (1) more renewal in condition 1 instead of the original two (2) more renewals. The renewed temporary use permit would be valid for one (1) year.

The project should be completed by July 2021.

Petition information was sent to the United City of Yorkville and Kendall Township on December 1, 2020, and the Bristol-Kendall Fire Protection District on December 2, 2020. Yorkville reported that they filed one (1) complaint with the Illinois Department of Transportation regarding an earlier than allowed start time. This issue has been resolved and Yorkville had no objections to the renewal. Kendall Township and the Bristol-Kendall Fire Protection District did not submit comments as of the date of this memo.

The Kendall County Sheriff's Department, Health Department, and Highway Department expressed no objections to the requested renewal.

Because the requested temporary use permit is sought to expedite a public project on a highly trafficked State-maintained highway, Staff recommends approval of the temporary use permit subject to the following conditions:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for one (1) successive one (1) year period at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.

4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

The proposed temporary use permit is also attached for your consideration.

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

Thanks,

MHA

ENC: Draft Renewed Temporary Use Permit



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

January XX, 2021

Landscape Depot Yorkville, LLC
c/o Carolyn Meinzer
27W130 North Avenue
West Chicago, IL 60185

RE: *A-1 Temporary Use to Engage in Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and Recycled Asphalt Pavement When Necessary and Incidental to a Construction Project*
9211 Route 126, Kendall Township (PIN # 05-04-400-003)

Dear Ms. Meinzer:

This letter serves as a copy of the approved Agricultural Temporary Use permit to engage in portable concrete crushing, screening, and stockpiling of dirt, crushed concrete and recycled asphalt pavement when necessary and incidental to a construction project at 9211 Route 126.

The conditions of the temporary use permit are as follows:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for one (1) successive one (1) year period at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to the Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.
4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

Should you have any questions or concerns about this matter, please feel free to contact our office at (630) 553-4141.

Kind Regards,

Matthew H. Asselmeier, AICP, CFM
Senior Planner



July 31, 2019

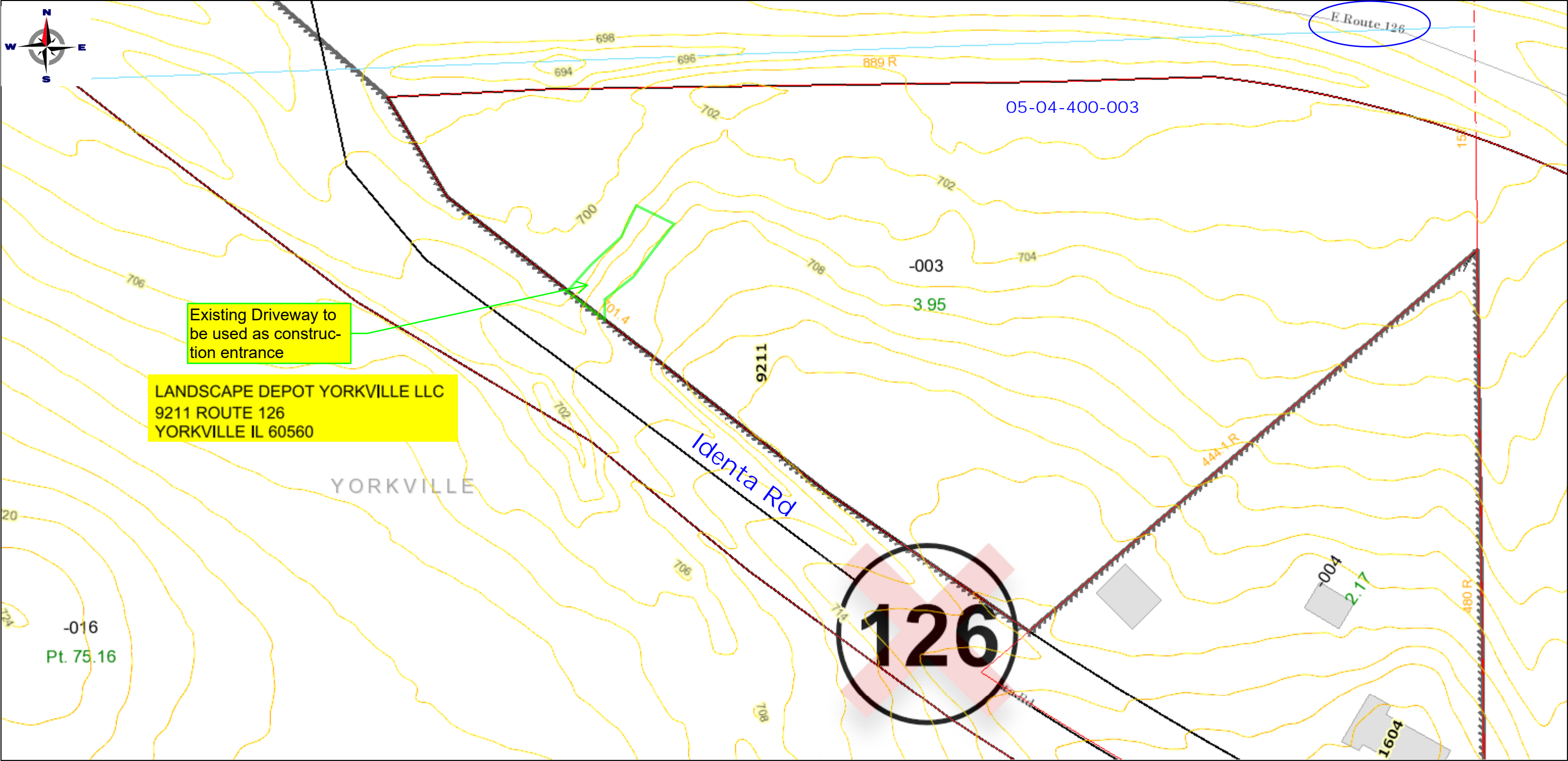
OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400
COUNTY_LIN	LOT_LIN	Corporate	Hook 100
HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100
INDIAN_LIN	SECTION_LIN	Arrow 400	Tip 400
LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names

1:1,129

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Kendall County IL GIS
Kendall County Illinois GIS



July 31, 2019

	OwnershipParcels		LEGAL_PARCEL_LIN		VACATED_ROW_LIN		FromTo 400		Building Footprints		A25		A45		A71
	COUNTY_LIN		LOT_LIN		Corporate		Hook 100		Hydrography		A30		A60		A72
	HOOKED_LOT_LIN		PARCEL_LIN		Site Addresses		Hook 400		Rail Road Centerlines		A31		A61		A74
	HYDRO_LIN		ROW_LIN		Arrow 100		Tip 100		A15		A35		A62		A75
	INDIAN_LIN		SECTION_LIN		Arrow 400		Tip 400		A20		A40		A63		
	LEGAL_LOT_LIN		TOWNSHIP_LIN		FromTo 100		Road Names		A21		A41		A70		

1:1,129

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Kendall County IL GIS
Kendall County Illinois GIS



July 31, 2019

OwnershipParcels	LEGAL_PARCEL_LIN	VACATED_ROW_LIN	FromTo 400
COUNTY_LIN	LOT_LIN	Corporate	Hook 100
HOOKED_LOT_LIN	PARCEL_LIN	Site Addresses	Hook 400
HYDRO_LIN	ROW_LIN	Arrow 100	Tip 100
INDIAN_LIN	SECTION_LIN	Arrow 400	Tip 400
LEGAL_LOT_LIN	TOWNSHIP_LIN	FromTo 100	Road Names

1:1,129

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Kendall County IL GIS
Kendall County Illinois GIS



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 and 19-18

APPLICANT INFORMATION		
NAME OF APPLICANT	MAILING ADDRESS	CITY, STATE - ZIP
Maria Serrano	[REDACTED]	[REDACTED]
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:		
<input checked="" type="checkbox"/> Needs Medical Care (Attach Affidavit from Physician)		
<input type="checkbox"/> Building House on Same Lot		
<input type="checkbox"/> Emergency		
<input type="checkbox"/> Residence for Agricultural Employee on the Same Lot		
1) Months Occupied (ie. May to August, 2001): _____		
2) Name(s) and Phone Number of Occupant(s): _____		
3) Primary Occupation of Occupant(s): _____		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		
SIGNATURE OF APPLICANT		DATE 12-10-2020
[REDACTED]		
SIGNATURE OF ATTORNEY/AGENT		DATE



Daniel J. Kramer

Law Offices
of
Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630-553-9500
Fax: 630-553-5764
dkramer@dankramerlaw.com

Kelly A. Helland
D.J. Kramer

January 4, 2021

Matt Asselmeier Kendall County Planning, Building, & Zoning Committee
masselmeier@co.kendall.il.us

RE: Cox Landscaping

Dear Ladies and Gentlemen:

Please take this letter as the request of the Petitioner to waive any stormwater review deposit in regard to the pending Petition.

The Petition for Special Use was filed, seeking confirmation of existing uses that have been on the Site for decades. The current Tenant of Mrs. Pulfer runs strictly a Landscaping Business which under the Kendall County current ordinance is required to have a Special Use. The prior Tenant which was Midwest Landscaping and Nursery had both Nursery and Landscaping Use at the Site, and the Tenant before that going back decades was the Pulfer Nursery itself on a much large area than is currently actively involved and used for the landscaping purpose.

There has never been any flooding or standing water issues on the Site and part of the original Nursery was returned to row crop agricultural use which is the area that the Site generally drains towards.

We did have a Registered Civil Engineer review the stormwater on the Site and received a written opinion which has been filed with the Kendall County Planning, Building, and Zoning Office which shows de minimus effect of the use on the Site with no stormwater runoff.

It is a small local business and placing a deposit is hardship on the Petitioner. There is \$350 surplus filing fee that is still in the possession of Kendall County which we have asked to treat as the deposit if any perfunctory review is made by an outside vendor with the County. Therefore, again we are asking to waive the requirement of tendering any additional stormwater review deposit amount.

Very truly yours

Daniel J. Kramer

Daniel J. Kramer
Attorney at Law

DJK:cth

DEVELOPER:
Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

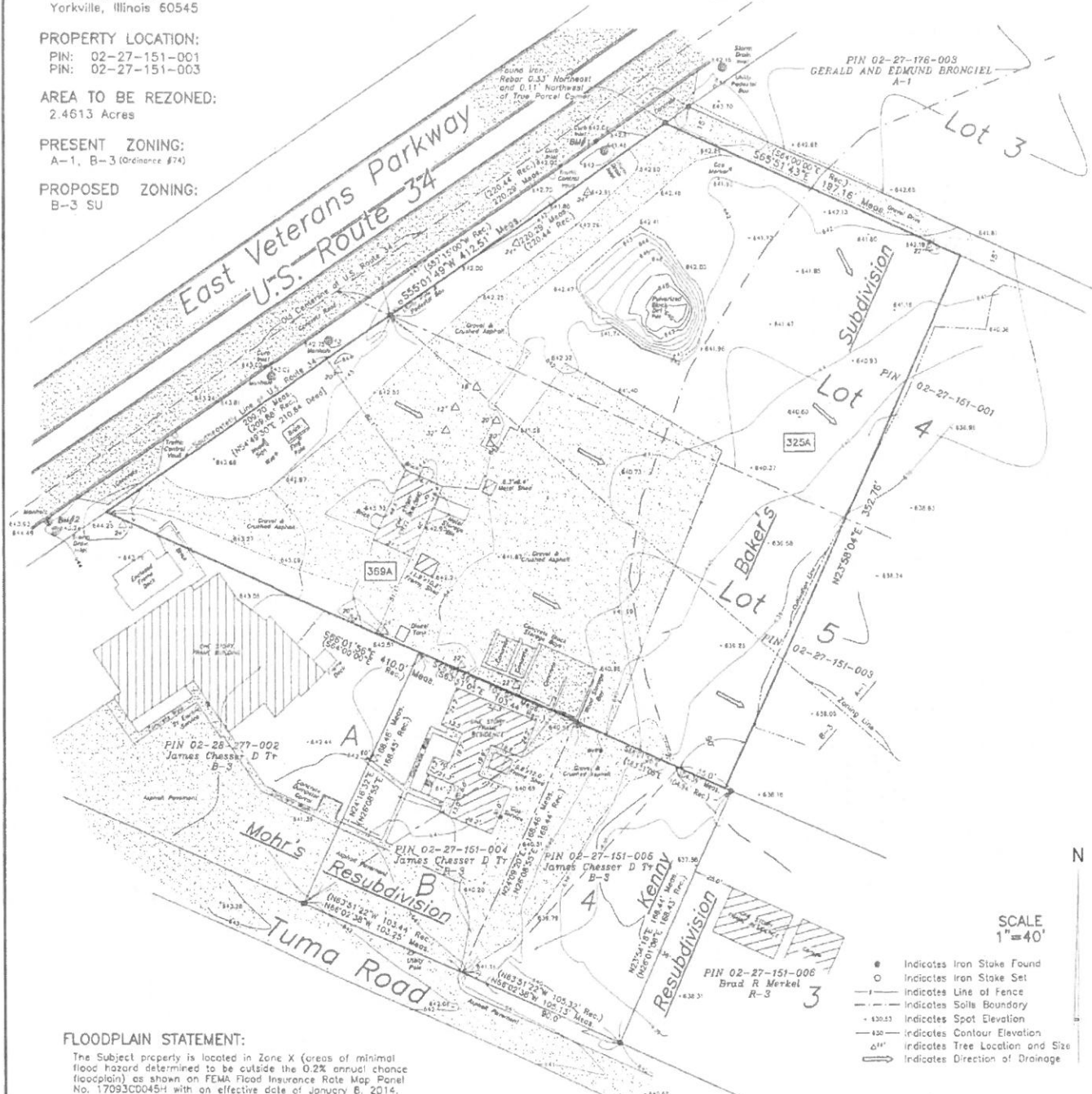
PROPERTY LOCATION:
PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:
2.4613 Acres

PRESENT ZONING:
A-1, B-3 (Ordinance #74)

PROPOSED ZONING:
B-3 SU

ZONING PLAT OF PART OF LOTS 4 AND 5 BAKER'S SUBDIVISION BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS



FLOODPLAIN STATEMENT:

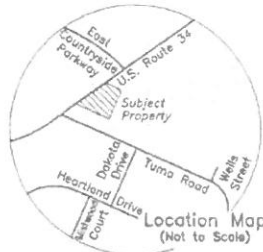
The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0045H with an effective date of January 6, 2014.

WETLANDS STATEMENT:

The National Wetlands Inventory Map depicts no wetlands on the Subject Property.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of Lots 4 and 5 of Baker's Subdivision of Section 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 5 at Baker's Subdivision for a point of beginning; thence South 66°01'58" East along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 352.76 feet to a line that is parallel with and 15.0 feet Southwest of the Northeastery Line of Lot 4 of Baker's Subdivision; thence North 65°51'43" East along said parallel line, 157.16 feet to the Southeast Line of U.S. Route 34; thence South 55°01'49" West along said Southeastery Line, 412.51 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.



SCALE
1"=40'

● Indicates Iron Stake Found
○ Indicates Iron Stake Set
— Indicates Line of Fence
--- Indicates Soils Boundary
• Indicates Spot Elevation
--- Indicates Contour Elevation
Δ Indicates Tree Location and Size
→ Indicates Direction of Drainage

BENCHMARK (NAVD 1988)
BM#1 — Top of Curb Inlet at the Northwest Corner of Subject Property. Elevation = 642.55
BM#2 — Manhole Rim at Curb at the Southwest Corner of Subject Property. Elevation = 644.23

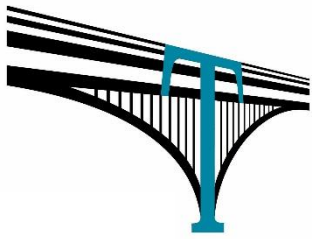
SOILS (From Web Soil Survey)
325A Dredgen Silt Loam, 0%-2% slopes
388A Waupecon Silt Loam, 0%-2% slopes

January 6, 2020

JOB NO. 19313
JOB NAME COX
DWG FILE 19313

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

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



TEBRUGGE ENGINEERING

410 E. CHURCH ST.—SUITE A
SANDWICH, IL 60548

PHONE: (815) 786-0195
EMAIL: INFO@TEBRUGGEENGINEERING.COM
WEBSITE: WWW.TEBRUGGEENGINEERING.COM

December 4, 2020

Mr. Matt Asselmeier
Kendall County Planning, Building and Zoning Department
111 W Fox St
Room 204
Yorkville, IL 60560-1498

Re: Cox Landscaping
9000 E. Veterans Parkway
Yorkville IL

Dear Mr. Asselmeier,

I visited the site located at 9000 E Veterans Parkway and walked the site to review the parking and storage areas used by Cox Landscaping. The site topographic survey had recently been done by Phil Young & Associates and we completed a Civil Site Plan detailing the areas of topsoil stockpile and the landscape berm which was installed on the north and east sides of the rear storage area. We reviewed the site history of this property utilizing google earth back to 2000 and the north portion utilized by Cox Landscaping has not had any significant change since the previous landscape company used this site.

The drainage pattern is from north to south. The parking lots and storage area all drain to the south. The landscape berm around the rear storage area and the topsoil stockpile do not block or impede the overland flow of storm water to the south. There was no erosion of the topsoil stockpile noticed on the south side of the topsoil stockpile. Cox Landscaping stated that they use the topsoil on an as needed basis for their landscaping projects.

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering



John Tebrugge

DEVELOPER:

Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

PROPERTY LOCATION:

PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:

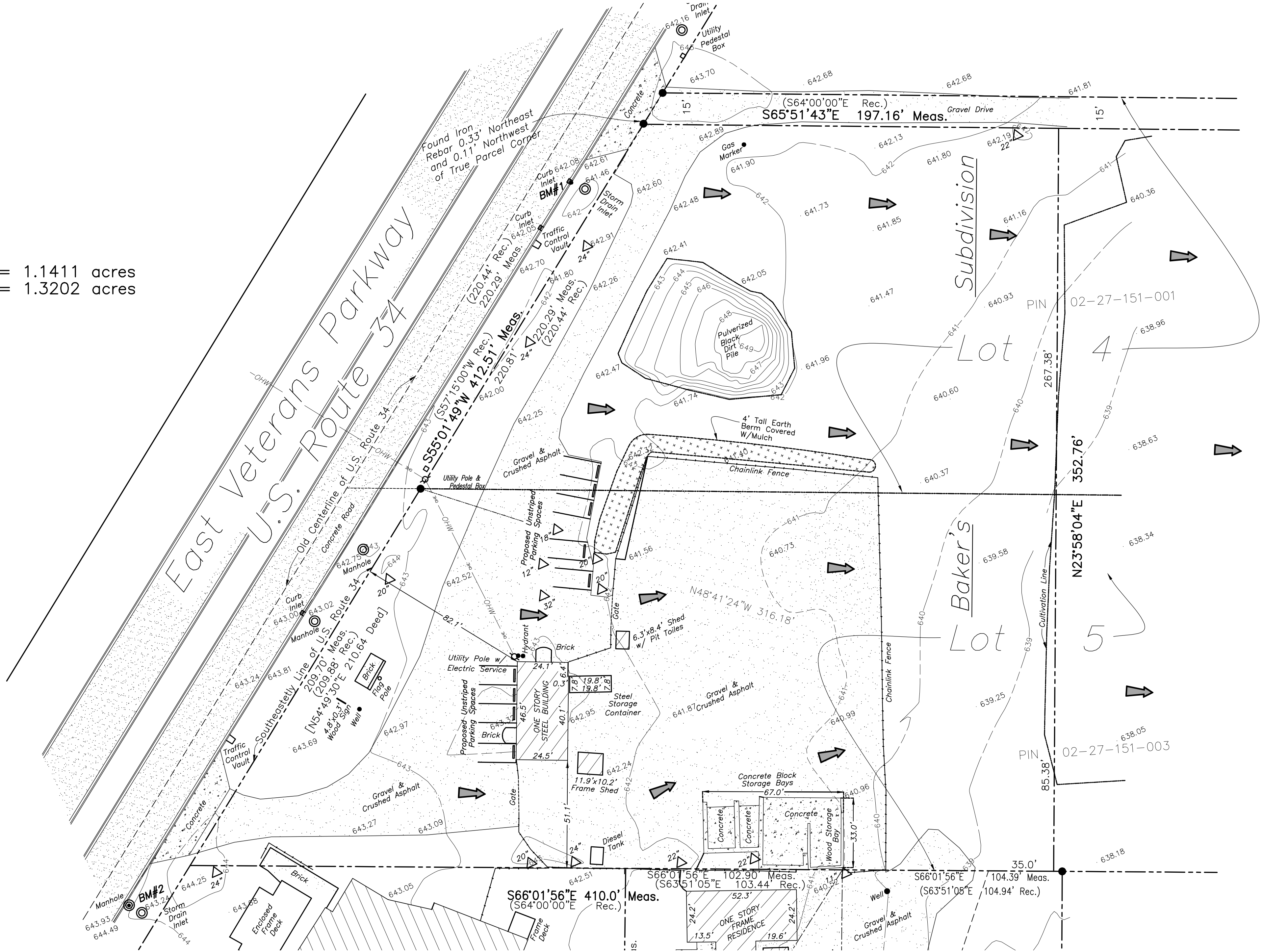
B3 to B3-SU 49707 sq.ft. = 1.1411 acres
A1 to B3-SU 57506 sq.ft. = 1.3202 acres
Total Area = 2.4613 Acres

PRESENT ZONING:

A1 and B3 (Ordinance #74)

PROPOSED ZONING:

B3-SU



LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE
	WATER
	STORM
	SANITARY
	R.O.W. MONUMENT
	PROPERTY PIN
	P.K. NAIL
	CHISELED MARK
	BENCHMARK
	HUB & TACK
	SOIL BORING
	OVERLAND RELIEF
	FLOW DIRECTION
	PROP B-BOX
	PROP HYDRANT
	PROP VALVE
	PROP VALVE VAULT
	PROP INLET-CURB
	PROP INLET OR MANHOLE
	PROP FLARED END SECTION
	PROP CLEANOUT
	PROP MANHOLE
	UTILITY POLE
	GUY WIRE LOC.
	UTIL CABINET
	UTIL PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE

SURVEY COMPLETED BY:

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

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

BENCHMARK (NAVD 1988)

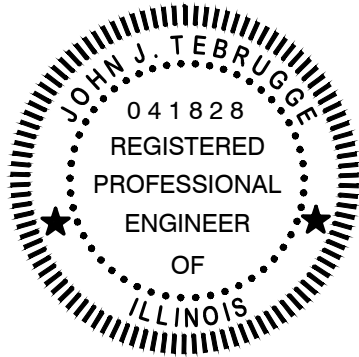
BM#1 -- Top of Curb Inlet at the
Northwest Corner of Subject Property.
Elevation = 642.55

BM#2 -- Manhole Rim at Curb at the
Southwest Corner of Subject Property.
Elevation = 644.23

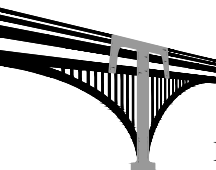
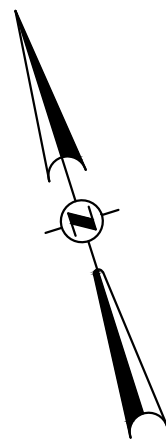
PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

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 3RD DAY OF DECEMBER, 2020.



ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2021



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:
COX LANDSCAPING
9000 E VETERANS PARKWAY, YORKVILLE, IL 60560

COX LANDSCAPING SITE PLAN
EXISTING CONDITION PLAN

PROJECT NO. 20 485 01
SCALE: 1" = 30'
DATE: DEC 2, 2020

SHEET NO. 1
OF 1 SHEETS



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM, Senior Planner

Date: December 21, 2020

Re: Proposed Update to Bulletin 70

Bulletin 70 was a document used by the Illinois State Water Survey (ISWS) to evaluate rainfall frequency in Illinois.

In March 2019, Bulletin 70 was updated and the County Board adopted the update to Bulletin 70 on October 15, 2020, through Ordinance 2019-26.

In March 2020, the ISWS updated Bulletin 70 again and changed its name to Bulletin 75.

WBK Engineering reviewed the revision and offered additional changes to the Kendall County Stormwater Management Ordinance caused by the update. The redlined version of changes to the Stormwater Management Ordinance are attached.

If the County does not update to the most current version of Bulletin 70/75, then the County would be utilizing outdated rainfall figures when designating and evaluating stormwater infrastructure. A copy Bulletin 75 is attached.

Accordingly, Staff recommends that the Kendall County Stormwater Management Ordinance be updated to reflect the changes proposed by WBK Engineering.

Pursuant to Section 808 of the Kendall County Stormwater Management Ordinance, no amendments to the Stormwater Management Ordinance can occur without a public hearing by the County Board.

If you have any questions, please let me know.

Thanks,

MHA

ENC: Proposed Redline Changes
Bulletin 75

Bulletin 75 Update-Kendall County Stormwater Management Ordinance

December 2020

Sec. 104 Definitions

~~Bulletin 70. "Frequency Distributions of Heavy Precipitation in Illinois: Updated Bulletin 70" by James Angel and Momcilo Markus (2019).~~ Bulletin 75. "Precipitation Frequency Study for Illinois" by James R. Angel and Momcilo Markus with Contributing Authors Kexuan Ariel Wang, Brian M. Kerschner, and Shailendra Singh, dated March 2020.

202.2 Minor Stormwater System Criteria (Site Runoff Requirements)

Minor stormwater systems shall be sized to convey runoff from the tributary watershed under pre-development or fully developed conditions as may create the greatest amount of runoff. The recurrence frequency for design purposes shall be the 10-year event. The rainfall data shall be from ISWS Bulletin ~~70~~ 75. Inlet capacity shall generally be provided such that depth of ponding does not exceed 6 inches to facilitate the 10-year event. Pipe capacity shall generally be provided such that the calculated hydraulic grade line does not exceed the top of pipe elevation. The extent and determination of minor (and major) stormwater systems shall be at the discretion of the permitting authority based on project conditions.

202.6 Design Rainfall

Any design runoff rate calculation shall use Illinois State Water Survey Bulletin ~~71 isohyetal~~ 75 rainfall data to calculate flow from all tributary area upstream of the point of design. Peak discharges for conveyance design purposes shall be based on the critical duration event considering the appropriate rainfall distribution. Rational method design of conveyance systems ~~may~~ shall use Illinois State Water Survey Bulletin ~~70~~ 75 sectional rainfall data based intensity-duration- frequency curves.

203.3 Design Methods (Site Runoff Storage Requirements)

Event hydrograph routing methods shall be used to calculate runoff storage volume requirements for stormwater management basins with total tributary areas greater than five acres. The hydrograph routing shall be HEC-1, (SCS methodology), HEC-HMS, TR-20, or TR-55 tabular method or as otherwise approved by the Administrator. Event hydrograph methods shall incorporate the following assumptions:

- a. Antecedent moisture condition = 2; and
- b. Appropriate Huff rainfall distribution; and
- c. 24-hour duration storm with a 1% probability (100-year frequency) of occurrence in any one year as specified by Illinois State Water Survey Bulletin ~~71 isohyetal~~ 75 rainfall data **multiplied by a correction factor of 1.13 to account for Bulletin 75 rainfall data.**

Runoff storage volume requirements for stormwater management basins with total tributary areas equal to or less than five acres may utilize the % *Impervious to unit Area Detention* nomograph developed by NIPC (now known as CMAP) depicted in Table 203.

Precipitation Frequency Study for Illinois

James R. Angel and Momcilo Markus

Contributing Authors:

Kexuan Ariel Wang, Brian M. Kerschner, and Shailendra Singh

Illinois State Water Survey
University of Illinois at Urbana-Champaign

March 2020



Illinois State Water Survey

PRAIRIE RESEARCH INSTITUTE

ISWS Bulletin 75

Precipitation Frequency Study for Illinois

James R. Angel and Momcilo Markus

Contributing Authors:

Kexuan Ariel Wang, Brian M. Kerschner, and Shailendra Singh

Illinois State Water Survey

Prairie Research Institute

University of Illinois at Urbana-Champaign

Prepared for the

Illinois Department of Commerce and Economic Opportunity

March 2020

Acknowledgments

This material is based on work supported by the Illinois Department of Commerce and Economic Opportunity under Grant No. 08-355061 and funded by the U.S. Department of Housing and Urban Development's Community Development Block Grants Award No. B-08-DI-17-0001. Any opinions, findings, and conclusions or recommendations expressed in this publication are those of the authors and do not necessarily reflect the views of the Illinois Department of Commerce and Economic Opportunity, the U.S. Department of Housing and Urban Development, the Illinois State Water Survey, or the University of Illinois.

We would like to acknowledge the contributions of Sally McConkey as a project advisor and reviewer. David Kristovich and Trent Ford, both from ISWS, also reviewed the final version of the report. Wes Cattoor (Illinois Department of Natural Resources) and Greg Byard (ISWS) provided several important comments in the early stages of the project. Lisa Sheppard from ISWS edited the final version of the text.

Table of Contents

Executive Summary	1
Introduction	2
Previous Studies	3
Present Study	4
Climate Change and Its Impact on Heavy Precipitation in Illinois	7
Precipitation Data Used in the Study	10
Methodology Description	17
Annual Maximum and Partial Duration Series	17
Constrained vs. Unconstrained Daily Precipitation	18
Sub-Daily Precipitation Frequency Conversions	18
Frequency Estimates for Recurrence Intervals Less than 2 Years	19
Stationary Regional Frequency Analysis	19
Adjustment for Nonstationary	20
Results	22
Comparisons with Existing Sources	53
Reassessment of the Huff Curves	75
Background	75
Data	75
Methodology	76
Results	78
Discussion and Recommendations	85
Areal Reduction Factors	86
Methods	86
Comparison	87
Recommendations	90
Monte Carlo Experiment: Representative Year	91
Introduction	91
Method Description	91
Data	94
Results	94

Comparison with Nonstationary Frequency Estimation Methods	98
Introduction	98
Method Description	98
Analysis of Results	99
Recommended Trend Adjustment	111
Final Remarks	112
References	113
Appendices	117
Appendix 1. Daily Precipitation Stations Used in This Study.....	117
Appendix 2. Hourly Precipitation Stations Used in This Study (HPD)	123

Executive Summary

Storm frequency estimates and their temporal distributions are important in determining estimates of runoff or peak flow rates in many engineering and hydrological problems. Illinois State Water Survey (ISWS) Bulletin 70 (Huff and Angel, 1989a) has been serving as the design rainfall standard in Illinois since its publication in 1989 (IDOT, 2011). In addition, Illinois state agencies adopted ISWS Circular 172 (Huff and Angel, 1989b) and ISWS Circular 173 (Huff, 1990). Circular 172 provided some updates to Bulletin 70, and Circular 173 provided standard temporal distributions of rainfall events, known as Huff curves. These standards are best described in Circular 173, “This document provides the best available information on the time-distribution characteristics of heavy rainstorms at a point and on small basins encompassing areas of up to 400 square miles in Illinois and the Midwest. It is recommended for use in conjunction with Illinois State Water Survey Bulletin 70 (Huff and Angel, 1989a) and Circular 172 (Huff and Angel, 1989b) for runoff computations related to the design and operation of runoff control structures.”

Although Bulletin 70, Circular 172, and Circular 173 represented the best available data at the time of their publication, they needed to be reevaluated and updated after more than three decades of using these standards. An additional 34 years of monitoring data has become available, and the growing evidence of the nonstationary nature of heavy precipitation events indicated that more frequent evaluations of precipitation frequency estimates are needed to capture changes in heavy precipitation (Winters et al., 2015).

This report provides new, updated precipitation frequencies for 10 regions in Illinois for event durations ranging from 5 minutes to 10 days (240 hours) and for recurrence intervals ranging from 2 months to 500 years. New, updated time-distribution characteristics of rainfall events, known as “Huff curves,” are also provided. The precipitation frequency estimates and their time distributions presented in this bulletin supersede those published in Bulletin 70, Circular 172, and Circular 173.

Introduction

Analyses of frequency distributions of heavy rainfall events provide estimates of the expected depth, duration, and frequency of these events. Estimation of the depth of rainfall over a given period corresponding to a given frequency of occurrence, such as the 1 percent annual chance event or the 10 percent annual chance event, provides information used to manage stormwater and identify floodplains. Stormwater regulations typically call for infrastructure adequate to manage a given frequency of occurrence, such as the event that has a 1 in 10 chance of occurring (10 percent annual chance of occurrence). Similarly, floodplain management relies on identifying the area of inundation corresponding to an expected frequency of inundation such as the 1 percent annual chance event. The depth-duration-frequency data provided herein are commonly called design storms when used in stormwater and flood studies for regulatory purposes. Ancillary relationships such as rainfall distributions and areal reduction factors are used to adjust results to incorporate in hydrologic models representing watersheds of varying sizes.

Although return period terminology, such as the “100-year storm” is used throughout this report, it has been a source of confusion and misunderstanding outside the field of engineering. A return period refers to the time between events of a similar size on average. The actual time between events can be much shorter or longer, as long as they average out over the unspecified long-term period. Another way of assessing the risk of a “100-year storm” is to consider that it has a 1 percent chance of occurring in any given year. In general, the probability of occurrence is the inverse of the return period, so a 50-year storm has a 2 percent chance of occurring in any year, and a 10-year storm has a 10 percent chance of occurring in any year. Unfortunately, the 1 percent chance of a 100-year storm occurring in a given year does not translate to a 1 percent chance over the next 100 years. The actual risk is higher, depending on the years of exposure, and can be calculated using the so-called encounter probability equation. For example, there is a 26 percent chance of experiencing a 100-year storm in the next 30 years at a given location. Also, with a changing climate towards more extreme precipitation events, the chances of encountering the rainfall depth now associated with a 100-year event in the near future will likely increase. In other words, the rainfall associated with a 100-year return interval will be larger. Frequent updates to the calculations are necessary

This report provides details on the data sources and quality control measures, describes the methodology, and provides the rainfall frequency results for 10 geographic sections. Other tools that are important for the application of the rainfall frequency results are distribution of the rainfall over the course of the event and areal reduction factors. The distribution of precipitation within a storm, referred to as the Huff curves (Huff, 1990), has been reassessed. Modified Huff curves are provided based on new calculations and new rich datasets. Areal adjustment factors are likewise examined. It is recommended that the existing areal reduction factors (Huff and Angel, 1989a) should continue to be used. The results of this investigation did not provide sufficient evidence to warrant their modification. Other issues, including data nonstationarity, are also explored in this report. Standard protocols used in the analyses of frequency distributions based on the assumption of data stationarity are not applicable given

the impact of climate change. Trend adjustment factors are discussed to overcome the limitations of analyses tools as are the issues related to nonstationary frequency estimation methods. A Monte Carlo experiment was performed to determine the representative year of the heuristic formula for temporal trend adjustment. It was determined that the trend adjustment represents the time period around the ending year of the record, in this case 2017. Given the lack of stationarity, these results should be revisited as we collect more data over the next 5 to 10 years.

Previous Studies

Early studies of frequencies of heavy rainfall in Illinois include Yarnell (1935), ISWS Bulletin 46 (Huff and Neil, 1959), and the U.S. Weather Bureau Technical Paper 40 (Hershfield, 1961). Three later studies used broadly in Illinois are the ISWS Bulletin 70 (Huff and Angel, 1989a), which served as the state standard for expected extreme rainfall events, Circular 172 (Huff and Angel, 1989b), and National Oceanic and Atmospheric Administration (NOAA) Atlas 14 (Bonnin et al., 2006). The Illinois Department of Natural Resources (IDNR) Office of Water Resources (OWR) adopted Bulletin 70 for flood studies requiring state permits. Many Illinois county and community stormwater ordinances required that designs be based on Bulletin 70 data. Bulletin 70 was based on analyses of precipitation data from 1901 to 1983, and the distributions were adjusted for the observed increases in the number of heavy precipitation events in Illinois.

In 2006, the NOAA National Weather Service (NWS) published NOAA Atlas 14, vol. 2 (Bonnin et al., 2006) for several states, including Illinois. The period of record for the data included in these analyses extended to 2000, providing 17 years of additional data over that available for Bulletin 70. Despite several very heavy storms observed in the additional 17 years, e.g., the storm of 1996, however, the resulting frequency analysis yielded lower precipitation estimates than those in Bulletin 70, especially at longer return periods.

Figure 1 shows a comparison of precipitation totals for an event of 24 hours in duration and a 1 percent annual chance probability (100-year storm). Positive (blue) numbers signify that the Atlas 14 study's total precipitation values are higher than the Bulletin 70 values, and negative (brown) numbers indicate that the Atlas 14 study's total precipitation values are lower than the Bulletin 70 values. Despite the additional 17 years of data that should have reflected the continued trend toward heavier events, the Atlas 14 study produced smaller values at many locations. Similar differences were found at other storm durations and probabilities. As a result, Bulletin 70 remained the primary design standard for Illinois until its 2019 update (Angel and Markus, 2019; Markus et al., 2019).

Present Study

Illinois State Water Survey (ISWS) Bulletin 75 (this study) provides precipitation frequency estimates and their time distributions that supersede those published in ISWS Bulletin 70 (Huff and Angel, 1989a), Circular 172, and Circular 173. Bulletin 75 is a compilation of two reports published in 2019:

Angel, J. and M. Markus. 2019. *Frequency Distributions of Heavy Precipitation in Illinois: Updated Bulletin 70*. Illinois State Water Survey Contract Report 2019-05, Champaign, IL.

Markus, M., J. Angel, K. Wang, B. Kerschner, and S. Singh. 2019. *Frequency Distributions of Heavy Precipitation in Illinois: Spatiotemporal Analyses*. Illinois State Water Survey Contract Report 2019-10, Champaign, IL.

The Angel and Markus (2019) report provided updated precipitation frequencies along with the method descriptions. The Markus et al. (2019) report included additional spatiotemporal analyses relevant for the application of the updated precipitation frequencies.

This study primarily uses the NOAA daily precipitation data (GHCN-Daily) from 1948 to 2017, NOAA hourly precipitation data (HPD) from 1948 to 2014, Cook County Precipitation Network (CCPN) data from 1989 to 2016, and Imperial Valley Precipitation Network (IVPN) data from 1992 to 2016.

Precipitation frequency relations were developed for storm durations from 5 minutes to 240 hours and for recurrence intervals ranging between 2 months and 500 years. The results are presented for the same 10 geographic sections as in Bulletin 70 (Figure 2) to maintain the continuity of hydrologic studies and compatibility with regulations.

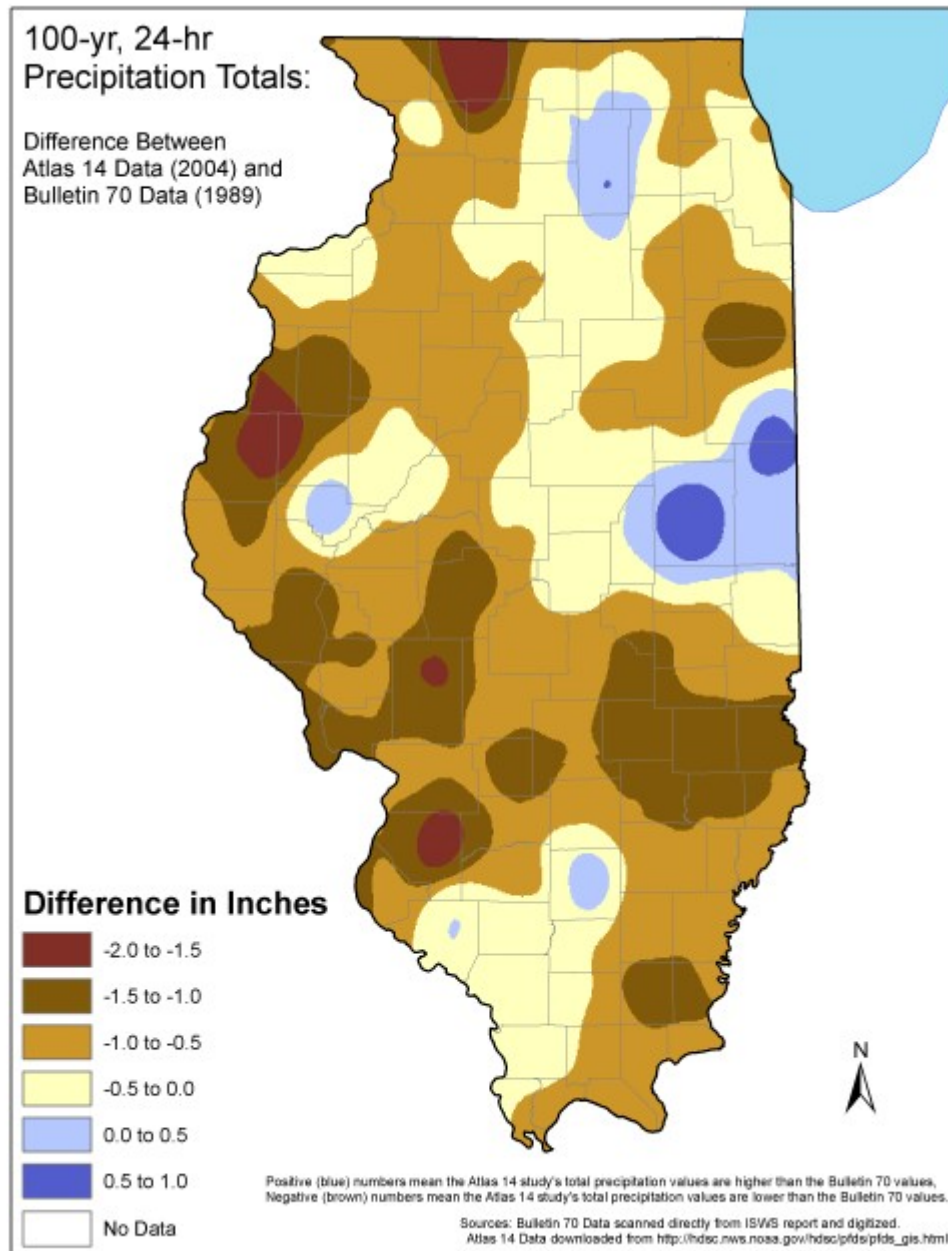


Figure 1. Differences in precipitation totals between Bulletin 70 and NOAA Atlas 14 for the 100-year, 24-hour storm

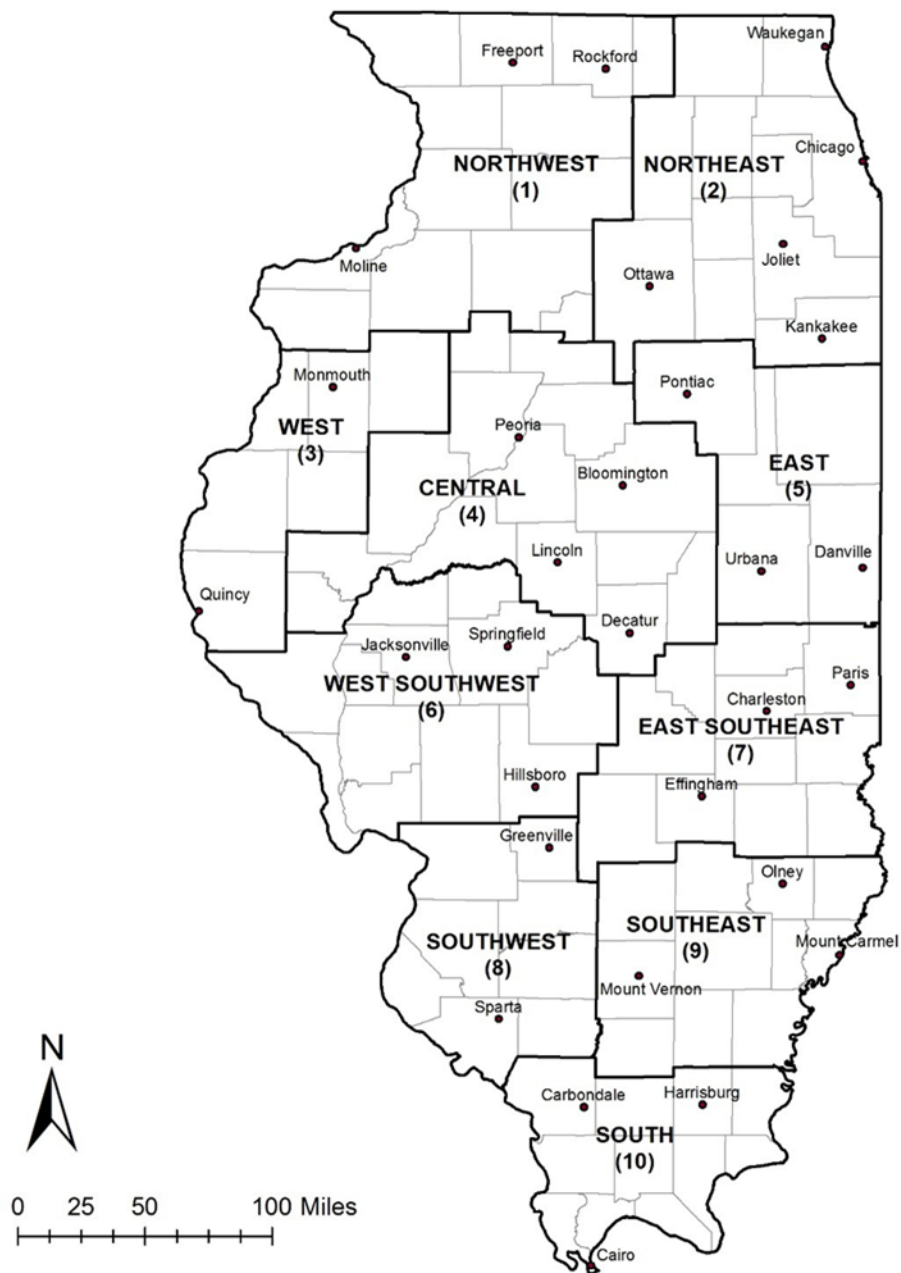


Figure 2. Climatic sections used in developing Illinois frequency estimates

Climate Change and Its Impact on Heavy Precipitation in Illinois

Observed increases in precipitation, particularly heavy precipitation, have been a concern for several decades. As noted previously, a climate change adjustment was made in Bulletin 70 to address the trends already observed in the 1980s. In 2015, the IDNR, in cooperation with the ISWS, produced a report for the Urban Flooding Awareness Act outlining the impacts of increased precipitation in Illinois (Winters et al., 2015). Over a 10-year period, the IDNR documented \$2.3 billion dollars in costs from flooding in urban areas. Some \$1.6 billion in damages resulted from five severe storms. More than 90 percent of these damages occurred outside the mapped 1 percent annual chance floodplain.

Historical records for the statewide average annual precipitation for Illinois from 1895 to 2017 are shown in Figure 3. Based on a linear trend, Illinois precipitation has increased from 36 to 40 inches, or 11 percent over the past century. Illinois has become more likely to experience exceptionally wet years in recent decades. The year 1993 was the wettest on record with 51.18 inches of precipitation. The next two wettest years were 2009 with 50.96 inches and 2008 with 50.18 inches. All these years were noted for widespread flooding across Illinois.

Average annual temperatures in Illinois have warmed by about 1.2 degrees Fahrenheit over the past century. Warmer air can increase evaporation into the atmosphere by almost 4 percent with each degree increase in air temperature, meaning that on average, storms have more water available for precipitation. A longer warm season would increase the opportunity for thunderstorms. Additional work suggests that the increasingly intensive agricultural practices of the Midwest (more acreage and more plants per acre) have elevated summer humidity levels as well (Alter et al., 2017).

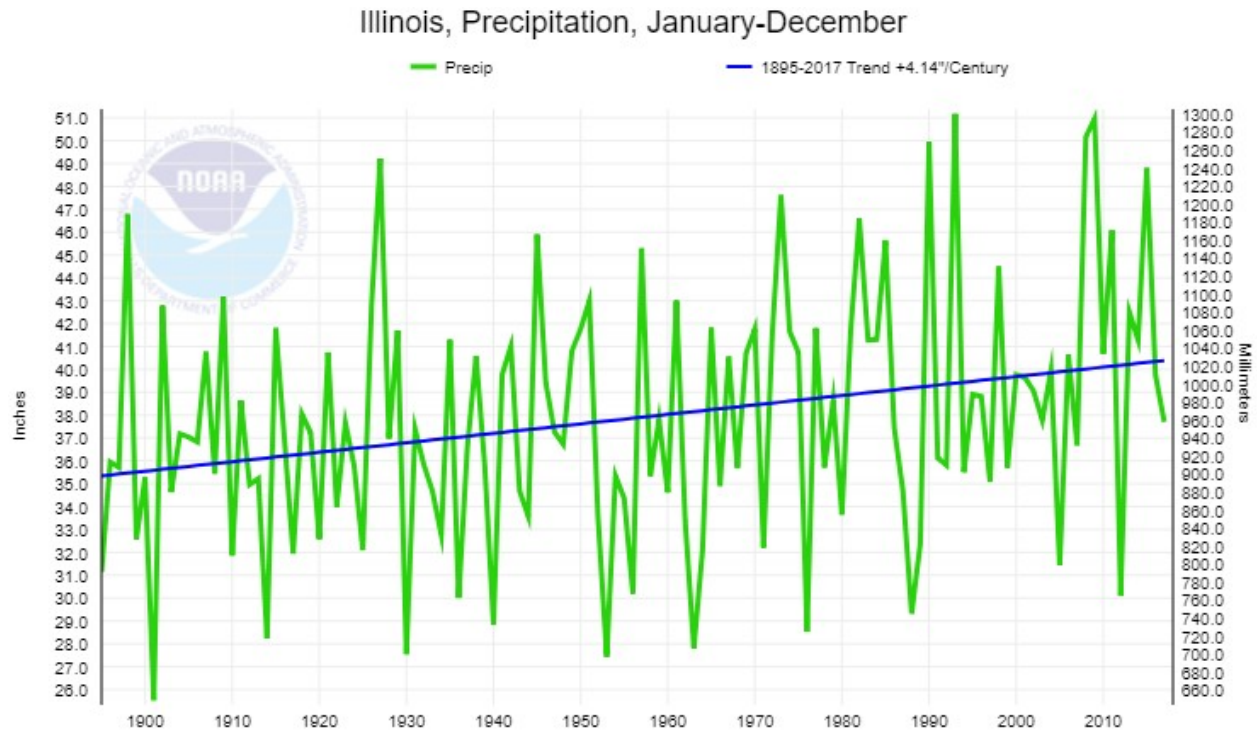


Figure 3. Statewide average annual precipitation for Illinois from 1895 to 2017. The green line shows the year-to-year variability. The blue line is a linear trend showing an increase of 4.14 inches over the past century. Source: NOAA NCEI, 2018.

Not only have the amounts of annual and seasonal precipitation increased, but so too have the number of extreme precipitation events (Frankson et al., 2017). Figure 4 shows the observed annual number of days with precipitation greater than 2 inches per station for 1900–2014 on average over 5-year periods. These values are averaged over 43 available long-term stations in Illinois. The average number of annual events has been above the long-term average for most 5-year periods since the 1960s. During the most recent 5-year period (2010–2014), Illinois experienced a record number of events in which stations averaged more than two 2-inch events annually. The dark horizontal line in Figure 4 is the 1900–2014 average of approximately 1.6 days per year. This pattern of heavier precipitation events has continued since the 2014 cutoff in the figure.

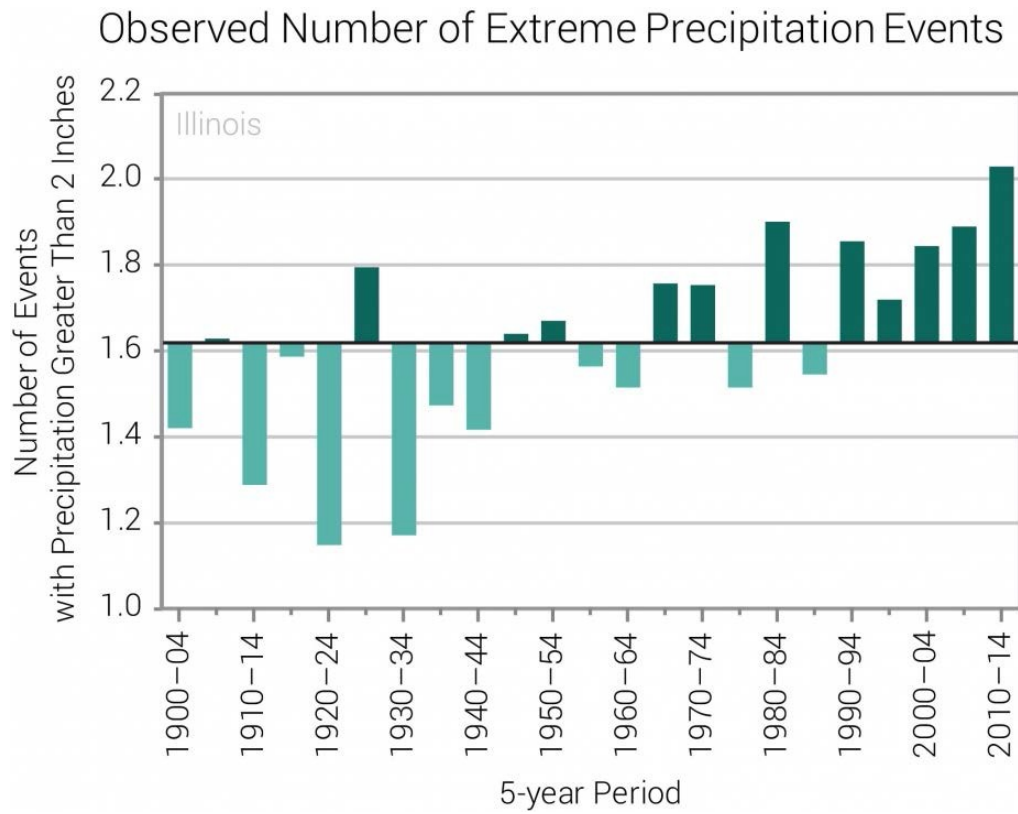


Figure 4. The observed annual number of days with precipitation greater than 2 inches for 1900–2014 on average over 5-year periods (Source: Frankson et al., 2017)

Precipitation Data Used in the Study

Four precipitation data sources were used in this study. As in Bulletin 70, the primary data source was the Global Historical Climatology Network Daily (GHCN-Daily), available through the NOAA National Center for Environmental Information (NCEI). This network of daily quality-controlled cooperative observers with the NWS is the longest serving network with the widest coverage across the state. The NWS provides equipment, training, and forms for observers, as well as the first level of quality assurance as the observations are reported. A more detailed description of this data source can be found at <https://www.ncdc.noaa.gov/ghcn-daily-description>. Data were downloaded using the CRAN R package “rnoaa.” A total of 761 stations was downloaded from Illinois and from adjacent counties of neighboring states (Missouri, Iowa, Wisconsin, Indiana, and Kentucky) for consideration in this study. From this pool of stations, several criteria were applied to achieve the final list of stations.

To minimize the potential for underestimating the frequency of heavy precipitation events from sampling the earlier, drier period, only the data from the 1948–2017 period were considered in this study. The period since 1948 was notably wetter than earlier time periods and had more heavy precipitation events. Moreover, the selection of this period yielded significantly more stations available for the study. In general, the number of stations increased significantly in Illinois after World War II, greatly improving the spatial coverage across the state. From this pool of stations, only the stations with 30 years of data during the 1948–2017 period were selected. A minimum of 30 years was deemed sufficient to develop reliable statistics for a station. In addition, data from each of those years had to be 90 percent complete. This was a common requirement in many climatological studies to strike a balance between the negative effects of missing data versus rejecting years with nearly complete records. A total of 176 stations met the criteria of the study. The map of daily stations used in this report is shown in Figure 5.

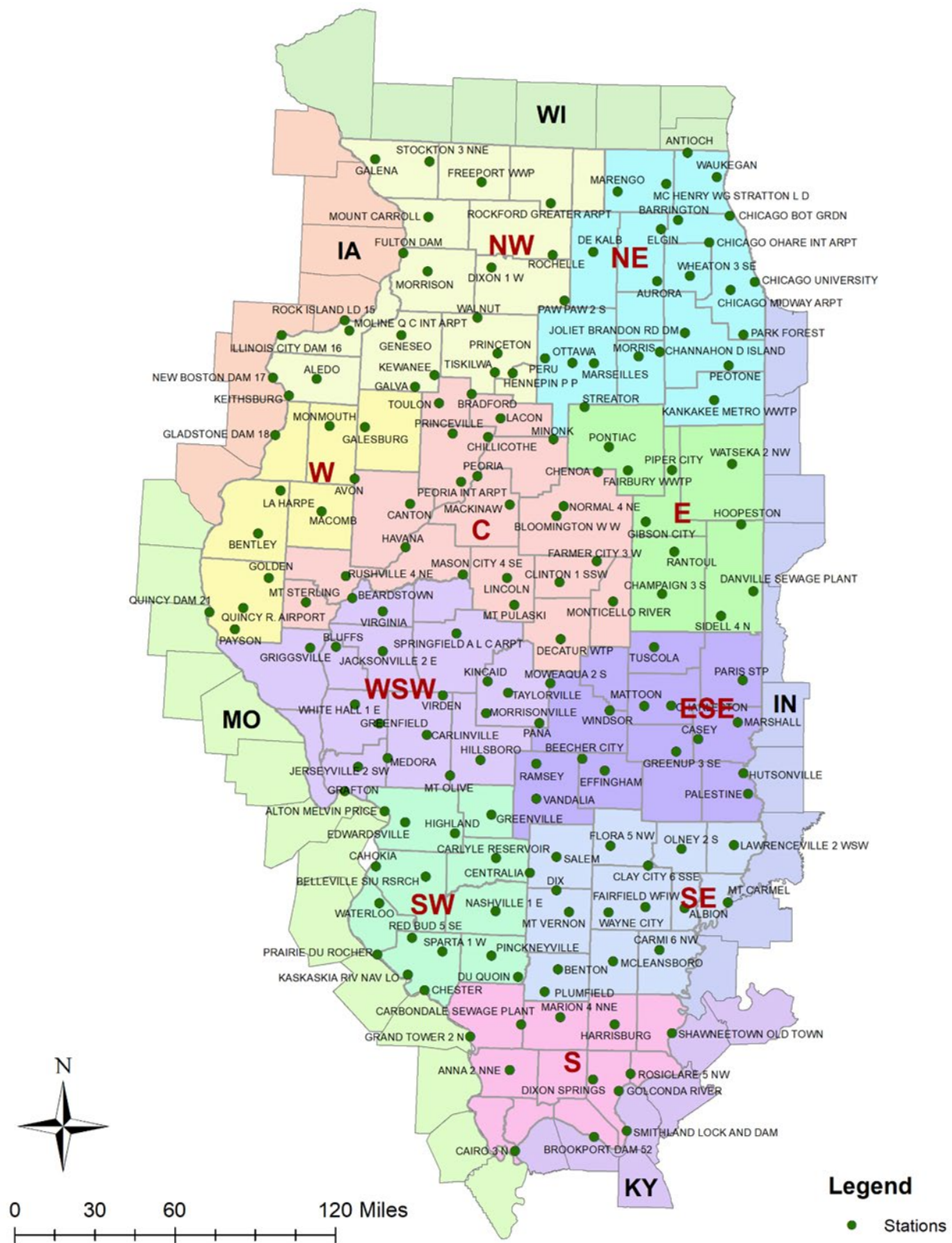


Figure 5. Daily precipitation stations used in this study

The second data source was the hourly precipitation dataset (HPD) from NOAA. These data have been collected from automated gages since 1948. A total of 73 stations were examined in this study. A map of those stations with hourly data is shown in Figure 6. Unfortunately, the gages required a higher level of maintenance, which resulted in a much higher rate of missing data than that from the daily data network. As a result, the data were of limited use in the precipitation frequency analysis. Their primary use for this purpose was to confirm earlier relationships developed between 24-hour and less than 24-hour amounts used in Bulletin 70 and NOAA Atlas 14. These relationships are documented later in this report. In addition, these datasets provided a good spatial coverage for many precipitation events, which was useful in other applications, e.g., in updating the Huff curves and areal reduction factors.

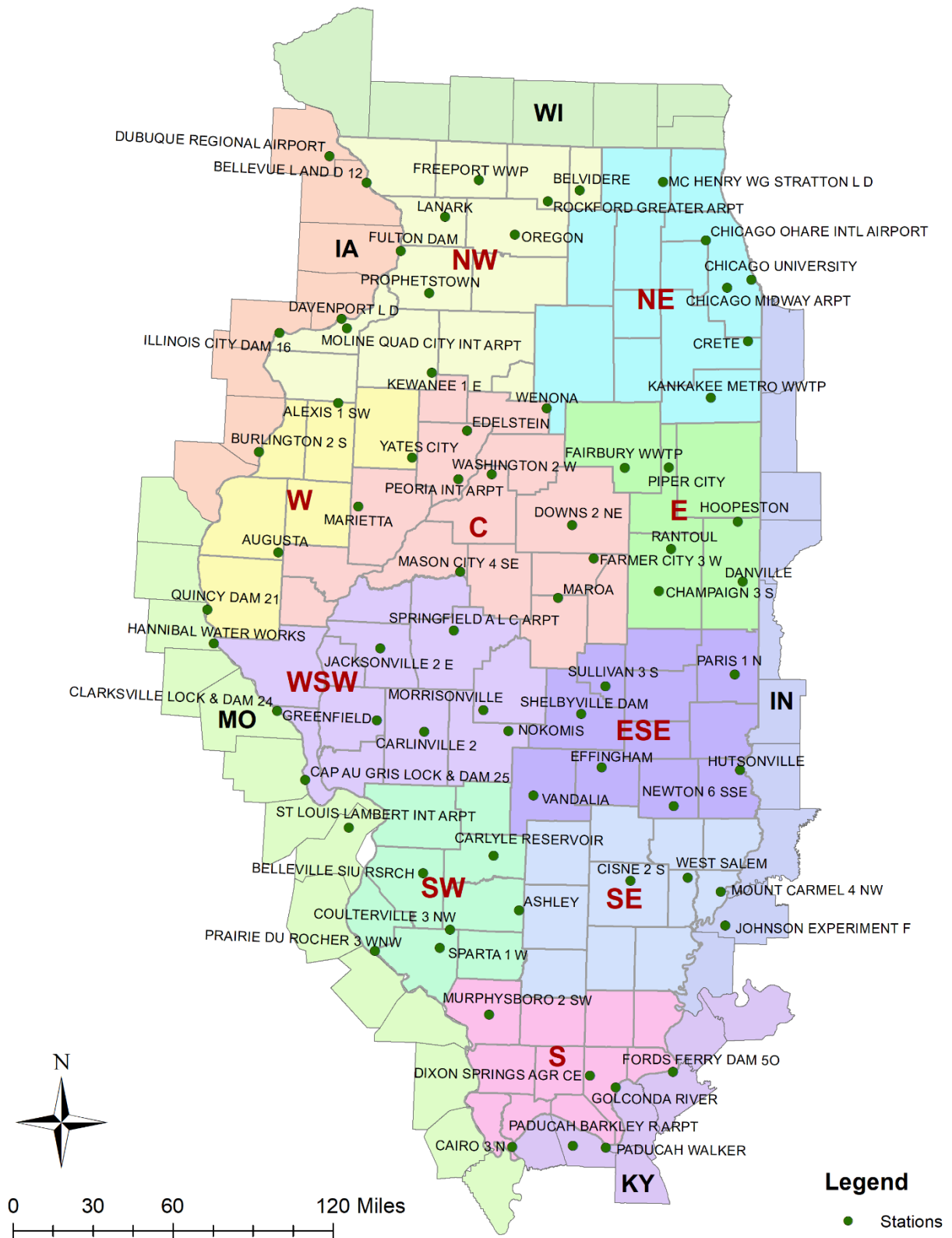


Figure 6. Hourly precipitation stations used in this study

The third data source for this study was the Cook County Precipitation Network (CCPN). This network is a collaborative study between ISWS and the U.S. Army Corps of Engineers (USACE) to produce consistent and accurate data for the Chicagoland region. The 25 recording gages have an average grid spacing of 5 to 7 miles (Bauer, 2018). A map of the stations is shown in Figure 7. As with the HPD data, the CCPN hourly data were used for this report to confirm earlier relationships developed between 24-hour and less than 24-hour amounts.

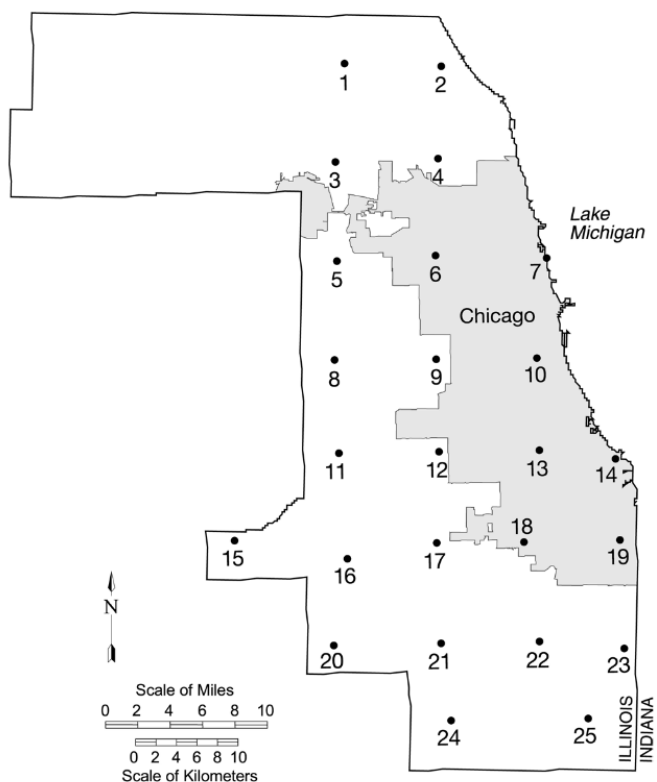


Figure 7. Precipitation stations in the Cook County Precipitation Network (CCPN)

The fourth data source was the data observed at the Imperial Valley Water Authority Raingage Network, which is referred to as the Imperial Valley Precipitation Network (IVPN). The IVPN network (Figure 8) is a 20-site weighing-bucket raingage array operated by the ISWS for the Imperial Valley Water Authority since 1992. The purpose of this network, located in Mason and Tazewell Counties in Illinois, is to help determine the rate of groundwater draw-down.

One data source not considered in this study was the available radar-based estimation of precipitation, the NWS Multi-sensor Precipitation Estimates (MPE). While these data are useful for monitoring general conditions, they have significant limitations when it comes to extreme rainfall analysis. These limitations include the following. One, there is limited knowledge of the actual drop size distribution in storms, resulting in compromises to the relationship between the reflected radar signal and the actual precipitation. Two, the reflected radar signal can suffer from signal attenuation and interference (e.g., nearby rain can block the signal, obscuring rain downrange). In recent years, the installation of wind farms has interfered with the signal as well. Three, frozen precipitation can be a challenge because its reflectivity can be significantly different from liquid precipitation, rendering estimates that are too high. Four, as the Earth curves, radar beam elevation increases with distance, resulting in either missing low-level precipitation or measuring high-level virga that evaporates before it reaches the ground. Finally, the radar-based products are presented on a grid (e.g., 4 x 4 km) and do not represent point values needed for design-based extreme precipitation analysis.

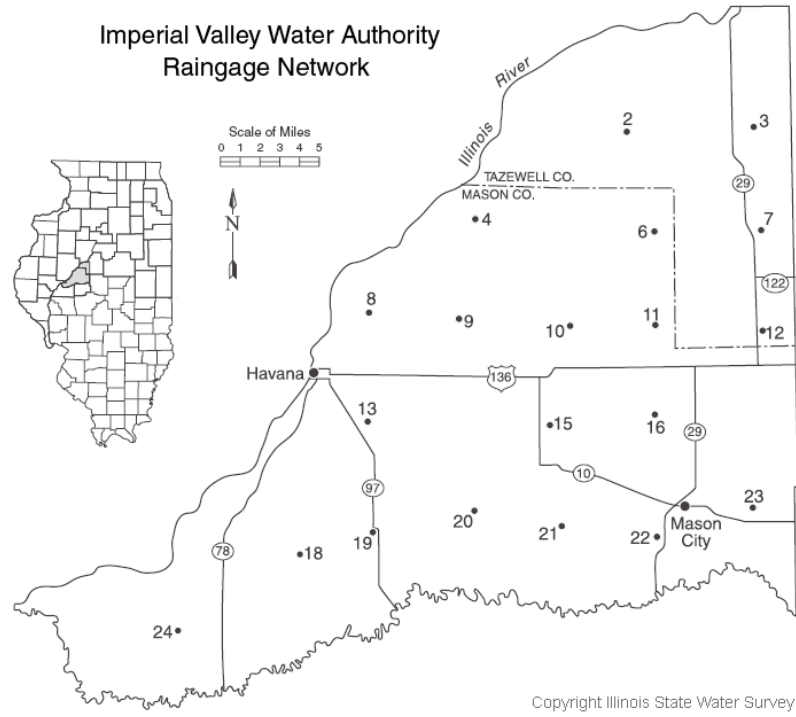


Figure 8. Precipitation stations in the Imperial Valley Precipitation Network (IVPN)

Methodology Description

For each region (section), the annual maximum series (AMS) data observed at each station were used as inputs to produce regional (sectional) statistical frequency estimates for storm durations from 1 to 240 hours and for recurrence intervals from 2 to 500 years. For each duration of 24 hours or more, the frequency analysis was based on the L-moments method and Langbein's formula (Langbein, 1949) for debiasing the results. Because of significant uncertainty in hourly data, the frequency analysis for durations shorter than 24 hours was replaced by the application of newly calculated x-hour:24-hour ratios. This approach was similar to that of the original Bulletin 70. To maintain consistency with the format of the original Bulletin 70, the site estimates were averaged for each section, adjusted for temporal trends, and presented in the final tables appearing later in this text.

Annual Maximum and Partial Duration Series

Frequency estimates at a station can be calculated based on either an annual maximum series (AMS) or a partial duration series (PDS). The AMS-based method involves selecting the largest precipitation amount from each year on record for each duration of interest. In the PDS-based method, a given number of rainfall totals is selected that is larger than a predefined threshold for all durations independently of the year of occurrence. With this method, multiple events can occur in the same calendar year. Selected events need to be screened for independence to determine if two precipitation peaks can be considered coming from the same event before inclusion in the final dataset. The PDS method uses the available precipitation information more completely than the AMS-based method does. As a result, the AMS method estimates are biased, particularly for smaller recurrence intervals. On the other hand, no method has been widely accepted for threshold selection and accounting for dependence between the events in the PDS-based approach, making the method somewhat subjective. To reconcile the strengths and weaknesses of the two methods, many precipitation frequency studies (Perica et al., 2011) used the AMS approach and then corrected for the bias using the Langbein's equation. Similarly, in this study, the Langbein's equation (Eq. 1) was used to convert frequencies associated with AMS data to the ones with PDS data, thus providing unbiased frequency estimates.

$$T_{AMS} = \frac{1}{(1 - \exp(-\frac{1}{T_{PDS}}))} \quad (1)$$

where T_{AMS} and T_{PDS} are the recurrence intervals (return periods) associated with AMS and PDS data, respectively. After conversion, the AMS-based frequencies of 2.54, 5.52, 10.51, 25, 50, and 100 years correspond to the PDS-based 2, 5, 10, 25, 50, and 100-year frequencies, respectively. For example, the unbiased estimate of a 2-year recurrence interval rainfall can be calculated using the AMS approach for a recurrence interval of 2.54 years.

Constrained vs. Unconstrained Daily Precipitation

Daily rainfall data include all precipitation that was recorded on a given calendar day between fixed monitoring times, such as between 7 a.m. on a certain day and 7 a.m. on the following day. Because of the fixed monitoring times, these records are referred to as the constrained precipitation. This amount may be smaller than the maximum rainfall in a given 24-hour period. Instances will occur in which the maximum 24-hour rainfall will span more than a single calendar day. Adjustment factors to account for this difference have been determined through a comparative analysis of Hershfield (1961), Huff and Neil (1959), Huff and Angel (1989a), Markus et al. (2007), and Perica et al. (2011). The constrained-to-unconstrained conversion factors are shown in Table 1. To avoid confusion between the constrained and unconstrained precipitation, all results in this report are presented in hours (e.g., 24-hour or 240-hour precipitation).

Table 1. Conversion Factors from Constrained to Unconstrained Precipitation Adopted in this Study

24-hrs/1-day	48-hrs/2-days	72-hrs/3-days	120-hrs/5-days	240-hrs/10-days
1.13	1.04	1.02	1.01	1.00

Sub-Daily Precipitation Frequency Conversions

Following the methodology of Bulletin 70, sub-daily precipitation frequencies were obtained for this study based on x-hour to 24-hour type conversions. The direct regional frequency analysis of sub-daily data produced significantly variable and uncertain results because of numerous factors, such as the number/spatial coverage of hourly stations, their shorter record lengths, missing/incomplete data, and questionable quality of the data at some of these stations.

To determine the conversion factors, an extensive study of the average ratios of x-hour to 24-hour rainfall was performed using the hourly data. The ratios obtained in this study by running a regional frequency analysis (RFA) for 1948 to 2017 were compared with ISWS Bulletin 70 and NOAA Atlas 14, and the differences among the ratios were not found to be significant (Table 2). The adopted conversion factors are identical to those in Bulletin 70. Similarly, the ratios of x-minute to 1-hour were adopted from Bulletin 70 and are shown in Table 3. Table 3 was derived from Table 11 in Bulletin 70, showing the ratios used to calculate sub-hourly frequency estimates based on the hourly estimates.

Table 2. X-hr:24-hr Ratios

Storm Duration (hours)	RFA 1948-2017	Bulletin 70	Atlas 14	Adopted
1	0.42	0.47	0.47	0.47
2	0.56	0.58	0.57	0.58
3	0.64	0.64	0.63	0.64
6	0.76	0.75	0.75	0.75
12	0.87	0.87	0.86	0.87
18	0.94	0.94	N/A	0.94

Table 3. Ratios Used to Calculate Sub-hourly Frequency Estimates Based on the Known Hourly Estimates, x-minute/1-hour

5-minute/1-hour	10-minute/1-hour	15-minute/1-hour	30-minute/1-hour
0.255	0.447	0.574	0.787

Frequency Estimates for Recurrence Intervals Less than 2 Years

The following ratios, derived from those in the original Bulletin 70, were used to produce frequency estimates for recurrence intervals of less than 2 years. Constant ratios were assumed for all storm durations.

Table 4. Factors Used to Calculate Frequency Estimates for Recurrence Intervals Less than 2 Years Based on the Known Estimates for the 2-Year Recurrence Interval

2-mon/2-yr	3-mon/2-yr	4-mon/2-yr	6-mon/2-yr	9-mon/2-yr	1-yr/2-yr
0.470	0.538	0.590	0.672	0.762	0.830

Stationary Regional Frequency Analysis

Traditional hydroclimatologic studies typically relied on long-term precipitation records, which have been used to estimate the probability of heavy precipitation events that will occur in the future. The underlying assumption was that the precipitation data were stationary, or in other words, that future variability will be like the past variability. However, numerous studies have indicated that the frequency and intensity of precipitation in Illinois have been increasing in the past several decades and will continue to increase in the future (Winters et al., 2015; Easterling et al., 2017). Although the observed precipitation datasets were nonstationary, the stationary frequency analysis based on the L-moments (Hosking, 2000; Hosking and Wallis, 1997) was performed first and adjusted for nonstationarity in the next step.

The stationary L-moments methodology first computes the point rainfall depths for each duration and recurrence interval at each raingage. For consistency with Bulletin 70, these depths were then averaged for each section and expressed as sectional frequencies (see the Results section). Past research results (Vogel and Fennessey, 1993) indicate that regional frequency analysis based on the L-moments is more robust and better identifies the parent distribution compared to other more traditional estimation techniques, particularly for regional studies. This methodology was also adopted by NOAA (Bonnin et al., 2006; Perica et al., 2011) and applied in previous studies in Illinois (Markus et al., 2007; Hejazi and Markus, 2009). The L-moments method uses the discordancy measure (Hosking and Wallis, 1997) to identify statistically unusual (discordant) sites in a region and the heterogeneity measure to assess if the region is homogeneous. Next, for each region, the Generalized Extreme Value distribution was adopted following recent studies, e.g., NOAA Atlas 14 vol. 6 (Perica et al., 2011). To construct 90 percent confidence limits, a Monte Carlo simulation technique (Hosking and Wallis, 1997) was used. The upper confidence limit separates the upper 5 percent and the lower 95 percent, and similarly, the lower confidence limit separates the lower 5 percent from the top 95 percent of all generated quantiles.

Adjustment for Nonstationary

To account for nonstationarity, a methodology similar to the original Bulletin 70 was adopted. This adjustment factor, referred to as the Bulletin 70-style adjustment, was compared with two other published methods (Cheng et al., 2014; Serago and Vogel, 2018) and the results are presented in the section “Comparison with Nonstationary Frequency Estimation Methods.”

The Bulletin 70-style approach divides the whole period, in this case 1948–2017, into two equal periods, 1948–1982 and 1983–2017, and then estimates frequency quantiles (e.g., 24-hour, 100-year storm) for the first half (RFA_1), the second half (RFA_2), and the whole period (RFA_0). The nonstationary adjustment factor (NAF) is defined as

$$NAF = \frac{RFA_2}{RFA_1} \quad (2)$$

The frequency quantile RFA, which accounts for the trend in peaks, is given by

$$RFA = NAF \cdot RFA_0 = RFA_0 \frac{RFA_2}{RFA_1} \quad (3)$$

The trend adjustment factors used in this study are shown in Table 5. A comparison between the adopted trend adjustment method and nonstationary approaches (Salas et al., 2018; Serago and Vogel, 2018; Cheng et al., 2014) is provided later in this report.

Table 5. Temporal Trend Adjustment Factors for 10 Sections

	Climatic Section	24 hrs	48 hrs	72 hrs	120 hrs	240 hrs	Average
1	Northwest	1.07	1.07	1.03	1.05	1.12	1.07
2	Northeast	1.06	1.12	1.13	1.18	1.21	1.14
3	West	1.00	0.96	0.91	0.92	1.02	0.96
4	Central	1.02	0.94	0.94	0.97	1.08	0.99
5	East	0.99	0.94	0.92	0.96	1.02	0.97
6	West Southwest	0.99	0.97	0.98	1.02	1.10	1.01
7	East Southeast	1.05	0.97	1.02	1.01	1.12	1.03
8	Southwest	1.11	1.09	1.10	1.13	1.26	1.14
9	Southeast	1.07	1.09	1.04	1.03	1.09	1.06
10	South	0.96	1.02	1.06	1.03	0.99	1.01

Results

To determine the precipitation frequency, the previously described regional frequency analysis was applied to the AMS data. The results were then converted to the PDS domain based on the relationship defined in Eq. 1 and adjusted for the trend using Eq. 3. These results still had occasional minor inconsistencies caused by several factors, however, such as variable data length for different durations, which resulted in irregular frequency curves. To produce the final curves, these irregularities had to be smoothed out, which was done based on the authors' professional judgment and knowledge of specific regions and gages.

The results are presented numerically in Tables 6–15 and graphically in Figures 9–18. Confidence limits were calculated based on the methodology described earlier in the “Stationary Regional Frequency Analysis” section. Confidence limits are shown in Tables 16–25.

Table 6. Rainfall (inches) for Given Recurrence Interval for Section 1 (Northwest)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.19	0.22	0.24	0.27	0.31	0.33	0.40	0.51	0.60	0.74	0.86	0.99	1.30
10 minutes	0.33	0.38	0.41	0.47	0.53	0.58	0.70	0.89	1.06	1.30	1.51	1.73	2.28
15 minutes	0.42	0.49	0.53	0.61	0.69	0.75	0.90	1.14	1.36	1.67	1.94	2.23	2.93
30 minutes	0.58	0.66	0.73	0.83	0.94	1.03	1.24	1.56	1.86	2.30	2.66	3.05	4.01
1 hour	0.74	0.84	0.93	1.05	1.20	1.30	1.57	1.98	2.36	2.92	3.38	3.88	5.09
2 hours	0.91	1.04	1.14	1.30	1.48	1.61	1.94	2.45	2.92	3.60	4.17	4.78	6.29
3 hours	1.00	1.15	1.26	1.44	1.63	1.77	2.14	2.70	3.22	3.97	4.61	5.28	6.94
6 hours	1.18	1.35	1.48	1.68	1.91	2.08	2.51	3.17	3.77	4.65	5.40	6.19	8.13
12 hours	1.37	1.56	1.71	1.95	2.21	2.41	2.91	3.67	4.38	5.40	6.26	7.18	9.43
18 hours	1.48	1.69	1.85	2.11	2.39	2.61	3.14	3.97	4.73	5.83	6.77	7.75	10.19
24 hours	1.57	1.80	1.97	2.24	2.55	2.77	3.34	4.22	5.03	6.20	7.20	8.25	10.84
48 hours	1.70	1.94	2.13	2.43	2.75	3.00	3.61	4.59	5.43	6.72	7.73	8.83	11.53
72 hours	1.83	2.10	2.30	2.62	2.97	3.23	3.90	4.95	5.87	7.21	8.30	9.45	12.30
120 hours	2.05	2.34	2.57	2.92	3.32	3.61	4.35	5.51	6.46	7.88	8.96	10.20	13.33
240 hours	2.57	2.95	3.23	3.68	4.17	4.55	5.48	6.86	7.98	9.55	10.84	12.14	15.65

Table 7. Rainfall (inches) for Given Recurrence Interval for Section 2 (Northeast)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.19	0.22	0.24	0.27	0.31	0.33	0.40	0.52	0.62	0.77	0.90	1.03	1.35
10 minutes	0.33	0.38	0.41	0.47	0.53	0.58	0.70	0.90	1.08	1.35	1.58	1.80	2.36
15 minutes	0.42	0.49	0.53	0.61	0.69	0.75	0.90	1.16	1.39	1.74	2.03	2.32	3.04
30 minutes	0.58	0.66	0.73	0.83	0.94	1.03	1.24	1.59	1.91	2.39	2.78	3.17	4.16
1 hour	0.74	0.84	0.93	1.05	1.20	1.30	1.57	2.02	2.42	3.03	3.53	4.03	5.28
2 hours	0.91	1.04	1.14	1.30	1.48	1.61	1.94	2.49	2.99	3.74	4.35	4.97	6.52
3 hours	1.00	1.15	1.26	1.44	1.63	1.77	2.14	2.75	3.30	4.13	4.80	5.49	7.20
6 hours	1.18	1.35	1.48	1.68	1.91	2.08	2.51	3.23	3.86	4.84	5.63	6.43	8.43
12 hours	1.37	1.56	1.71	1.95	2.21	2.41	2.91	3.74	4.48	5.61	6.53	7.46	9.78
18 hours	1.48	1.69	1.85	2.11	2.39	2.61	3.14	4.04	4.84	6.06	7.05	8.06	10.57
24 hours	1.57	1.80	1.97	2.24	2.55	2.77	3.34	4.30	5.15	6.45	7.50	8.57	11.24
48 hours	1.72	1.97	2.16	2.46	2.79	3.04	3.66	4.71	5.62	6.99	8.13	9.28	12.10
72 hours	1.87	2.14	2.34	2.67	3.03	3.30	3.97	5.08	6.05	7.49	8.64	9.85	12.81
120 hours	2.08	2.38	2.61	2.97	3.37	3.67	4.42	5.63	6.68	8.16	9.39	10.66	13.81
240 hours	2.63	3.01	3.30	3.76	4.27	4.65	5.60	7.09	8.25	9.90	11.26	12.65	16.00

Table 8. Rainfall (inches) for Given Recurrence Interval for Section 3 (West)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.20	0.22	0.25	0.28	0.32	0.35	0.42	0.53	0.63	0.77	0.87	0.97	1.19
10 minutes	0.34	0.39	0.43	0.49	0.56	0.61	0.73	0.93	1.10	1.34	1.52	1.69	2.08
15 minutes	0.44	0.51	0.55	0.63	0.72	0.78	0.94	1.20	1.41	1.72	1.96	2.18	2.68
30 minutes	0.61	0.69	0.76	0.87	0.98	1.07	1.29	1.65	1.94	2.36	2.68	2.98	3.67
1 hour	0.77	0.88	0.97	1.10	1.25	1.36	1.64	2.09	2.46	3.00	3.41	3.79	4.66
2 hours	0.95	1.09	1.19	1.36	1.54	1.68	2.02	2.58	3.04	3.70	4.21	4.67	5.75
3 hours	1.05	1.20	1.31	1.50	1.70	1.85	2.23	2.85	3.35	4.08	4.64	5.16	6.34
6 hours	1.23	1.40	1.54	1.75	1.99	2.17	2.61	3.34	3.93	4.79	5.44	6.05	7.43
12 hours	1.42	1.63	1.79	2.03	2.31	2.51	3.03	3.87	4.56	5.55	6.31	7.01	8.62
18 hours	1.54	1.76	1.93	2.20	2.49	2.72	3.27	4.18	4.93	6.00	6.82	7.58	9.32
24 hours	1.64	1.87	2.05	2.34	2.65	2.89	3.48	4.45	5.24	6.38	7.25	8.06	9.91
48 hours	1.77	2.03	2.22	2.53	2.87	3.12	3.76	4.76	5.62	6.81	7.72	8.60	10.58
72 hours	1.93	2.21	2.43	2.76	3.13	3.41	4.11	5.18	6.08	7.34	8.31	9.18	11.27
120 hours	2.12	2.43	2.66	3.03	3.44	3.75	4.51	5.66	6.62	7.94	8.93	9.83	11.99
240 hours	2.64	3.03	3.32	3.78	4.28	4.67	5.62	7.00	8.10	9.60	10.65	11.64	13.99

Table 9. Rainfall (inches) for Given Recurrence Interval for Section 4 (Central)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.19	0.21	0.24	0.27	0.30	0.33	0.40	0.52	0.61	0.74	0.85	0.94	1.14
10 minutes	0.33	0.38	0.41	0.47	0.53	0.58	0.70	0.90	1.07	1.30	1.48	1.65	2.00
15 minutes	0.42	0.48	0.53	0.60	0.68	0.74	0.90	1.16	1.38	1.67	1.90	2.12	2.57
30 minutes	0.58	0.66	0.72	0.83	0.94	1.02	1.23	1.59	1.89	2.29	2.61	2.90	3.53
1 hour	0.73	0.84	0.92	1.05	1.19	1.30	1.56	2.02	2.40	2.91	3.31	3.69	4.48
2 hours	0.91	1.04	1.14	1.29	1.47	1.60	1.93	2.49	2.96	3.60	4.09	4.55	5.53
3 hours	1.00	1.14	1.25	1.43	1.62	1.76	2.12	2.75	3.26	3.97	4.51	5.02	6.10
6 hours	1.17	1.34	1.47	1.67	1.90	2.07	2.49	3.23	3.83	4.65	5.29	5.89	7.15
12 hours	1.36	1.55	1.70	1.94	2.20	2.40	2.89	3.74	4.44	5.39	6.13	6.83	8.29
18 hours	1.47	1.68	1.84	2.10	2.38	2.59	3.12	4.04	4.79	5.83	6.63	7.38	8.96
24 hours	1.56	1.79	1.96	2.23	2.53	2.76	3.32	4.30	5.10	6.20	7.05	7.85	9.53
48 hours	1.69	1.93	2.12	2.41	2.73	2.98	3.59	4.61	5.47	6.65	7.55	8.40	10.21
72 hours	1.82	2.09	2.29	2.60	2.95	3.22	3.88	4.96	5.90	7.17	8.09	8.98	10.81
120 hours	2.01	2.30	2.52	2.87	3.26	3.55	4.27	5.42	6.42	7.75	8.72	9.60	11.54
240 hours	2.57	2.94	3.22	3.67	4.16	4.54	5.46	6.87	8.04	9.53	10.55	11.50	13.65

Table 10. Rainfall (inches) for Given Recurrence Interval for Section 5 (East)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.18	0.20	0.22	0.25	0.29	0.31	0.37	0.48	0.57	0.69	0.79	0.89	1.12
10 minutes	0.31	0.35	0.39	0.44	0.50	0.54	0.66	0.83	0.99	1.21	1.39	1.56	1.96
15 minutes	0.40	0.45	0.50	0.57	0.64	0.70	0.84	1.07	1.27	1.56	1.79	2.01	2.52
30 minutes	0.54	0.62	0.68	0.78	0.88	0.96	1.15	1.47	1.74	2.14	2.45	2.75	3.45
1 hour	0.69	0.79	0.87	0.99	1.12	1.22	1.47	1.87	2.21	2.72	3.11	3.49	4.38
2 hours	0.85	0.97	1.07	1.22	1.38	1.50	1.81	2.30	2.73	3.35	3.84	4.31	5.41
3 hours	0.94	1.07	1.18	1.34	1.52	1.66	2.00	2.54	3.01	3.70	4.24	4.76	5.97
6 hours	1.10	1.26	1.38	1.57	1.78	1.94	2.34	2.98	3.53	4.34	4.97	5.57	6.99
12 hours	1.28	1.46	1.60	1.82	2.07	2.25	2.71	3.45	4.10	5.03	5.76	6.46	8.11
18 hours	1.38	1.58	1.73	1.97	2.23	2.43	2.93	3.73	4.43	5.43	6.22	6.98	8.76
24 hours	1.47	1.68	1.84	2.10	2.38	2.59	3.12	3.97	4.71	5.78	6.62	7.43	9.32
48 hours	1.66	1.90	2.09	2.38	2.69	2.93	3.54	4.49	5.32	6.48	7.38	8.27	10.26
72 hours	1.82	2.09	2.29	2.60	2.95	3.22	3.88	4.90	5.78	7.04	8.01	8.93	11.00
120 hours	2.04	2.34	2.56	2.92	3.31	3.60	4.34	5.43	6.41	7.73	8.79	9.80	11.93
240 hours	2.59	2.96	3.25	3.70	4.19	4.57	5.50	6.84	7.90	9.35	10.45	11.55	13.96

Table 11. Rainfall (inches) for Given Recurrence Interval for Section 6 (West Southwest)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.18	0.21	0.23	0.26	0.30	0.32	0.39	0.49	0.57	0.69	0.79	0.88	1.08
10 minutes	0.32	0.36	0.40	0.46	0.52	0.56	0.68	0.85	1.00	1.22	1.38	1.54	1.90
15 minutes	0.41	0.47	0.51	0.59	0.66	0.72	0.87	1.10	1.29	1.56	1.77	1.97	2.44
30 minutes	0.56	0.64	0.71	0.80	0.91	0.99	1.20	1.51	1.76	2.14	2.43	2.71	3.34
1 hour	0.71	0.82	0.90	1.02	1.16	1.26	1.52	1.91	2.24	2.72	3.08	3.44	4.25
2 hours	0.88	1.01	1.11	1.26	1.43	1.55	1.87	2.36	2.76	3.36	3.80	4.24	5.24
3 hours	0.97	1.11	1.22	1.39	1.58	1.72	2.07	2.60	3.05	3.71	4.20	4.68	5.79
6 hours	1.14	1.30	1.43	1.63	1.85	2.01	2.42	3.05	3.57	4.34	4.92	5.48	6.78
12 hours	1.32	1.51	1.66	1.89	2.14	2.33	2.81	3.54	4.14	5.04	5.71	6.36	7.86
18 hours	1.43	1.63	1.79	2.04	2.31	2.52	3.04	3.83	4.47	5.44	6.17	6.87	8.50
24 hours	1.52	1.74	1.91	2.17	2.46	2.68	3.23	4.07	4.76	5.79	6.56	7.31	9.04
48 hours	1.72	1.97	2.16	2.46	2.79	3.04	3.66	4.61	5.38	6.48	7.33	8.11	9.93
72 hours	1.88	2.15	2.36	2.69	3.05	3.32	4.00	5.00	5.83	7.01	7.91	8.73	10.61
120 hours	2.11	2.41	2.65	3.02	3.42	3.72	4.49	5.60	6.49	7.77	8.69	9.57	11.53
240 hours	2.82	3.23	3.54	4.03	4.57	4.98	6.00	7.38	8.47	9.95	10.99	11.95	14.08

Table 12. Rainfall (inches) for Given Recurrence Interval for Section 7 (East Southeast)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.20	0.23	0.25	0.28	0.32	0.35	0.42	0.52	0.60	0.72	0.81	0.89	1.06
10 minutes	0.34	0.39	0.43	0.49	0.56	0.61	0.73	0.91	1.05	1.26	1.41	1.55	1.86
15 minutes	0.44	0.51	0.56	0.63	0.72	0.78	0.94	1.17	1.35	1.61	1.81	2.00	2.39
30 minutes	0.61	0.69	0.76	0.87	0.98	1.07	1.29	1.60	1.85	2.21	2.48	2.74	3.27
1 hour	0.77	0.88	0.97	1.10	1.25	1.36	1.64	2.04	2.35	2.81	3.15	3.48	4.15
2 hours	0.95	1.09	1.19	1.36	1.54	1.68	2.02	2.51	2.90	3.47	3.89	4.29	5.13
3 hours	1.05	1.20	1.32	1.50	1.70	1.85	2.23	2.77	3.20	3.83	4.29	4.74	5.66
6 hours	1.23	1.41	1.54	1.76	1.99	2.17	2.62	3.25	3.75	4.49	5.03	5.55	6.63
12 hours	1.43	1.63	1.79	2.04	2.31	2.52	3.04	3.77	4.35	5.20	5.84	6.44	7.69
18 hours	1.54	1.76	1.94	2.20	2.50	2.72	3.28	4.07	4.70	5.62	6.31	6.96	8.31
24 hours	1.64	1.88	2.06	2.35	2.66	2.90	3.49	4.33	5.00	5.98	6.71	7.40	8.84
48 hours	1.84	2.11	2.31	2.64	2.99	3.26	3.92	4.85	5.61	6.67	7.46	8.21	9.76
72 hours	2.05	2.34	2.57	2.93	3.32	3.61	4.35	5.37	6.19	7.34	8.19	8.97	10.57
120 hours	2.35	2.69	2.95	3.36	3.81	4.15	5.00	6.11	7.01	8.23	9.11	9.95	11.71
240 hours	3.09	3.53	3.87	4.41	5.00	5.45	6.57	7.86	8.90	10.20	11.20	12.06	13.95

Table 13. Rainfall (inches) for Given Recurrence Interval for Section 8 (Southwest)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.21	0.24	0.26	0.30	0.34	0.37	0.44	0.55	0.63	0.76	0.86	0.96	1.21
10 minutes	0.36	0.42	0.46	0.52	0.59	0.64	0.78	0.96	1.11	1.32	1.50	1.67	2.11
15 minutes	0.47	0.54	0.59	0.67	0.76	0.83	1.00	1.23	1.42	1.70	1.93	2.15	2.72
30 minutes	0.64	0.73	0.81	0.92	1.04	1.13	1.37	1.69	1.95	2.33	2.64	2.95	3.72
1 hour	0.82	0.93	1.02	1.17	1.32	1.44	1.73	2.14	2.48	2.96	3.36	3.74	4.73
2 hours	1.01	1.15	1.26	1.44	1.63	1.78	2.14	2.64	3.06	3.65	4.14	4.62	5.83
3 hours	1.11	1.27	1.39	1.59	1.80	1.96	2.36	2.92	3.37	4.03	4.57	5.09	6.44
6 hours	1.30	1.49	1.63	1.86	2.11	2.30	2.77	3.42	3.95	4.73	5.36	5.97	7.54
12 hours	1.51	1.73	1.89	2.16	2.45	2.66	3.21	3.97	4.58	5.48	6.21	6.93	8.75
18 hours	1.63	1.87	2.05	2.33	2.64	2.88	3.47	4.29	4.95	5.92	6.71	7.48	9.45
24 hours	1.73	1.99	2.18	2.48	2.81	3.06	3.69	4.56	5.27	6.30	7.14	7.96	10.06
48 hours	2.01	2.31	2.53	2.88	3.27	3.56	4.28	5.29	6.10	7.25	8.15	9.08	11.40
72 hours	2.23	2.55	2.80	3.19	3.61	3.94	4.74	5.82	6.71	7.96	8.89	9.86	12.32
120 hours	2.50	2.86	3.14	3.57	4.05	4.41	5.31	6.51	7.47	8.79	9.81	10.84	13.45
240 hours	3.17	3.63	3.98	4.54	5.14	5.60	6.75	8.18	9.30	10.80	11.95	13.10	15.95

Table 14. Rainfall (inches) for Given Recurrence Interval for Section 9 (Southeast)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.23	0.26	0.29	0.33	0.37	0.41	0.49	0.59	0.67	0.77	0.85	0.92	1.08
10 minutes	0.40	0.46	0.50	0.57	0.65	0.71	0.85	1.03	1.17	1.35	1.48	1.61	1.89
15 minutes	0.52	0.59	0.65	0.74	0.84	0.91	1.10	1.32	1.50	1.73	1.91	2.07	2.43
30 minutes	0.71	0.81	0.89	1.01	1.15	1.25	1.51	1.81	2.05	2.38	2.61	2.84	3.33
1 hour	0.90	1.03	1.13	1.29	1.46	1.59	1.91	2.30	2.61	3.02	3.32	3.61	4.23
2 hours	1.11	1.27	1.39	1.59	1.80	1.96	2.36	2.84	3.22	3.72	4.09	4.46	5.21
3 hours	1.22	1.40	1.54	1.75	1.98	2.16	2.60	3.13	3.55	4.11	4.52	4.92	5.75
6 hours	1.43	1.64	1.80	2.05	2.33	2.53	3.05	3.67	4.16	4.82	5.30	5.76	6.74
12 hours	1.66	1.91	2.09	2.38	2.70	2.94	3.54	4.25	4.83	5.59	6.14	6.69	7.82
18 hours	1.80	2.06	2.26	2.57	2.92	3.18	3.83	4.60	5.22	6.03	6.64	7.22	8.45
24 hours	1.91	2.19	2.40	2.74	3.10	3.38	4.07	4.89	5.55	6.42	7.06	7.68	8.99
48 hours	2.18	2.50	2.74	3.12	3.53	3.85	4.64	5.54	6.27	7.24	7.94	8.58	10.06
72 hours	2.41	2.76	3.03	3.45	3.91	4.26	5.13	6.09	6.86	7.87	8.63	9.34	10.93
120 hours	2.69	3.08	3.38	3.85	4.37	4.76	5.73	6.78	7.60	8.64	9.47	10.20	11.97
240 hours	3.32	3.80	4.17	4.75	5.38	5.86	7.06	8.30	9.22	10.37	11.21	11.96	13.75

Table 15. Rainfall (inches) for Given Recurrence Interval for Section 10 (South)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.20	0.23	0.26	0.29	0.33	0.36	0.44	0.54	0.63	0.77	0.87	0.99	1.27
10 minutes	0.36	0.41	0.45	0.51	0.58	0.63	0.76	0.95	1.11	1.34	1.53	1.73	2.22
15 minutes	0.46	0.53	0.58	0.66	0.75	0.81	0.98	1.22	1.42	1.72	1.97	2.22	2.85
30 minutes	0.63	0.72	0.79	0.90	1.02	1.11	1.34	1.67	1.95	2.36	2.70	3.04	3.91
1 hour	0.80	0.92	1.01	1.15	1.30	1.42	1.71	2.12	2.48	3.00	3.43	3.87	4.97
2 hours	0.99	1.13	1.24	1.41	1.60	1.75	2.10	2.62	3.06	3.70	4.23	4.77	6.13
3 hours	1.09	1.25	1.37	1.56	1.77	1.93	2.32	2.89	3.38	4.09	4.66	5.26	6.76
6 hours	1.28	1.46	1.61	1.83	2.07	2.26	2.72	3.39	3.96	4.79	5.47	6.17	7.92
12 hours	1.48	1.70	1.86	2.12	2.41	2.62	3.16	3.93	4.59	5.55	6.34	7.16	9.19
18 hours	1.60	1.84	2.01	2.29	2.60	2.83	3.41	4.25	4.96	6.00	6.85	7.73	9.93
24 hours	1.71	1.95	2.14	2.44	2.77	3.01	3.63	4.52	5.28	6.38	7.29	8.23	10.57
48 hours	1.91	2.18	2.39	2.73	3.09	3.37	4.06	5.02	5.86	7.04	8.01	9.02	11.56
72 hours	2.13	2.44	2.68	3.05	3.46	3.77	4.54	5.61	6.50	7.78	8.79	9.86	12.55
120 hours	2.44	2.79	3.06	3.48	3.95	4.30	5.18	6.30	7.29	8.69	9.78	10.91	13.84
240 hours	2.99	3.42	3.75	4.27	4.84	5.27	6.36	7.65	8.76	10.40	11.66	12.96	16.20

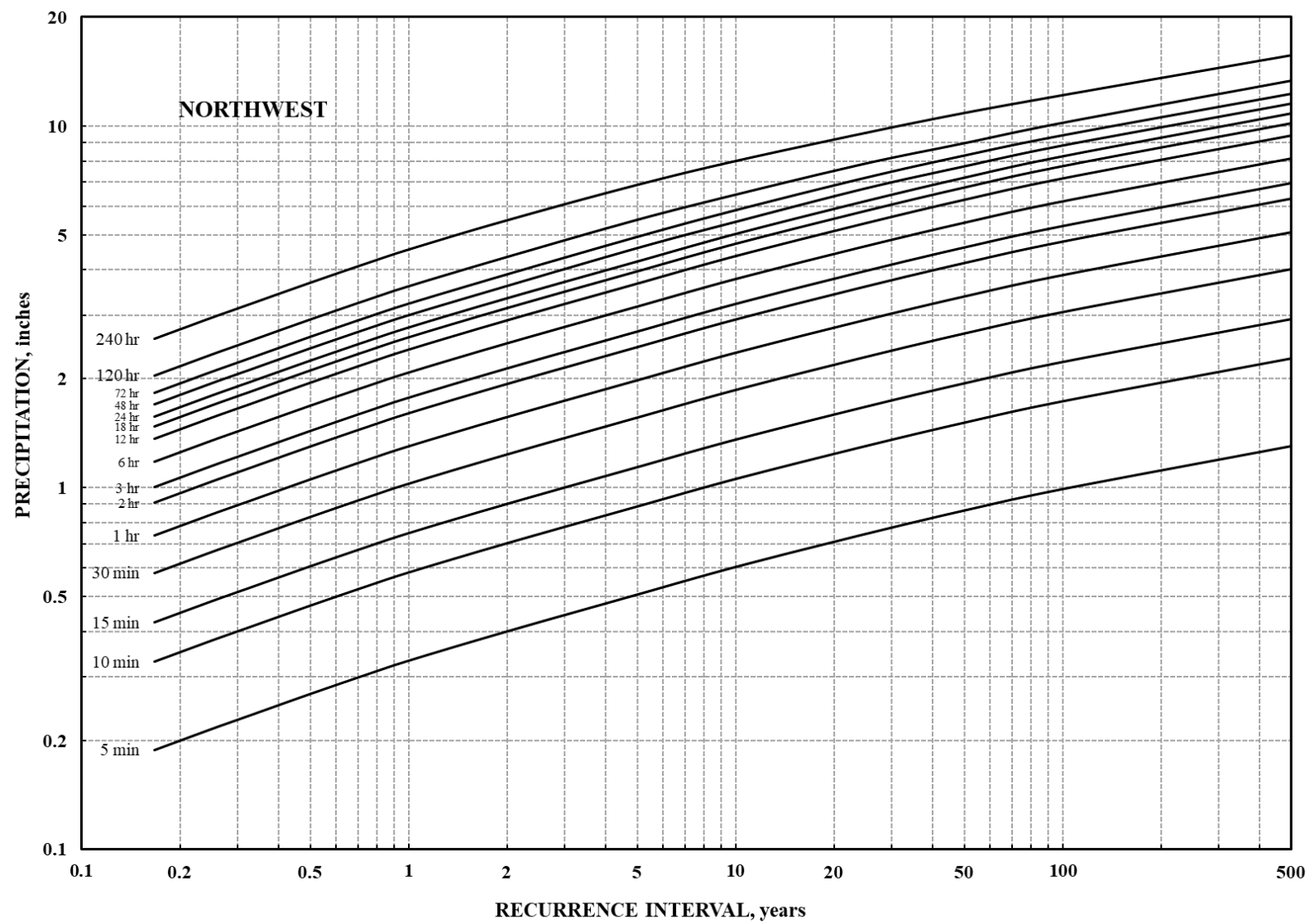


Figure 9. Precipitation frequency estimates for Section 1 (Northwest)

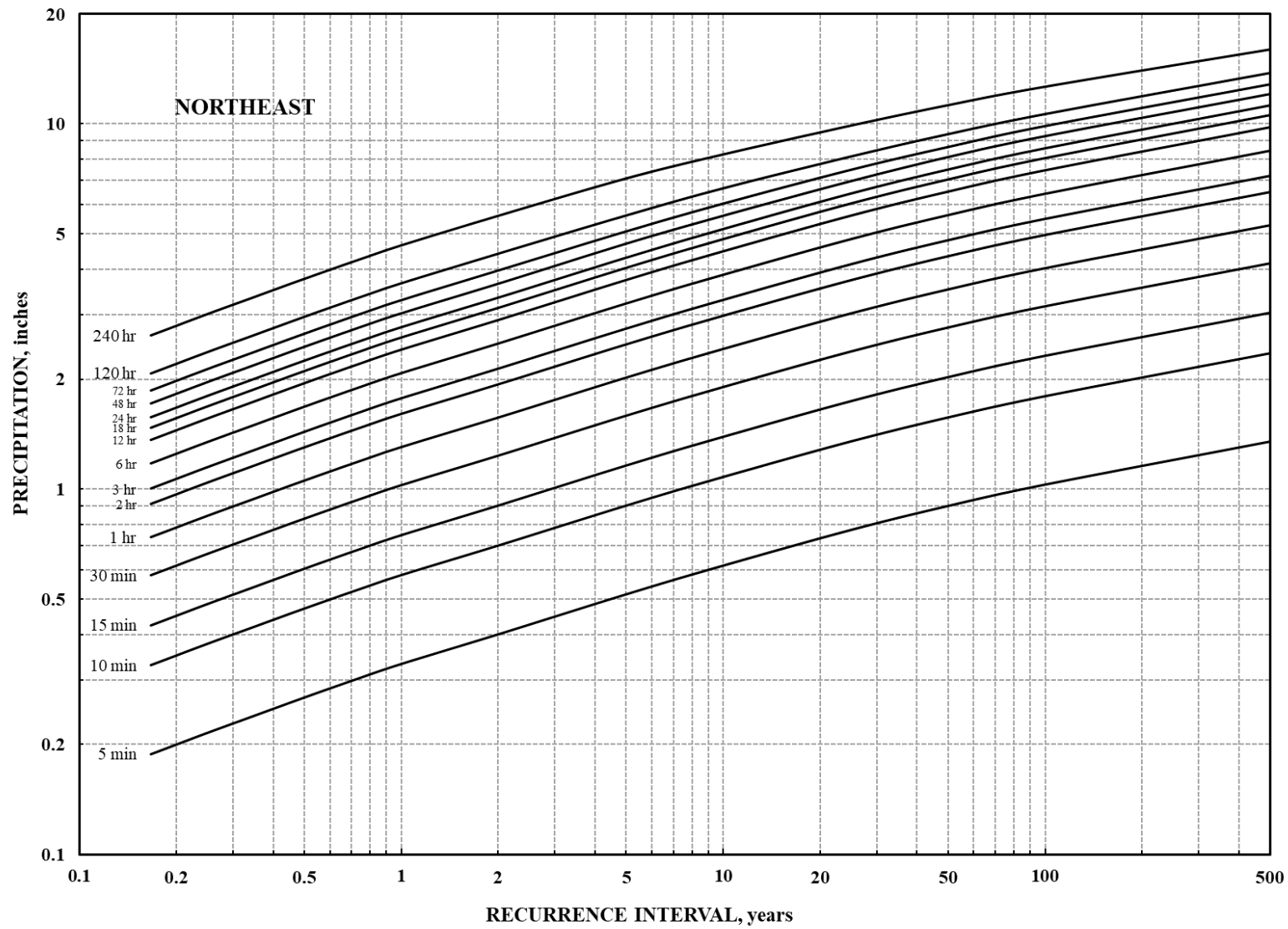


Figure 10. Precipitation frequency estimates for Section 2 (Northeast)

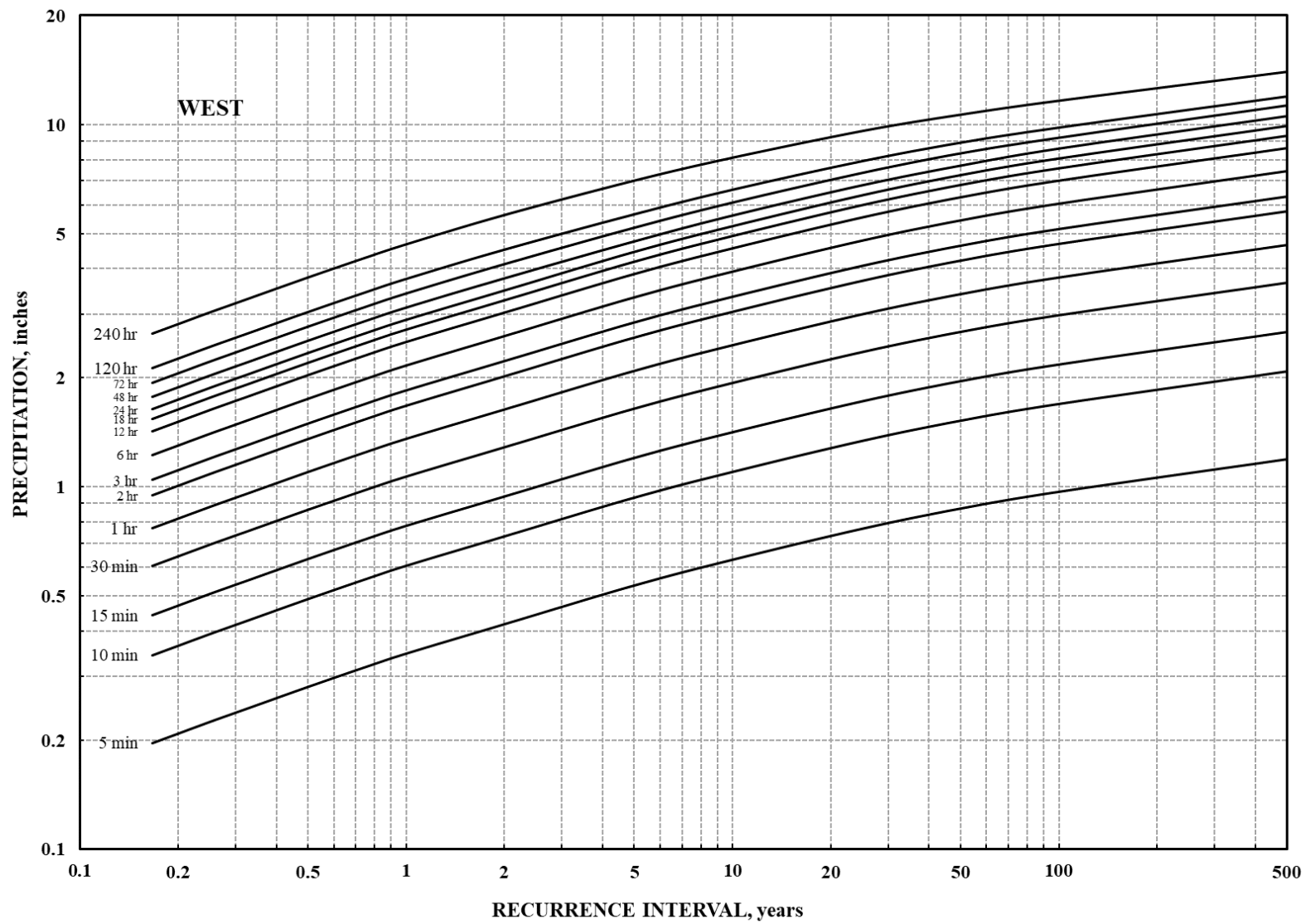


Figure 11. Precipitation frequency estimates for Section 3 (West)

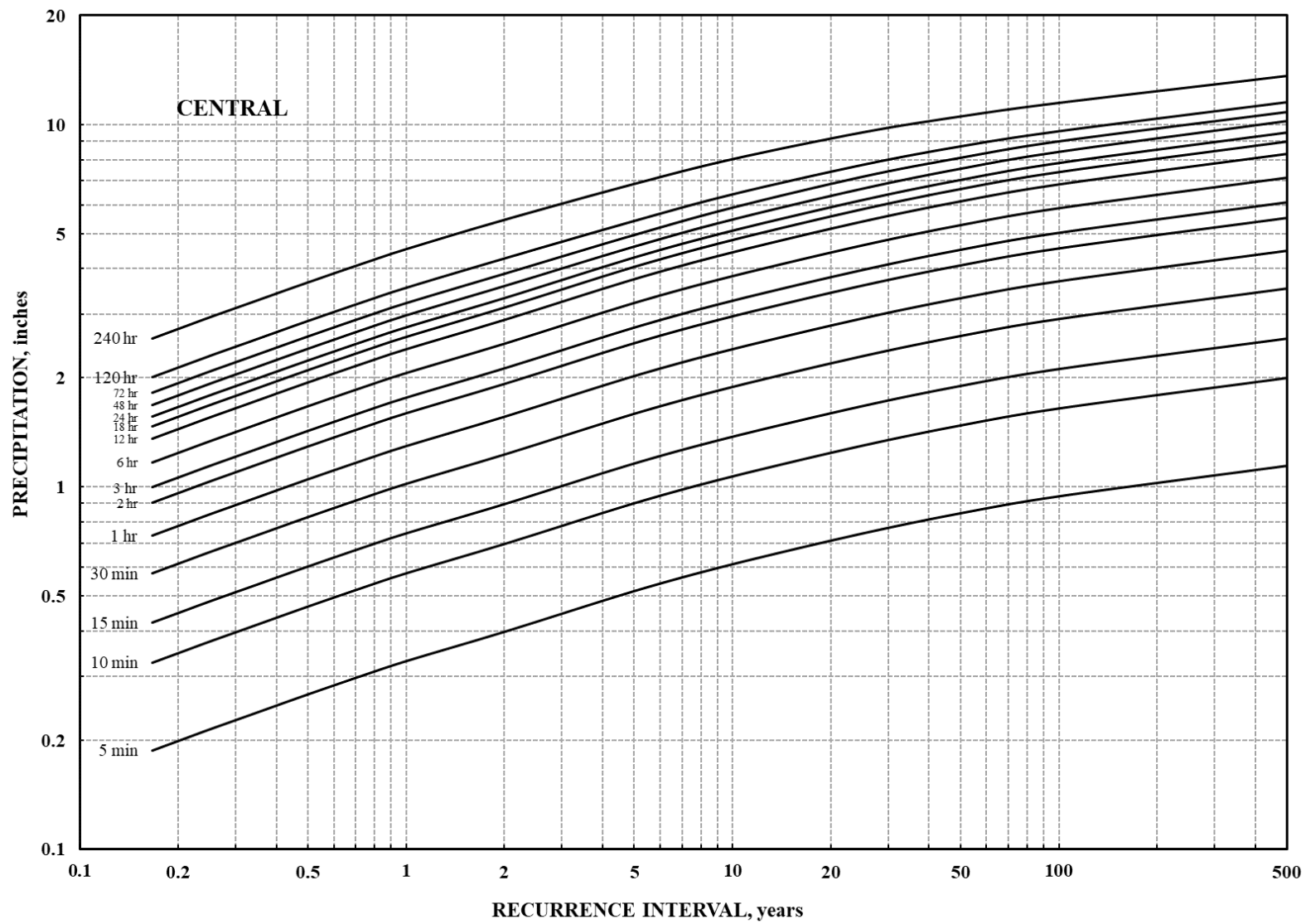


Figure 12. Precipitation frequency estimates for Section 4 (Central)

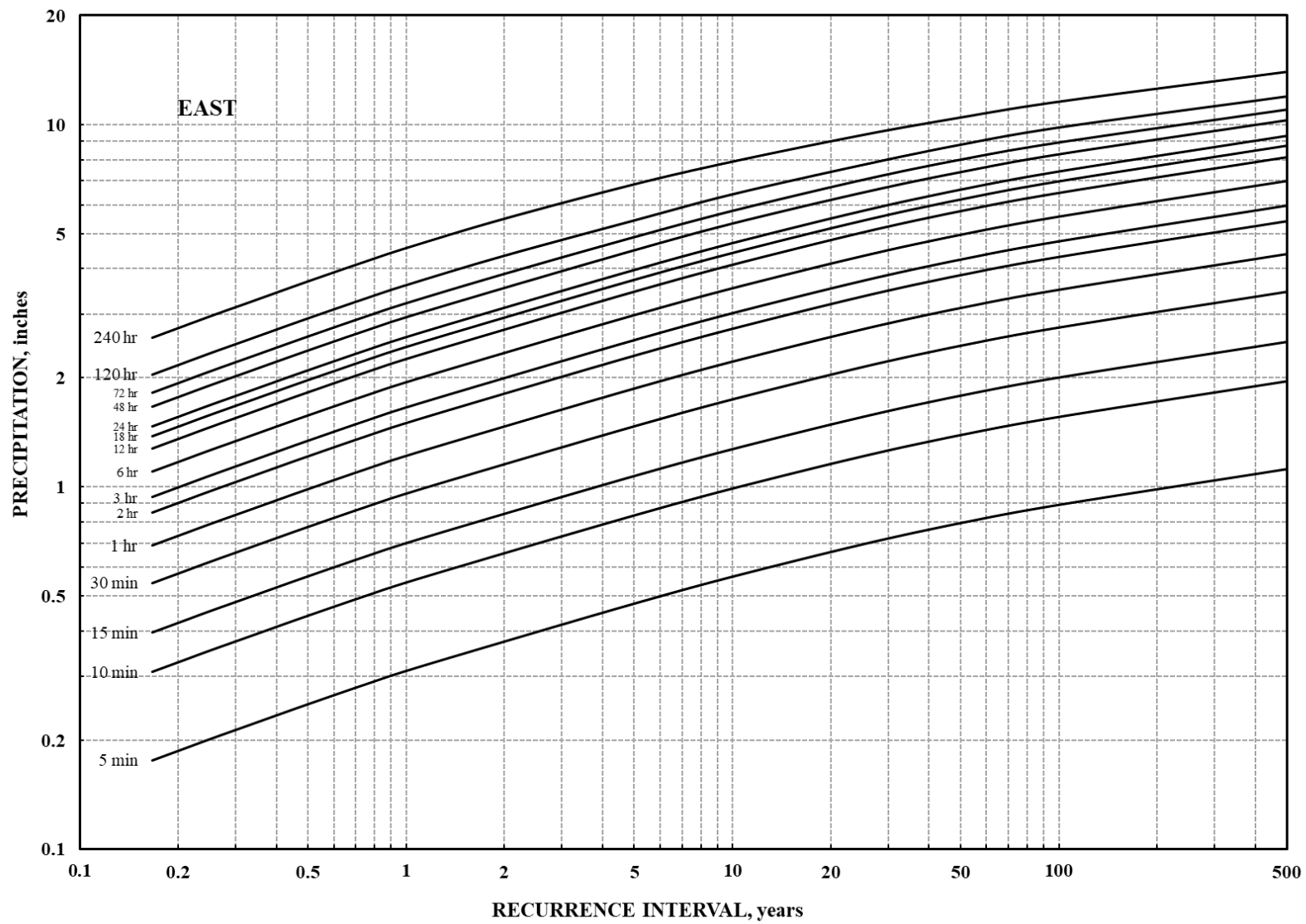


Figure 13. Precipitation frequency estimates for Section 5 (East)

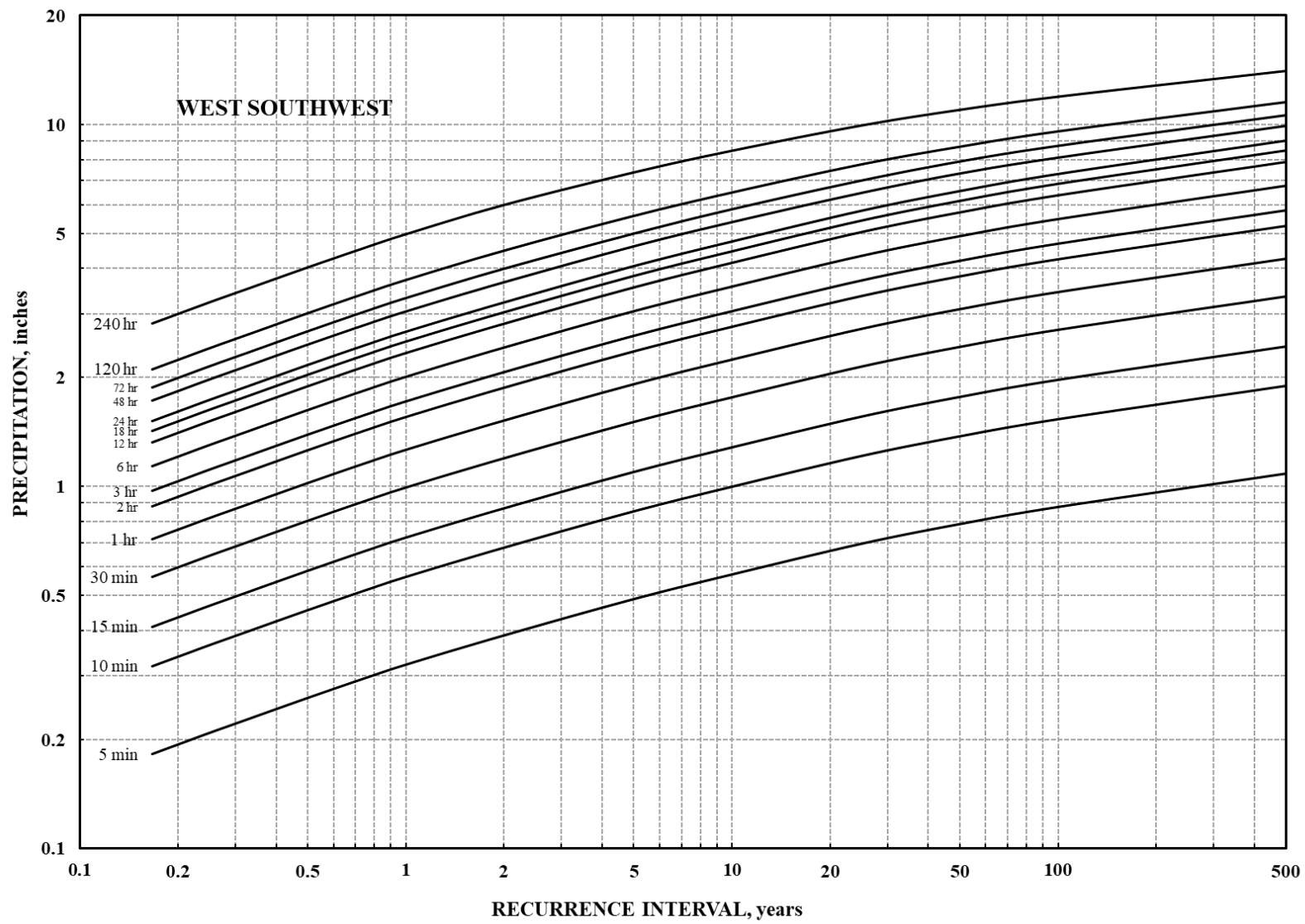


Figure 14. Precipitation frequency estimates for Section 6 (West Southwest)

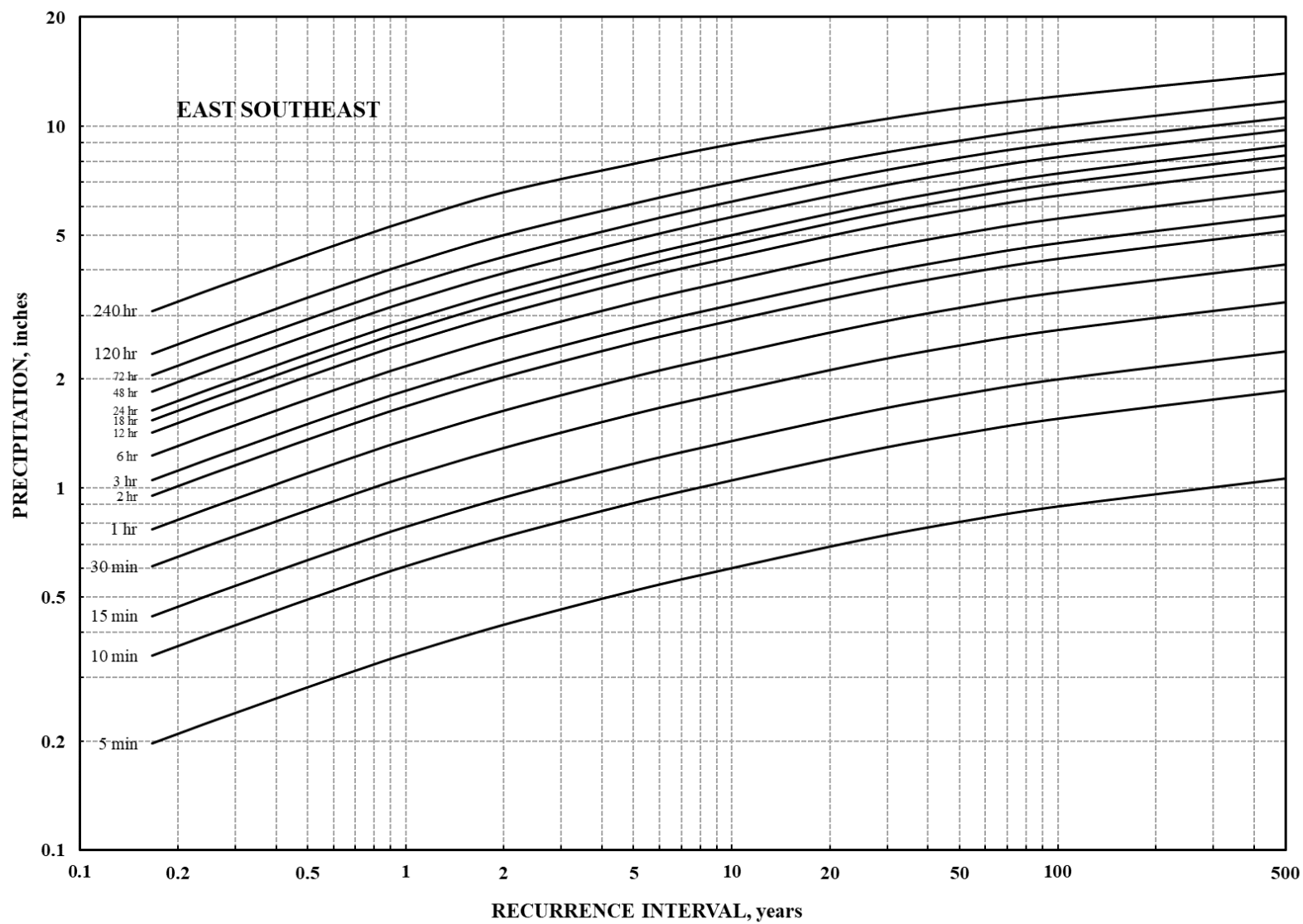


Figure 15. Precipitation frequency estimates for Section 7 (East Southeast)

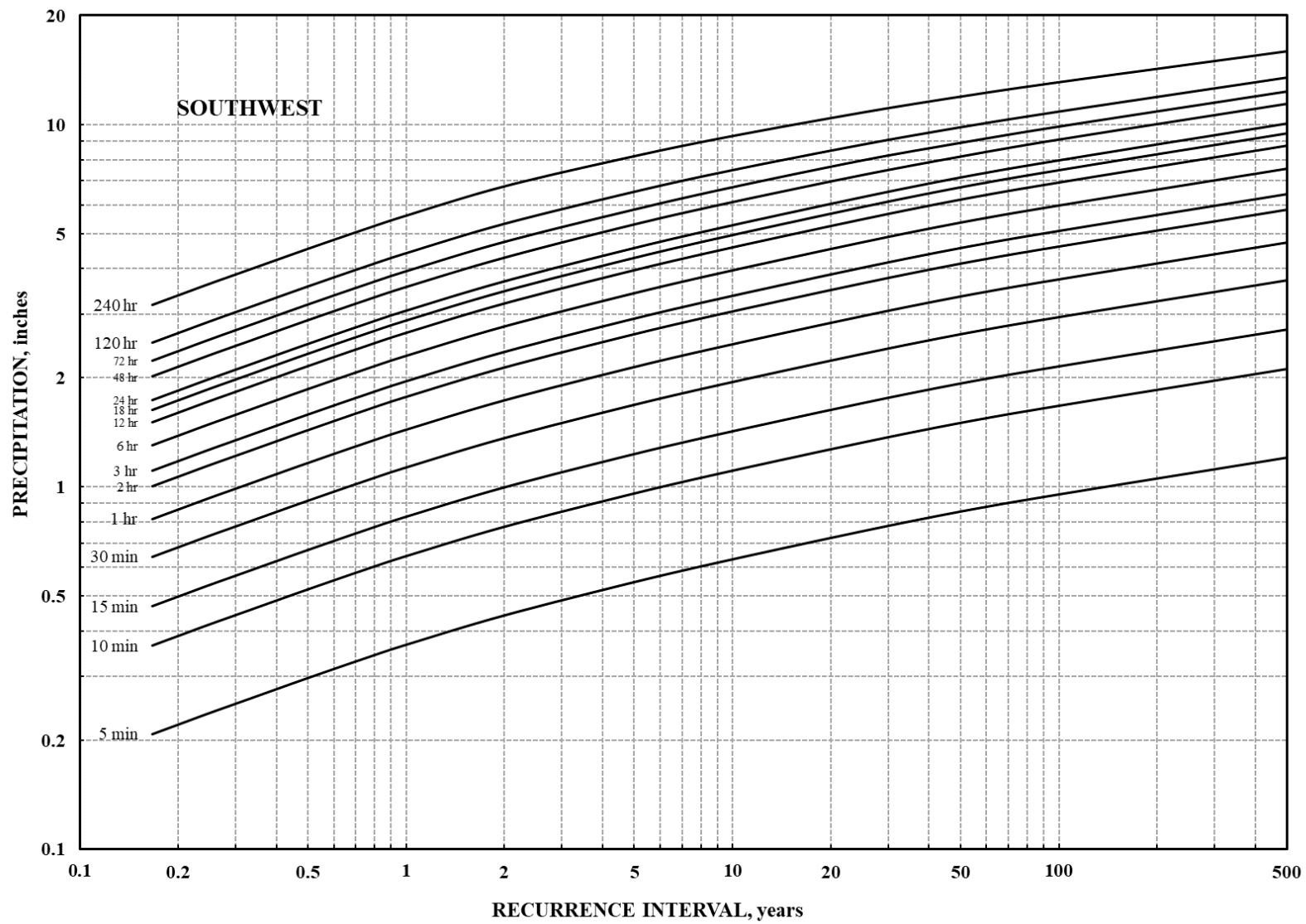


Figure 16. Precipitation frequency estimates for Section 8 (Southwest)

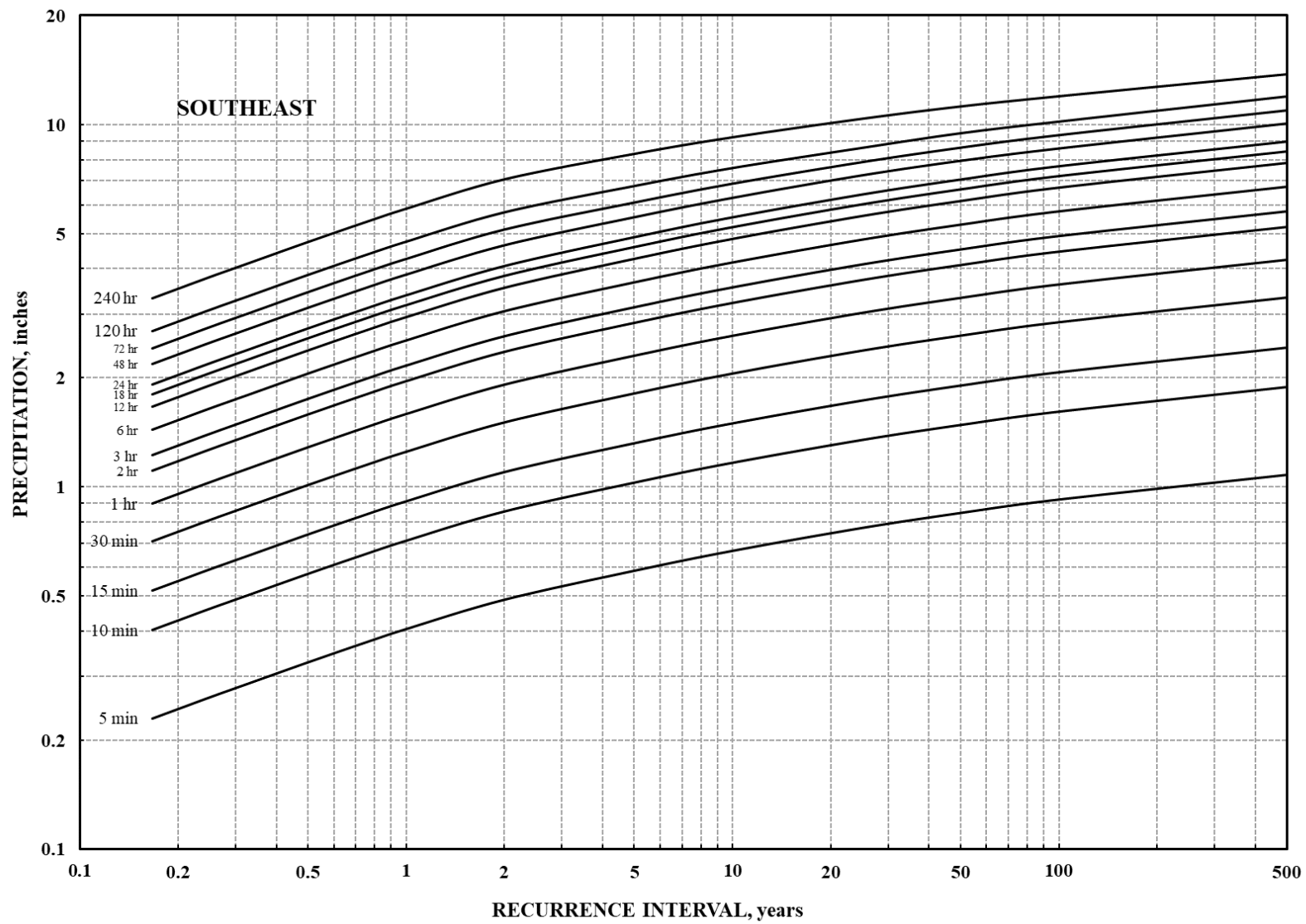


Figure 17. Precipitation frequency estimates for Section 9 (Southeast)

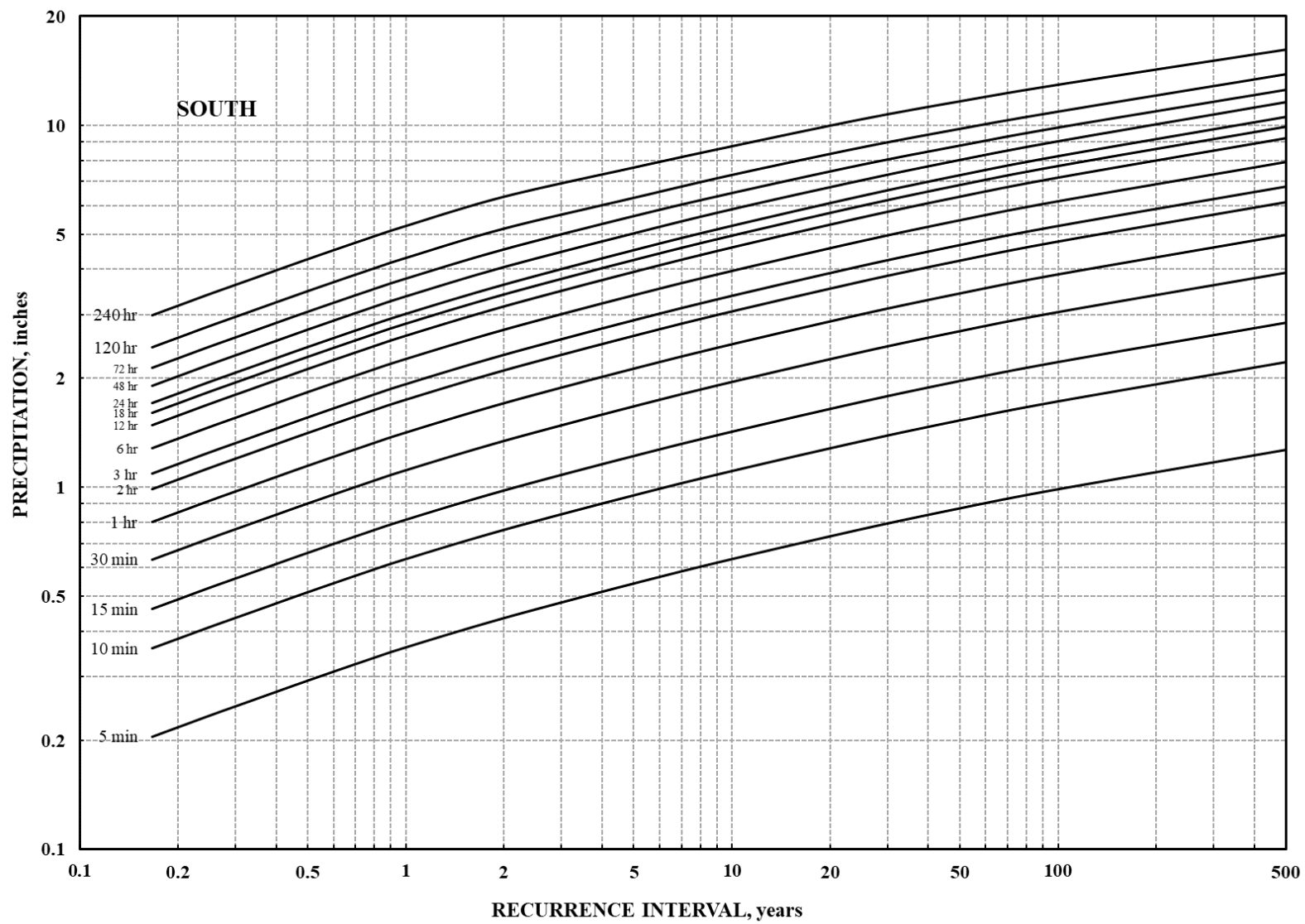


Figure 18. Precipitation frequency estimates for Section 10 (South)

Table 16. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for Northwest (NW)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.19 (0.17 - 0.21)	0.22 (0.19 - 0.24)	0.24 (0.21 - 0.26)	0.27 (0.24 - 0.30)	0.31 (0.27 - 0.34)	0.33 (0.30 - 0.37)	0.4 (0.36 - 0.44)	0.51 (0.45 - 0.56)	0.6 (0.54 - 0.67)	0.74 (0.66 - 0.84)	0.86 (0.76 - 0.98)	0.99 (0.86 - 1.14)	1.3 (1.10 - 1.56)
10-min	0.33 (0.30 - 0.36)	0.38 (0.34 - 0.42)	0.41 (0.37 - 0.46)	0.47 (0.42 - 0.52)	0.53 (0.48 - 0.59)	0.58 (0.52 - 0.64)	0.7 (0.63 - 0.78)	0.89 (0.80 - 0.98)	1.06 (0.95 - 1.18)	1.3 (1.16 - 1.47)	1.51 (1.33 - 1.72)	1.73 (1.51 - 2.00)	2.28 (1.92 - 2.73)
15-min	0.42 (0.38 - 0.47)	0.49 (0.44 - 0.54)	0.53 (0.48 - 0.59)	0.61 (0.54 - 0.67)	0.69 (0.62 - 0.76)	0.75 (0.67 - 0.83)	0.9 (0.81 - 1.00)	1.14 (1.02 - 1.26)	1.36 (1.21 - 1.51)	1.67 (1.49 - 1.89)	1.94 (1.71 - 2.21)	2.23 (1.94 - 2.57)	2.93 (2.47 - 3.51)
30-min	0.58 (0.52 - 0.64)	0.66 (0.60 - 0.73)	0.73 (0.66 - 0.81)	0.83 (0.75 - 0.92)	0.94 (0.85 - 1.04)	1.03 (0.92 - 1.13)	1.24 (1.11 - 1.37)	1.56 (1.40 - 1.73)	1.86 (1.67 - 2.08)	2.3 (2.04 - 2.59)	2.66 (2.35 - 3.04)	3.05 (2.66 - 3.53)	4.01 (3.39 - 4.81)
1-hr	0.74 (0.66 - 0.82)	0.84 (0.76 - 0.93)	0.93 (0.83 - 1.02)	1.05 (0.95 - 1.17)	1.2 (1.08 - 1.32)	1.3 (1.17 - 1.44)	1.57 (1.41 - 1.74)	1.98 (1.78 - 2.20)	2.36 (2.12 - 2.64)	2.92 (2.59 - 3.28)	3.38 (2.98 - 3.86)	3.88 (3.38 - 4.48)	5.09 (4.31 - 6.11)
2-hr	0.91 (0.82 - 1.01)	1.04 (0.94 - 1.15)	1.14 (1.03 - 1.26)	1.3 (1.17 - 1.44)	1.48 (1.33 - 1.63)	1.61 (1.45 - 1.78)	1.94 (1.74 - 2.14)	2.45 (2.20 - 2.72)	2.92 (2.61 - 3.26)	3.6 (3.20 - 4.05)	4.17 (3.68 - 4.76)	4.78 (4.17 - 5.53)	6.29 (5.31 - 7.54)
3-hr	1 (0.90 - 1.11)	1.15 (1.03 - 1.27)	1.26 (1.13 - 1.39)	1.44 (1.29 - 1.59)	1.63 (1.47 - 1.80)	1.77 (1.60 - 1.96)	2.14 (1.92 - 2.36)	2.7 (2.42 - 3.00)	3.22 (2.88 - 3.59)	3.97 (3.53 - 4.47)	4.61 (4.06 - 5.25)	5.28 (4.61 - 6.10)	6.94 (5.86 - 8.32)
6-hr	1.18 (1.06 - 1.30)	1.35 (1.21 - 1.49)	1.48 (1.33 - 1.63)	1.68 (1.51 - 1.86)	1.91 (1.72 - 2.11)	2.08 (1.87 - 2.30)	2.51 (2.25 - 2.77)	3.17 (2.84 - 3.51)	3.77 (3.38 - 4.21)	4.65 (4.13 - 5.24)	5.4 (4.76 - 6.16)	6.19 (5.40 - 7.15)	8.13 (6.87 - 9.75)
12-hr	1.37 (1.23 - 1.51)	1.56 (1.41 - 1.73)	1.71 (1.54 - 1.90)	1.95 (1.76 - 2.16)	2.21 (1.99 - 2.45)	2.41 (2.17 - 2.67)	2.91 (2.61 - 3.21)	3.67 (3.29 - 4.07)	4.38 (3.92 - 4.88)	5.4 (4.79 - 6.08)	6.26 (5.52 - 7.14)	7.18 (6.26 - 8.30)	9.43 (7.97 - 11.31)
18-hr	1.48 (1.33 - 1.63)	1.69 (1.52 - 1.87)	1.85 (1.67 - 2.05)	2.11 (1.90 - 2.33)	2.39 (2.15 - 2.65)	2.61 (2.34 - 2.88)	3.14 (2.82 - 3.47)	3.97 (3.56 - 4.40)	4.73 (4.23 - 5.28)	5.83 (5.18 - 6.57)	6.77 (5.96 - 7.72)	7.75 (6.77 - 8.96)	10.19 (8.61 - 12.23)
24-hr	1.57 (1.41 - 1.74)	1.8 (1.62 - 1.99)	1.97 (1.77 - 2.18)	2.24 (2.02 - 2.48)	2.55 (2.29 - 2.81)	2.77 (2.49 - 3.06)	3.34 (3.00 - 3.69)	4.22 (3.79 - 4.68)	5.03 (4.50 - 5.61)	6.2 (5.51 - 6.99)	7.2 (6.35 - 8.21)	8.25 (7.20 - 9.54)	10.84 (9.16 - 13.01)
48-hr	1.7 (1.53 - 1.87)	1.94 (1.75 - 2.14)	2.13 (1.92 - 2.35)	2.43 (2.19 - 2.67)	2.75 (2.49 - 3.03)	3 (2.71 - 3.30)	3.61 (3.26 - 3.98)	4.59 (4.14 - 5.08)	5.43 (4.89 - 6.06)	6.72 (6.01 - 7.59)	7.73 (6.87 - 8.84)	8.83 (7.78 - 10.25)	11.53 (9.84 - 13.98)
72-hr	1.83 (1.66 - 2.01)	2.1 (1.90 - 2.30)	2.3 (2.08 - 2.53)	2.62 (2.37 - 2.88)	2.97 (2.69 - 3.26)	3.23 (2.93 - 3.55)	3.9 (3.53 - 4.28)	4.95 (4.47 - 5.46)	5.87 (5.28 - 6.52)	7.21 (6.46 - 8.12)	8.3 (7.39 - 9.45)	9.45 (8.34 - 10.91)	12.3 (10.56 - 14.75)
120-hr	2.05 (1.86 - 2.24)	2.34 (2.13 - 2.57)	2.57 (2.34 - 2.81)	2.92 (2.66 - 3.21)	3.32 (3.02 - 3.63)	3.61 (3.29 - 3.96)	4.35 (3.96 - 4.77)	5.51 (5.00 - 6.07)	6.46 (5.84 - 7.15)	7.88 (7.07 - 8.80)	8.96 (7.99 - 10.12)	10.2 (9.01 - 11.67)	13.33 (11.44 - 15.77)
240-hr	2.57 (2.37 - 2.80)	2.95 (2.71 - 3.20)	3.23 (2.97 - 3.51)	3.68 (3.39 - 4.00)	4.17 (3.84 - 4.54)	4.55 (4.18 - 4.94)	5.48 (5.04 - 5.96)	6.86 (6.30 - 7.48)	7.98 (7.29 - 8.72)	9.55 (8.67 - 10.52)	10.84 (9.76 - 12.06)	12.14 (10.82 - 13.63)	15.65 (13.53 - 18.10)

Table 17. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for Northeast (NE)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.19 (0.17 - 0.21)	0.22 (0.19 - 0.24)	0.24 (0.21 - 0.26)	0.27 (0.24 - 0.30)	0.31 (0.27 - 0.34)	0.33 (0.30 - 0.37)	0.4 (0.36 - 0.44)	0.52 (0.46 - 0.57)	0.62 (0.55 - 0.69)	0.77 (0.68 - 0.87)	0.9 (0.79 - 1.02)	1.03 (0.89 - 1.19)	1.35 (1.14 - 1.63)
10-min	0.33 (0.30 - 0.36)	0.38 (0.34 - 0.42)	0.41 (0.37 - 0.46)	0.47 (0.42 - 0.52)	0.53 (0.48 - 0.59)	0.58 (0.52 - 0.64)	0.7 (0.63 - 0.78)	0.9 (0.81 - 1.00)	1.08 (0.97 - 1.20)	1.35 (1.20 - 1.52)	1.58 (1.38 - 1.79)	1.8 (1.57 - 2.08)	2.36 (1.99 - 2.86)
15-min	0.42 (0.38 - 0.47)	0.49 (0.44 - 0.54)	0.53 (0.48 - 0.59)	0.61 (0.54 - 0.67)	0.69 (0.62 - 0.76)	0.75 (0.67 - 0.83)	0.9 (0.81 - 1.00)	1.16 (1.04 - 1.29)	1.39 (1.24 - 1.55)	1.74 (1.54 - 1.96)	2.03 (1.78 - 2.31)	2.32 (2.01 - 2.68)	3.04 (2.56 - 3.68)
30-min	0.58 (0.52 - 0.64)	0.66 (0.60 - 0.73)	0.73 (0.65 - 0.81)	0.83 (0.75 - 0.92)	0.94 (0.84 - 1.04)	1.03 (0.92 - 1.13)	1.24 (1.11 - 1.37)	1.59 (1.42 - 1.76)	1.91 (1.70 - 2.12)	2.39 (2.11 - 2.69)	2.78 (2.44 - 3.16)	3.17 (2.76 - 3.67)	4.16 (3.51 - 5.04)
1-hr	0.74 (0.66 - 0.82)	0.84 (0.76 - 0.93)	0.93 (0.83 - 1.02)	1.05 (0.95 - 1.17)	1.2 (1.07 - 1.32)	1.3 (1.17 - 1.44)	1.57 (1.41 - 1.73)	2.02 (1.81 - 2.24)	2.42 (2.16 - 2.69)	3.03 (2.69 - 3.41)	3.53 (3.10 - 4.02)	4.03 (3.51 - 4.67)	5.28 (4.46 - 6.40)
2-hr	0.91 (0.82 - 1.01)	1.04 (0.94 - 1.15)	1.14 (1.03 - 1.26)	1.3 (1.17 - 1.44)	1.48 (1.32 - 1.63)	1.61 (1.44 - 1.78)	1.94 (1.74 - 2.14)	2.49 (2.23 - 2.76)	2.99 (2.67 - 3.32)	3.74 (3.31 - 4.21)	4.35 (3.82 - 4.96)	4.97 (4.33 - 5.76)	6.52 (5.50 - 7.90)
3-hr	1 (0.91 - 1.11)	1.15 (1.04 - 1.27)	1.26 (1.14 - 1.39)	1.44 (1.30 - 1.59)	1.63 (1.48 - 1.80)	1.77 (1.61 - 1.96)	2.14 (1.94 - 2.36)	2.75 (2.49 - 3.05)	3.3 (2.99 - 3.67)	4.13 (3.74 - 4.65)	4.8 (4.35 - 5.47)	5.49 (4.97 - 6.35)	7.2 (6.52 - 8.72)
6-hr	1.18 (1.06 - 1.30)	1.35 (1.21 - 1.49)	1.48 (1.33 - 1.63)	1.68 (1.51 - 1.86)	1.91 (1.71 - 2.11)	2.08 (1.87 - 2.30)	2.51 (2.25 - 2.77)	3.23 (2.89 - 3.57)	3.86 (3.45 - 4.30)	4.84 (4.28 - 5.45)	5.63 (4.94 - 6.41)	6.43 (5.60 - 7.44)	8.43 (7.11 - 10.22)
12-hr	1.37 (1.23 - 1.51)	1.56 (1.40 - 1.73)	1.71 (1.54 - 1.89)	1.95 (1.75 - 2.16)	2.21 (1.99 - 2.45)	2.41 (2.16 - 2.67)	2.91 (2.61 - 3.21)	3.74 (3.35 - 4.15)	4.48 (4.00 - 4.99)	5.61 (4.97 - 6.32)	6.53 (5.73 - 7.44)	7.46 (6.49 - 8.64)	9.78 (8.25 - 11.86)
18-hr	1.48 (1.32 - 1.63)	1.69 (1.52 - 1.87)	1.85 (1.66 - 2.05)	2.11 (1.89 - 2.33)	2.39 (2.15 - 2.64)	2.61 (2.34 - 2.88)	3.14 (2.82 - 3.47)	4.04 (3.62 - 4.48)	4.84 (4.32 - 5.39)	6.06 (5.37 - 6.82)	7.05 (6.19 - 8.03)	8.06 (7.01 - 9.33)	10.57 (8.91 - 12.81)
24-hr	1.57 (1.41 - 1.73)	1.8 (1.61 - 1.99)	1.97 (1.77 - 2.18)	2.24 (2.01 - 2.48)	2.55 (2.28 - 2.81)	2.77 (2.49 - 3.06)	3.34 (3.00 - 3.69)	4.3 (3.85 - 4.77)	5.15 (4.60 - 5.73)	6.45 (5.71 - 7.26)	7.5 (6.59 - 8.55)	8.57 (7.46 - 9.93)	11.24 (9.48 - 13.63)
48-hr	1.72 (1.56 - 1.89)	1.97 (1.78 - 2.16)	2.16 (1.95 - 2.37)	2.46 (2.23 - 2.70)	2.79 (2.52 - 3.06)	3.04 (2.75 - 3.34)	3.66 (3.31 - 4.02)	4.71 (4.26 - 5.20)	5.62 (5.06 - 6.24)	6.99 (6.25 - 7.87)	8.13 (7.21 - 9.26)	9.28 (8.15 - 10.73)	12.1 (10.33 - 14.56)
72-hr	1.87 (1.69 - 2.05)	2.14 (1.94 - 2.35)	2.34 (2.13 - 2.57)	2.67 (2.42 - 2.93)	3.03 (2.75 - 3.32)	3.3 (2.99 - 3.62)	3.97 (3.60 - 4.36)	5.08 (4.59 - 5.60)	6.05 (5.44 - 6.71)	7.49 (6.69 - 8.39)	8.64 (7.66 - 9.78)	9.85 (8.63 - 11.29)	12.81 (10.82 - 15.18)
120-hr	2.08 (1.89 - 2.27)	2.38 (2.16 - 2.60)	2.61 (2.37 - 2.85)	2.97 (2.70 - 3.25)	3.37 (3.06 - 3.68)	3.67 (3.34 - 4.01)	4.42 (4.02 - 4.83)	5.63 (5.09 - 6.18)	6.68 (6.01 - 7.38)	8.16 (7.26 - 9.12)	9.39 (8.25 - 10.63)	10.66 (9.22 - 12.22)	13.81 (11.44 - 16.42)
240-hr	2.63 (2.42 - 2.86)	3.01 (2.77 - 3.27)	3.3 (3.04 - 3.59)	3.76 (3.46 - 4.09)	4.27 (3.92 - 4.64)	4.65 (4.27 - 5.05)	5.6 (5.14 - 6.09)	7.09 (6.48 - 7.75)	8.25 (7.49 - 9.08)	9.9 (8.89 - 11.04)	11.26 (10.01 - 12.72)	12.65 (11.08 - 14.51)	16.00 (13.40 - 19.13)

Table 18. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for West (W)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.2 (0.18 - 0.21)	0.22 (0.21 - 0.24)	0.25 (0.23 - 0.27)	0.28 (0.26 - 0.31)	0.32 (0.29 - 0.35)	0.35 (0.32 - 0.38)	0.42 (0.38 - 0.45)	0.53 (0.49 - 0.58)	0.63 (0.57 - 0.69)	0.77 (0.70 - 0.84)	0.87 (0.79 - 0.97)	0.97 (0.87 - 1.09)	1.19 (1.03 - 1.37)
10-min	0.34 (0.32 - 0.37)	0.39 (0.36 - 0.43)	0.43 (0.40 - 0.47)	0.49 (0.45 - 0.54)	0.56 (0.51 - 0.61)	0.61 (0.56 - 0.66)	0.73 (0.67 - 0.80)	0.93 (0.86 - 1.02)	1.1 (1.01 - 1.21)	1.34 (1.22 - 1.48)	1.52 (1.38 - 1.70)	1.69 (1.52 - 1.91)	2.08 (1.81 - 2.41)
15-min	0.44 (0.40 - 0.48)	0.51 (0.46 - 0.55)	0.55 (0.51 - 0.60)	0.63 (0.58 - 0.69)	0.72 (0.66 - 0.78)	0.78 (0.71 - 0.85)	0.94 (0.86 - 1.02)	1.2 (1.10 - 1.31)	1.41 (1.29 - 1.55)	1.72 (1.57 - 1.90)	1.96 (1.77 - 2.18)	2.18 (1.95 - 2.45)	2.68 (2.32 - 3.09)
30-min	0.61 (0.56 - 0.66)	0.69 (0.64 - 0.76)	0.76 (0.70 - 0.83)	0.87 (0.79 - 0.94)	0.98 (0.90 - 1.07)	1.07 (0.98 - 1.16)	1.29 (1.18 - 1.40)	1.65 (1.51 - 1.80)	1.94 (1.77 - 2.12)	2.36 (2.15 - 2.61)	2.68 (2.42 - 2.99)	2.98 (2.67 - 3.36)	3.67 (3.19 - 4.24)
1-hr	0.77 (0.71 - 0.84)	0.88 (0.81 - 0.96)	0.97 (0.89 - 1.05)	1.1 (1.01 - 1.20)	1.25 (1.14 - 1.36)	1.36 (1.25 - 1.48)	1.64 (1.50 - 1.78)	2.09 (1.91 - 2.29)	2.46 (2.25 - 2.70)	3 (2.73 - 3.31)	3.41 (3.08 - 3.80)	3.79 (3.40 - 4.26)	4.66 (4.05 - 5.39)
2-hr	0.95 (0.87 - 1.03)	1.09 (1.00 - 1.18)	1.19 (1.09 - 1.30)	1.36 (1.24 - 1.48)	1.54 (1.41 - 1.68)	1.68 (1.54 - 1.83)	2.02 (1.85 - 2.20)	2.58 (2.36 - 2.82)	3.04 (2.78 - 3.33)	3.7 (3.37 - 4.09)	4.21 (3.80 - 4.69)	4.67 (4.19 - 5.26)	5.75 (4.99 - 6.65)
3-hr	1.05 (0.95 - 1.14)	1.2 (1.09 - 1.31)	1.31 (1.19 - 1.43)	1.5 (1.36 - 1.63)	1.7 (1.54 - 1.85)	1.85 (1.68 - 2.02)	2.23 (2.02 - 2.43)	2.85 (2.58 - 3.11)	3.35 (3.04 - 3.68)	4.08 (3.70 - 4.51)	4.64 (4.21 - 5.17)	5.16 (4.67 - 5.81)	6.34 (5.75 - 7.34)
6-hr	1.23 (1.13 - 1.34)	1.4 (1.29 - 1.53)	1.54 (1.41 - 1.68)	1.75 (1.61 - 1.91)	1.99 (1.82 - 2.17)	2.17 (1.99 - 2.36)	2.61 (2.39 - 2.85)	3.34 (3.06 - 3.65)	3.93 (3.59 - 4.31)	4.79 (4.36 - 5.29)	5.44 (4.92 - 6.06)	6.05 (5.42 - 6.81)	7.43 (6.46 - 8.60)
12-hr	1.42 (1.31 - 1.55)	1.63 (1.49 - 1.78)	1.79 (1.64 - 1.95)	2.03 (1.87 - 2.22)	2.31 (2.12 - 2.52)	2.51 (2.31 - 2.74)	3.03 (2.78 - 3.30)	3.87 (3.54 - 4.23)	4.56 (4.17 - 5.00)	5.55 (5.05 - 6.13)	6.31 (5.70 - 7.03)	7.01 (6.29 - 7.89)	8.62 (7.49 - 9.98)
18-hr	1.54 (1.41 - 1.68)	1.76 (1.61 - 1.92)	1.93 (1.77 - 2.10)	2.2 (2.02 - 2.40)	2.49 (2.29 - 2.72)	2.72 (2.49 - 2.96)	3.27 (3.00 - 3.57)	4.18 (3.83 - 4.57)	4.93 (4.50 - 5.40)	6 (5.46 - 6.62)	6.82 (6.16 - 7.60)	7.58 (6.80 - 8.53)	9.32 (8.09 - 10.78)
24-hr	1.64 (1.50 - 1.78)	1.87 (1.72 - 2.04)	2.05 (1.88 - 2.24)	2.34 (2.15 - 2.55)	2.65 (2.43 - 2.89)	2.89 (2.65 - 3.15)	3.48 (3.19 - 3.79)	4.45 (4.07 - 4.86)	5.24 (4.79 - 5.74)	6.38 (5.81 - 7.05)	7.25 (6.56 - 8.09)	8.06 (7.23 - 9.07)	9.91 (8.61 - 11.47)
48-hr	1.77 (1.62 - 1.93)	2.03 (1.86 - 2.20)	2.22 (2.04 - 2.42)	2.53 (2.32 - 2.75)	2.87 (2.63 - 3.12)	3.12 (2.87 - 3.40)	3.76 (3.46 - 4.10)	4.76 (4.36 - 5.19)	5.62 (5.13 - 6.15)	6.81 (6.17 - 7.52)	7.72 (6.92 - 8.62)	8.6 (7.63 - 9.73)	10.58 (9.06 - 12.40)
72-hr	1.93 (1.77 - 2.11)	2.21 (2.03 - 2.42)	2.43 (2.22 - 2.65)	2.76 (2.53 - 3.02)	3.13 (2.87 - 3.43)	3.41 (3.13 - 3.73)	4.11 (3.77 - 4.50)	5.18 (4.74 - 5.71)	6.08 (5.53 - 6.76)	7.34 (6.61 - 8.27)	8.31 (7.39 - 9.50)	9.18 (8.05 - 10.70)	11.27 (9.42 - 13.83)
120-hr	2.12 (1.95 - 2.31)	2.43 (2.23 - 2.65)	2.66 (2.44 - 2.90)	3.03 (2.78 - 3.31)	3.44 (3.16 - 3.75)	3.75 (3.44 - 4.09)	4.51 (4.14 - 4.92)	5.66 (5.18 - 6.19)	6.62 (6.03 - 7.29)	7.94 (7.16 - 8.86)	8.93 (7.97 - 10.12)	9.83 (8.66 - 11.33)	11.99 (10.11 - 14.43)
240-hr	2.64 (2.45 - 2.87)	3.03 (2.80 - 3.29)	3.32 (3.08 - 3.60)	3.78 (3.50 - 4.10)	4.28 (3.97 - 4.65)	4.67 (4.33 - 5.07)	5.62 (5.21 - 6.11)	7 (6.47 - 7.62)	8.1 (7.44 - 8.86)	9.6 (8.73 - 10.58)	10.65 (9.59 - 11.84)	11.64 (10.34 - 13.05)	13.99 (11.96 - 16.14)

Table 19. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for Central (C)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.19 (0.17 - 0.21)	0.21 (0.19 - 0.24)	0.24 (0.21 - 0.26)	0.27 (0.24 - 0.29)	0.3 (0.27 - 0.33)	0.33 (0.30 - 0.36)	0.4 (0.36 - 0.44)	0.52 (0.47 - 0.57)	0.61 (0.55 - 0.68)	0.74 (0.67 - 0.83)	0.85 (0.76 - 0.95)	0.94 (0.84 - 1.07)	1.14 (1.00 - 1.34)
10-min	0.33 (0.30 - 0.36)	0.38 (0.34 - 0.41)	0.41 (0.37 - 0.45)	0.47 (0.42 - 0.52)	0.53 (0.48 - 0.58)	0.58 (0.52 - 0.64)	0.7 (0.63 - 0.77)	0.9 (0.82 - 1.00)	1.07 (0.97 - 1.19)	1.3 (1.17 - 1.45)	1.48 (1.33 - 1.67)	1.65 (1.47 - 1.87)	2 (1.74 - 2.34)
15-min	0.42 (0.38 - 0.46)	0.48 (0.44 - 0.53)	0.53 (0.48 - 0.58)	0.6 (0.55 - 0.66)	0.68 (0.62 - 0.75)	0.74 (0.67 - 0.82)	0.9 (0.81 - 0.99)	1.16 (1.05 - 1.28)	1.38 (1.24 - 1.52)	1.67 (1.50 - 1.86)	1.9 (1.70 - 2.14)	2.12 (1.89 - 2.41)	2.57 (2.24 - 3.01)
30-min	0.58 (0.52 - 0.64)	0.66 (0.60 - 0.73)	0.72 (0.66 - 0.80)	0.83 (0.75 - 0.91)	0.94 (0.85 - 1.03)	1.02 (0.92 - 1.12)	1.23 (1.11 - 1.35)	1.59 (1.44 - 1.75)	1.89 (1.71 - 2.09)	2.29 (2.06 - 2.56)	2.61 (2.34 - 2.93)	2.9 (2.59 - 3.30)	3.53 (3.07 - 4.13)
1-hr	0.73 (0.66 - 0.81)	0.84 (0.76 - 0.92)	0.92 (0.83 - 1.01)	1.05 (0.95 - 1.15)	1.19 (1.08 - 1.31)	1.3 (1.17 - 1.43)	1.56 (1.41 - 1.72)	2.02 (1.83 - 2.23)	2.4 (2.17 - 2.65)	2.91 (2.62 - 3.25)	3.31 (2.97 - 3.73)	3.69 (3.28 - 4.19)	4.48 (3.91 - 5.24)
2-hr	0.91 (0.82 - 1.00)	1.04 (0.94 - 1.14)	1.14 (1.03 - 1.25)	1.29 (1.17 - 1.42)	1.47 (1.33 - 1.61)	1.6 (1.45 - 1.76)	1.93 (1.74 - 2.12)	2.49 (2.26 - 2.75)	2.96 (2.68 - 3.27)	3.6 (3.24 - 4.01)	4.09 (3.66 - 4.60)	4.55 (4.05 - 5.17)	5.53 (4.82 - 6.47)
3-hr	1 (0.91 - 1.10)	1.14 (1.04 - 1.26)	1.25 (1.14 - 1.38)	1.43 (1.29 - 1.57)	1.62 (1.47 - 1.78)	1.76 (1.60 - 1.94)	2.12 (1.93 - 2.34)	2.75 (2.49 - 3.04)	3.26 (2.96 - 3.61)	3.97 (3.60 - 4.42)	4.51 (4.09 - 5.08)	5.02 (4.55 - 5.71)	6.1 (5.53 - 7.14)
6-hr	1.17 (1.06 - 1.29)	1.34 (1.21 - 1.47)	1.47 (1.33 - 1.62)	1.67 (1.52 - 1.84)	1.9 (1.72 - 2.09)	2.07 (1.87 - 2.27)	2.49 (2.26 - 2.74)	3.23 (2.92 - 3.56)	3.83 (3.46 - 4.23)	4.65 (4.18 - 5.18)	5.29 (4.74 - 5.95)	5.89 (5.24 - 6.69)	7.15 (6.23 - 8.37)
12-hr	1.36 (1.23 - 1.49)	1.55 (1.41 - 1.71)	1.7 (1.54 - 1.88)	1.94 (1.76 - 2.14)	2.2 (1.99 - 2.42)	2.4 (2.17 - 2.64)	2.89 (2.62 - 3.18)	3.74 (3.39 - 4.13)	4.44 (4.01 - 4.91)	5.39 (4.85 - 6.01)	6.13 (5.49 - 6.90)	6.83 (6.08 - 7.76)	8.29 (7.23 - 9.71)
18-hr	1.47 (1.33 - 1.61)	1.68 (1.52 - 1.85)	1.84 (1.67 - 2.03)	2.1 (1.90 - 2.31)	2.38 (2.15 - 2.62)	2.59 (2.35 - 2.85)	3.12 (2.83 - 3.43)	4.04 (3.66 - 4.46)	4.79 (4.34 - 5.31)	5.83 (5.24 - 6.50)	6.63 (5.93 - 7.46)	7.38 (6.57 - 8.39)	8.96 (7.81 - 10.49)
24-hr	1.56 (1.41 - 1.72)	1.79 (1.62 - 1.97)	1.96 (1.77 - 2.16)	2.23 (2.02 - 2.46)	2.53 (2.29 - 2.78)	2.76 (2.50 - 3.03)	3.32 (3.01 - 3.65)	4.3 (3.89 - 4.74)	5.1 (4.61 - 5.64)	6.2 (5.58 - 6.91)	7.05 (6.31 - 7.93)	7.85 (6.99 - 8.92)	9.53 (8.31 - 11.16)
48-hr	1.69 (1.53 - 1.85)	1.93 (1.75 - 2.12)	2.12 (1.92 - 2.32)	2.41 (2.19 - 2.65)	2.73 (2.49 - 3.00)	2.98 (2.71 - 3.27)	3.59 (3.26 - 3.94)	4.61 (4.18 - 5.07)	5.47 (4.96 - 6.04)	6.65 (5.99 - 7.41)	7.55 (6.77 - 8.48)	8.4 (7.47 - 9.53)	10.21 (8.86 - 11.92)
72-hr	1.82 (1.67 - 2.00)	2.09 (1.91 - 2.28)	2.29 (2.09 - 2.51)	2.6 (2.38 - 2.85)	2.95 (2.70 - 3.24)	3.22 (2.94 - 3.52)	3.88 (3.55 - 4.25)	4.96 (4.53 - 5.45)	5.9 (5.37 - 6.51)	7.17 (6.48 - 7.98)	8.09 (7.25 - 9.09)	8.98 (7.97 - 10.21)	10.81 (9.30 - 12.69)
120-hr	2.01 (1.84 - 2.19)	2.3 (2.11 - 2.50)	2.52 (2.32 - 2.75)	2.87 (2.64 - 3.13)	3.26 (2.99 - 3.55)	3.55 (3.26 - 3.86)	4.27 (3.92 - 4.66)	5.42 (4.97 - 5.92)	6.42 (5.87 - 7.02)	7.75 (7.03 - 8.53)	8.72 (7.84 - 9.67)	9.6 (8.54 - 10.73)	11.54 (10.02 - 13.21)
240-hr	2.57 (2.38 - 2.77)	2.94 (2.73 - 3.17)	3.22 (2.99 - 3.48)	3.67 (3.41 - 3.97)	4.16 (3.86 - 4.50)	4.54 (4.21 - 4.90)	5.46 (5.07 - 5.90)	6.87 (6.36 - 7.43)	8.04 (7.43 - 8.71)	9.53 (8.75 - 10.38)	10.55 (9.62 - 11.56)	11.5 (10.40 - 12.70)	13.65 (12.02 - 15.40)

Table 20. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for East (E)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.18 (0.16 - 0.19)	0.2 (0.18 - 0.22)	0.22 (0.20 - 0.24)	0.25 (0.23 - 0.27)	0.29 (0.26 - 0.31)	0.31 (0.28 - 0.34)	0.37 (0.34 - 0.41)	0.48 (0.44 - 0.52)	0.57 (0.52 - 0.62)	0.69 (0.63 - 0.76)	0.79 (0.72 - 0.89)	0.89 (0.79 - 1.01)	1.12 (0.97 - 1.31)
10-min	0.31 (0.28 - 0.33)	0.35 (0.32 - 0.38)	0.39 (0.35 - 0.42)	0.44 (0.40 - 0.48)	0.5 (0.46 - 0.54)	0.54 (0.50 - 0.59)	0.66 (0.60 - 0.71)	0.83 (0.76 - 0.91)	0.99 (0.90 - 1.08)	1.21 (1.10 - 1.34)	1.39 (1.25 - 1.55)	1.56 (1.39 - 1.77)	1.96 (1.70 - 2.30)
15-min	0.4 (0.36 - 0.43)	0.45 (0.42 - 0.49)	0.5 (0.46 - 0.54)	0.57 (0.52 - 0.61)	0.64 (0.59 - 0.69)	0.7 (0.64 - 0.76)	0.84 (0.77 - 0.91)	1.07 (0.98 - 1.16)	1.27 (1.16 - 1.39)	1.56 (1.42 - 1.72)	1.79 (1.61 - 1.99)	2.01 (1.79 - 2.27)	2.52 (2.18 - 2.96)
30-min	0.54 (0.50 - 0.59)	0.62 (0.57 - 0.67)	0.68 (0.62 - 0.74)	0.78 (0.71 - 0.84)	0.88 (0.81 - 0.95)	0.96 (0.88 - 1.04)	1.15 (1.06 - 1.25)	1.47 (1.35 - 1.60)	1.74 (1.59 - 1.90)	2.14 (1.94 - 2.36)	2.45 (2.21 - 2.73)	2.75 (2.45 - 3.11)	3.45 (2.99 - 4.05)
1-hr	0.69 (0.63 - 0.75)	0.79 (0.72 - 0.85)	0.87 (0.79 - 0.94)	0.99 (0.90 - 1.07)	1.12 (1.02 - 1.21)	1.22 (1.12 - 1.32)	1.47 (1.35 - 1.59)	1.87 (1.71 - 2.03)	2.21 (2.02 - 2.42)	2.72 (2.47 - 3.00)	3.11 (2.80 - 3.47)	3.49 (3.12 - 3.95)	4.38 (3.80 - 5.15)
2-hr	0.85 (0.78 - 0.92)	0.97 (0.89 - 1.05)	1.07 (0.98 - 1.16)	1.22 (1.12 - 1.32)	1.38 (1.26 - 1.49)	1.5 (1.38 - 1.63)	1.81 (1.66 - 1.96)	2.3 (2.11 - 2.50)	2.73 (2.50 - 2.99)	3.35 (3.05 - 3.70)	3.84 (3.46 - 4.29)	4.31 (3.85 - 4.88)	5.41 (4.69 - 6.35)
3-hr	0.94 (0.85 - 1.02)	1.07 (0.97 - 1.16)	1.18 (1.07 - 1.28)	1.34 (1.22 - 1.45)	1.52 (1.38 - 1.65)	1.66 (1.50 - 1.80)	2 (1.81 - 2.16)	2.54 (2.30 - 2.76)	3.01 (2.73 - 3.29)	3.7 (3.35 - 4.08)	4.24 (3.84 - 4.73)	4.76 (4.31 - 5.38)	5.97 (5.41 - 7.01)
6-hr	1.1 (1.01 - 1.19)	1.26 (1.15 - 1.36)	1.38 (1.27 - 1.50)	1.57 (1.44 - 1.70)	1.78 (1.64 - 1.93)	1.94 (1.78 - 2.10)	2.34 (2.15 - 2.54)	2.98 (2.73 - 3.24)	3.53 (3.23 - 3.86)	4.34 (3.94 - 4.78)	4.97 (4.47 - 5.54)	5.57 (4.97 - 6.31)	6.99 (6.06 - 8.22)
12-hr	1.28 (1.17 - 1.38)	1.46 (1.34 - 1.58)	1.6 (1.47 - 1.73)	1.82 (1.67 - 1.98)	2.07 (1.90 - 2.24)	2.25 (2.07 - 2.44)	2.71 (2.49 - 2.94)	3.45 (3.16 - 3.75)	4.1 (3.74 - 4.48)	5.03 (4.57 - 5.55)	5.76 (5.19 - 6.43)	6.46 (5.77 - 7.32)	8.11 (7.03 - 9.53)
18-hr	1.38 (1.26 - 1.49)	1.58 (1.45 - 1.71)	1.73 (1.59 - 1.87)	1.97 (1.81 - 2.14)	2.23 (2.05 - 2.42)	2.43 (2.23 - 2.64)	2.93 (2.69 - 3.18)	3.73 (3.42 - 4.06)	4.43 (4.04 - 4.84)	5.43 (4.94 - 6.00)	6.22 (5.61 - 6.94)	6.98 (6.23 - 7.90)	8.76 (7.59 - 10.30)
24-hr	1.47 (1.35 - 1.59)	1.68 (1.54 - 1.82)	1.84 (1.69 - 1.99)	2.1 (1.92 - 2.27)	2.38 (2.18 - 2.58)	2.59 (2.38 - 2.81)	3.12 (2.86 - 3.38)	3.97 (3.64 - 4.31)	4.71 (4.30 - 5.15)	5.78 (5.25 - 6.38)	6.62 (5.97 - 7.39)	7.43 (6.63 - 8.41)	9.32 (8.08 - 10.96)
48-hr	1.66 (1.53 - 1.80)	1.9 (1.75 - 2.06)	2.09 (1.92 - 2.26)	2.38 (2.19 - 2.58)	2.69 (2.48 - 2.92)	2.93 (2.70 - 3.18)	3.54 (3.25 - 3.83)	4.49 (4.12 - 4.89)	5.32 (4.87 - 5.82)	6.48 (5.90 - 7.14)	7.38 (6.67 - 8.22)	8.27 (7.41 - 9.32)	10.26 (8.94 - 12.01)
72-hr	1.82 (1.68 - 1.97)	2.09 (1.92 - 2.26)	2.29 (2.10 - 2.47)	2.6 (2.40 - 2.82)	2.95 (2.72 - 3.19)	3.22 (2.96 - 3.48)	3.88 (3.57 - 4.19)	4.9 (4.50 - 5.32)	5.78 (5.30 - 6.32)	7.04 (6.42 - 7.77)	8.01 (7.24 - 8.94)	8.93 (7.98 - 10.10)	11 (9.56 - 12.94)
120-hr	2.04 (1.88 - 2.21)	2.34 (2.15 - 2.53)	2.56 (2.36 - 2.78)	2.92 (2.69 - 3.16)	3.31 (3.05 - 3.59)	3.6 (3.32 - 3.91)	4.34 (4.00 - 4.71)	5.43 (5.00 - 5.90)	6.41 (5.89 - 6.99)	7.73 (7.06 - 8.49)	8.79 (7.98 - 9.75)	9.8 (8.81 - 11.01)	11.93 (10.42 - 13.87)
240-hr	2.59 (2.42 - 2.77)	2.96 (2.77 - 3.17)	3.25 (3.03 - 3.47)	3.7 (3.45 - 3.96)	4.19 (3.92 - 4.49)	4.57 (4.27 - 4.89)	5.5 (5.14 - 5.89)	6.84 (6.38 - 7.34)	7.9 (7.34 - 8.50)	9.35 (8.64 - 10.12)	10.45 (9.60 - 11.40)	11.55 (10.52 - 12.71)	13.96 (12.39 - 15.72)

Table 21. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for West Southwest (WSW)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.18 (0.17 - 0.20)	0.21 (0.19 - 0.23)	0.23 (0.21 - 0.25)	0.26 (0.24 - 0.28)	0.3 (0.27 - 0.32)	0.32 (0.29 - 0.35)	0.39 (0.35 - 0.42)	0.49 (0.44 - 0.54)	0.57 (0.52 - 0.63)	0.69 (0.62 - 0.77)	0.79 (0.70 - 0.88)	0.88 (0.77 - 1.00)	1.08 (0.93 - 1.27)
10-min	0.32 (0.29 - 0.35)	0.36 (0.33 - 0.40)	0.4 (0.37 - 0.44)	0.46 (0.42 - 0.50)	0.52 (0.47 - 0.57)	0.56 (0.51 - 0.62)	0.68 (0.62 - 0.74)	0.85 (0.78 - 0.94)	1 (0.91 - 1.10)	1.22 (1.09 - 1.35)	1.38 (1.23 - 1.55)	1.54 (1.35 - 1.74)	1.9 (1.62 - 2.22)
15-min	0.41 (0.37 - 0.45)	0.47 (0.43 - 0.51)	0.51 (0.47 - 0.56)	0.59 (0.53 - 0.64)	0.66 (0.61 - 0.73)	0.72 (0.66 - 0.79)	0.87 (0.79 - 0.95)	1.1 (1.00 - 1.21)	1.29 (1.17 - 1.42)	1.56 (1.41 - 1.74)	1.77 (1.58 - 1.99)	1.97 (1.74 - 2.24)	2.44 (2.08 - 2.86)
30-min	0.56 (0.51 - 0.61)	0.64 (0.59 - 0.70)	0.71 (0.64 - 0.77)	0.8 (0.73 - 0.88)	0.91 (0.83 - 1.00)	0.99 (0.90 - 1.09)	1.2 (1.09 - 1.31)	1.51 (1.37 - 1.65)	1.76 (1.60 - 1.94)	2.14 (1.93 - 2.38)	2.43 (2.16 - 2.73)	2.71 (2.39 - 3.07)	3.34 (2.86 - 3.92)
1-hr	0.71 (0.65 - 0.78)	0.82 (0.75 - 0.89)	0.9 (0.82 - 0.98)	1.02 (0.93 - 1.12)	1.16 (1.06 - 1.27)	1.26 (1.15 - 1.38)	1.52 (1.38 - 1.66)	1.91 (1.74 - 2.10)	2.24 (2.03 - 2.47)	2.72 (2.45 - 3.03)	3.08 (2.75 - 3.46)	3.44 (3.03 - 3.90)	4.25 (3.63 - 4.98)
2-hr	0.88 (0.80 - 0.96)	1.01 (0.92 - 1.10)	1.11 (1.01 - 1.21)	1.26 (1.15 - 1.38)	1.43 (1.30 - 1.56)	1.55 (1.42 - 1.70)	1.87 (1.71 - 2.05)	2.36 (2.15 - 2.59)	2.76 (2.50 - 3.05)	3.36 (3.02 - 3.74)	3.8 (3.39 - 4.28)	4.24 (3.74 - 4.82)	5.24 (4.48 - 6.14)
3-hr	0.97 (0.88 - 1.06)	1.11 (1.01 - 1.22)	1.22 (1.11 - 1.34)	1.39 (1.26 - 1.52)	1.58 (1.43 - 1.72)	1.72 (1.55 - 1.88)	2.07 (1.87 - 2.26)	2.6 (2.36 - 2.86)	3.05 (2.76 - 3.36)	3.71 (3.36 - 4.12)	4.2 (3.80 - 4.72)	4.68 (4.24 - 5.32)	5.79 (5.24 - 6.78)
6-hr	1.14 (1.04 - 1.25)	1.3 (1.19 - 1.43)	1.43 (1.30 - 1.56)	1.63 (1.49 - 1.78)	1.85 (1.68 - 2.02)	2.01 (1.83 - 2.20)	2.42 (2.21 - 2.65)	3.05 (2.78 - 3.35)	3.57 (3.24 - 3.94)	4.34 (3.91 - 4.83)	4.92 (4.39 - 5.53)	5.48 (4.84 - 6.23)	6.78 (5.80 - 7.94)
12-hr	1.32 (1.20 - 1.45)	1.51 (1.38 - 1.65)	1.66 (1.51 - 1.81)	1.89 (1.72 - 2.07)	2.14 (1.95 - 2.34)	2.33 (2.13 - 2.55)	2.81 (2.56 - 3.08)	3.54 (3.23 - 3.89)	4.14 (3.76 - 4.57)	5.04 (4.53 - 5.61)	5.71 (5.09 - 6.41)	6.36 (5.61 - 7.23)	7.86 (6.72 - 9.21)
18-hr	1.43 (1.30 - 1.56)	1.63 (1.49 - 1.79)	1.79 (1.63 - 1.96)	2.04 (1.86 - 2.23)	2.31 (2.11 - 2.53)	2.52 (2.30 - 2.76)	3.04 (2.77 - 3.32)	3.83 (3.48 - 4.20)	4.47 (4.06 - 4.94)	5.44 (4.90 - 6.06)	6.17 (5.50 - 6.93)	6.87 (6.06 - 7.81)	8.5 (7.26 - 9.95)
24-hr	1.52 (1.38 - 1.66)	1.74 (1.59 - 1.90)	1.91 (1.74 - 2.09)	2.17 (1.98 - 2.38)	2.46 (2.25 - 2.69)	2.68 (2.45 - 2.93)	3.23 (2.95 - 3.54)	4.07 (3.71 - 4.47)	4.76 (4.32 - 5.26)	5.79 (5.21 - 6.45)	6.56 (5.85 - 7.37)	7.31 (6.45 - 8.30)	9.04 (7.73 - 10.59)
48-hr	1.72 (1.57 - 1.89)	1.97 (1.80 - 2.16)	2.16 (1.98 - 2.37)	2.46 (2.25 - 2.70)	2.79 (2.55 - 3.06)	3.04 (2.78 - 3.33)	3.66 (3.35 - 4.01)	4.61 (4.19 - 5.06)	5.38 (4.88 - 5.94)	6.48 (5.84 - 7.22)	7.33 (6.55 - 8.24)	8.11 (7.18 - 9.21)	9.93 (8.53 - 11.62)
72-hr	1.88 (1.72 - 2.06)	2.15 (1.96 - 2.36)	2.36 (2.15 - 2.58)	2.69 (2.45 - 2.94)	3.05 (2.78 - 3.34)	3.32 (3.03 - 3.63)	4 (3.65 - 4.38)	5 (4.55 - 5.49)	5.83 (5.28 - 6.44)	7.01 (6.28 - 7.81)	7.91 (7.01 - 8.91)	8.73 (7.64 - 9.96)	10.61 (8.93 - 12.54)
120-hr	2.11 (1.94 - 2.30)	2.41 (2.22 - 2.63)	2.65 (2.44 - 2.89)	3.02 (2.78 - 3.29)	3.42 (3.15 - 3.73)	3.72 (3.43 - 4.06)	4.49 (4.13 - 4.90)	5.6 (5.14 - 6.12)	6.49 (5.95 - 7.13)	7.77 (7.06 - 8.59)	8.69 (7.84 - 9.69)	9.57 (8.54 - 10.78)	11.53 (9.93 - 13.35)
240-hr	2.82 (2.61 - 3.06)	3.23 (2.98 - 3.50)	3.54 (3.27 - 3.84)	4.03 (3.73 - 4.38)	4.57 (4.23 - 4.96)	4.98 (4.60 - 5.41)	6 (5.55 - 6.51)	7.38 (6.82 - 8.02)	8.47 (7.81 - 9.21)	9.95 (9.11 - 10.88)	10.99 (9.97 - 12.09)	11.95 (10.74 - 13.26)	14.08 (12.31 - 15.96)

Table 22. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for East Southeast (ESE)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.2 (0.18 - 0.21)	0.23 (0.20 - 0.25)	0.25 (0.22 - 0.27)	0.28 (0.26 - 0.31)	0.32 (0.29 - 0.35)	0.35 (0.32 - 0.38)	0.42 (0.38 - 0.46)	0.52 (0.47 - 0.57)	0.6 (0.54 - 0.66)	0.72 (0.65 - 0.80)	0.81 (0.72 - 0.90)	0.89 (0.78 - 1.01)	1.06 (0.91 - 1.25)
10-min	0.34 (0.31 - 0.38)	0.39 (0.36 - 0.43)	0.43 (0.39 - 0.47)	0.49 (0.45 - 0.54)	0.56 (0.51 - 0.61)	0.61 (0.55 - 0.66)	0.73 (0.67 - 0.80)	0.91 (0.83 - 0.99)	1.05 (0.95 - 1.16)	1.26 (1.13 - 1.40)	1.41 (1.26 - 1.58)	1.55 (1.37 - 1.77)	1.86 (1.59 - 2.19)
15-min	0.44 (0.40 - 0.48)	0.51 (0.46 - 0.55)	0.56 (0.51 - 0.61)	0.63 (0.58 - 0.69)	0.72 (0.65 - 0.78)	0.78 (0.71 - 0.85)	0.94 (0.86 - 1.03)	1.17 (1.06 - 1.28)	1.35 (1.22 - 1.48)	1.61 (1.45 - 1.79)	1.81 (1.62 - 2.03)	2 (1.77 - 2.27)	2.39 (2.05 - 2.82)
30-min	0.61 (0.55 - 0.66)	0.69 (0.63 - 0.76)	0.76 (0.69 - 0.83)	0.87 (0.79 - 0.95)	0.98 (0.90 - 1.07)	1.07 (0.98 - 1.17)	1.29 (1.18 - 1.41)	1.6 (1.45 - 1.75)	1.85 (1.68 - 2.04)	2.21 (1.99 - 2.46)	2.48 (2.22 - 2.79)	2.74 (2.42 - 3.11)	3.27 (2.81 - 3.86)
1-hr	0.77 (0.70 - 0.84)	0.88 (0.80 - 0.96)	0.97 (0.88 - 1.05)	1.1 (1.00 - 1.20)	1.25 (1.14 - 1.36)	1.36 (1.24 - 1.48)	1.64 (1.49 - 1.79)	2.04 (1.85 - 2.23)	2.35 (2.13 - 2.59)	2.81 (2.53 - 3.12)	3.15 (2.82 - 3.54)	3.48 (3.07 - 3.96)	4.15 (3.56 - 4.91)
2-hr	0.95 (0.87 - 1.04)	1.09 (0.99 - 1.19)	1.19 (1.09 - 1.30)	1.36 (1.24 - 1.48)	1.54 (1.40 - 1.68)	1.68 (1.53 - 1.83)	2.02 (1.84 - 2.21)	2.51 (2.28 - 2.75)	2.9 (2.63 - 3.19)	3.47 (3.13 - 3.85)	3.89 (3.48 - 4.37)	4.29 (3.79 - 4.88)	5.13 (4.40 - 6.05)
3-hr	1.05 (0.95 - 1.14)	1.2 (1.09 - 1.31)	1.32 (1.19 - 1.44)	1.5 (1.36 - 1.64)	1.7 (1.54 - 1.85)	1.85 (1.68 - 2.02)	2.23 (2.02 - 2.43)	2.77 (2.51 - 3.03)	3.2 (2.90 - 3.52)	3.83 (3.47 - 4.25)	4.29 (3.89 - 4.83)	4.74 (4.29 - 5.39)	5.66 (5.13 - 6.68)
6-hr	1.23 (1.12 - 1.34)	1.41 (1.28 - 1.53)	1.54 (1.41 - 1.68)	1.76 (1.60 - 1.92)	1.99 (1.82 - 2.17)	2.17 (1.98 - 2.37)	2.62 (2.38 - 2.85)	3.25 (2.95 - 3.55)	3.75 (3.40 - 4.13)	4.49 (4.04 - 4.98)	5.03 (4.50 - 5.66)	5.55 (4.91 - 6.31)	6.63 (5.69 - 7.83)
12-hr	1.43 (1.30 - 1.55)	1.63 (1.49 - 1.78)	1.79 (1.63 - 1.95)	2.04 (1.86 - 2.22)	2.31 (2.11 - 2.52)	2.52 (2.29 - 2.75)	3.04 (2.76 - 3.31)	3.77 (3.42 - 4.12)	4.35 (3.94 - 4.79)	5.2 (4.69 - 5.78)	5.84 (5.22 - 6.56)	6.44 (5.69 - 7.32)	7.69 (6.60 - 9.08)
18-hr	1.54 (1.40 - 1.68)	1.76 (1.61 - 1.92)	1.94 (1.76 - 2.11)	2.2 (2.01 - 2.40)	2.5 (2.28 - 2.72)	2.72 (2.48 - 2.97)	3.28 (2.99 - 3.57)	4.07 (3.70 - 4.45)	4.7 (4.26 - 5.17)	5.62 (5.07 - 6.25)	6.31 (5.64 - 7.09)	6.96 (6.15 - 7.91)	8.31 (7.13 - 9.81)
24-hr	1.64 (1.49 - 1.79)	1.88 (1.71 - 2.05)	2.06 (1.87 - 2.24)	2.35 (2.14 - 2.56)	2.66 (2.42 - 2.90)	2.9 (2.64 - 3.16)	3.49 (3.18 - 3.80)	4.33 (3.93 - 4.74)	5 (4.53 - 5.50)	5.98 (5.39 - 6.64)	6.71 (6.00 - 7.54)	7.4 (6.54 - 8.42)	8.84 (7.58 - 10.44)
48-hr	1.84 (1.68 - 2.01)	2.11 (1.92 - 2.30)	2.31 (2.11 - 2.52)	2.64 (2.40 - 2.87)	2.99 (2.72 - 3.26)	3.26 (2.97 - 3.55)	3.92 (3.57 - 4.27)	4.85 (4.41 - 5.30)	5.61 (5.09 - 6.16)	6.67 (6.02 - 7.39)	7.46 (6.68 - 8.35)	8.21 (7.28 - 9.28)	9.76 (8.39 - 11.36)
72-hr	2.05 (1.88 - 2.23)	2.34 (2.15 - 2.55)	2.57 (2.35 - 2.80)	2.93 (2.68 - 3.19)	3.32 (3.04 - 3.62)	3.61 (3.31 - 3.94)	4.35 (3.99 - 4.74)	5.37 (4.91 - 5.87)	6.19 (5.65 - 6.80)	7.34 (6.65 - 8.14)	8.19 (7.34 - 9.16)	8.97 (7.94 - 10.13)	10.57 (9.02 - 12.32)
120-hr	2.35 (2.16 - 2.56)	2.69 (2.47 - 2.93)	2.95 (2.71 - 3.22)	3.36 (3.09 - 3.66)	3.81 (3.50 - 4.15)	4.15 (3.82 - 4.52)	5 (4.60 - 5.45)	6.11 (5.60 - 6.68)	7.01 (6.41 - 7.70)	8.23 (7.45 - 9.11)	9.11 (8.16 - 10.19)	9.95 (8.80 - 11.27)	11.71 (9.95 - 13.69)
240-hr	3.09 (2.84 - 3.35)	3.53 (3.25 - 3.84)	3.87 (3.56 - 4.21)	4.41 (4.05 - 4.80)	5 (4.60 - 5.44)	5.45 (5.01 - 5.92)	6.57 (6.03 - 7.14)	7.86 (7.22 - 8.55)	8.9 (8.16 - 9.72)	10.2 (9.29 - 11.27)	11.2 (10.09 - 12.49)	12.06 (10.71 - 13.62)	13.95 (11.94 - 16.28)

Table 23. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for Southwest (SW)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.21 (0.19 - 0.23)	0.24 (0.22 - 0.26)	0.26 (0.24 - 0.29)	0.3 (0.27 - 0.33)	0.34 (0.31 - 0.37)	0.37 (0.33 - 0.40)	0.44 (0.40 - 0.48)	0.55 (0.50 - 0.60)	0.63 (0.57 - 0.70)	0.76 (0.68 - 0.84)	0.86 (0.76 - 0.96)	0.96 (0.84 - 1.09)	1.21 (1.03 - 1.41)
10-min	0.36 (0.33 - 0.40)	0.42 (0.38 - 0.46)	0.46 (0.42 - 0.50)	0.52 (0.47 - 0.57)	0.59 (0.54 - 0.65)	0.64 (0.59 - 0.70)	0.78 (0.71 - 0.85)	0.96 (0.87 - 1.05)	1.11 (1.00 - 1.22)	1.32 (1.19 - 1.48)	1.5 (1.34 - 1.69)	1.67 (1.48 - 1.90)	2.11 (1.81 - 2.47)
15-min	0.47 (0.43 - 0.51)	0.54 (0.49 - 0.59)	0.59 (0.54 - 0.64)	0.67 (0.61 - 0.73)	0.76 (0.69 - 0.83)	0.83 (0.75 - 0.90)	1 (0.91 - 1.09)	1.23 (1.12 - 1.35)	1.42 (1.29 - 1.57)	1.7 (1.53 - 1.90)	1.93 (1.72 - 2.17)	2.15 (1.90 - 2.44)	2.72 (2.32 - 3.18)
30-min	0.64 (0.58 - 0.70)	0.73 (0.67 - 0.80)	0.81 (0.73 - 0.88)	0.92 (0.84 - 1.00)	1.04 (0.95 - 1.14)	1.13 (1.03 - 1.24)	1.37 (1.24 - 1.49)	1.69 (1.53 - 1.85)	1.95 (1.77 - 2.15)	2.33 (2.10 - 2.60)	2.64 (2.36 - 2.97)	2.95 (2.60 - 3.35)	3.72 (3.18 - 4.36)
1-hr	0.82 (0.74 - 0.89)	0.93 (0.85 - 1.02)	1.02 (0.93 - 1.12)	1.17 (1.06 - 1.28)	1.32 (1.20 - 1.45)	1.44 (1.31 - 1.58)	1.73 (1.58 - 1.90)	2.14 (1.95 - 2.36)	2.48 (2.25 - 2.74)	2.96 (2.66 - 3.30)	3.36 (2.99 - 3.77)	3.74 (3.30 - 4.26)	4.73 (4.04 - 5.54)
2-hr	1.01 (0.92 - 1.10)	1.15 (1.05 - 1.26)	1.26 (1.15 - 1.38)	1.44 (1.31 - 1.57)	1.63 (1.49 - 1.79)	1.78 (1.62 - 1.94)	2.14 (1.95 - 2.34)	2.64 (2.41 - 2.91)	3.06 (2.77 - 3.38)	3.65 (3.29 - 4.08)	4.14 (3.69 - 4.66)	4.62 (4.08 - 5.25)	5.83 (4.99 - 6.83)
3-hr	1.11 (1.01 - 1.21)	1.27 (1.15 - 1.39)	1.39 (1.26 - 1.53)	1.59 (1.44 - 1.74)	1.8 (1.63 - 1.97)	1.96 (1.78 - 2.15)	2.36 (2.14 - 2.58)	2.92 (2.64 - 3.21)	3.37 (3.06 - 3.73)	4.03 (3.65 - 4.50)	4.57 (4.14 - 5.14)	5.09 (4.62 - 5.79)	6.44 (5.83 - 7.54)
6-hr	1.3 (1.19 - 1.42)	1.49 (1.36 - 1.63)	1.63 (1.49 - 1.79)	1.86 (1.70 - 2.04)	2.11 (1.92 - 2.31)	2.3 (2.09 - 2.51)	2.77 (2.52 - 3.03)	3.42 (3.11 - 3.76)	3.95 (3.59 - 4.37)	4.73 (4.25 - 5.27)	5.36 (4.78 - 6.02)	5.97 (5.27 - 6.79)	7.54 (6.45 - 8.83)
12-hr	1.51 (1.38 - 1.65)	1.73 (1.57 - 1.89)	1.89 (1.73 - 2.07)	2.16 (1.97 - 2.36)	2.45 (2.23 - 2.68)	2.66 (2.43 - 2.92)	3.21 (2.93 - 3.51)	3.97 (3.61 - 4.36)	4.58 (4.16 - 5.06)	5.48 (4.93 - 6.11)	6.21 (5.54 - 6.99)	6.93 (6.11 - 7.88)	8.75 (7.48 - 10.25)
18-hr	1.63 (1.49 - 1.78)	1.87 (1.70 - 2.04)	2.05 (1.87 - 2.24)	2.33 (2.12 - 2.55)	2.64 (2.41 - 2.89)	2.88 (2.62 - 3.15)	3.47 (3.16 - 3.80)	4.29 (3.90 - 4.71)	4.95 (4.49 - 5.47)	5.92 (5.33 - 6.60)	6.71 (5.99 - 7.55)	7.48 (6.61 - 8.51)	9.45 (8.08 - 11.07)
24-hr	1.73 (1.58 - 1.90)	1.99 (1.81 - 2.17)	2.18 (1.98 - 2.38)	2.48 (2.26 - 2.71)	2.81 (2.56 - 3.08)	3.06 (2.79 - 3.35)	3.69 (3.36 - 4.04)	4.56 (4.15 - 5.01)	5.27 (4.78 - 5.82)	6.3 (5.67 - 7.03)	7.14 (6.37 - 8.03)	7.96 (7.03 - 9.05)	10.06 (8.60 - 11.78)
48-hr	2.01 (1.83 - 2.23)	2.31 (2.09 - 2.55)	2.53 (2.29 - 2.79)	2.88 (2.61 - 3.18)	3.27 (2.96 - 3.61)	3.56 (3.22 - 3.93)	4.28 (3.88 - 4.73)	5.29 (4.77 - 5.86)	6.1 (5.46 - 6.81)	7.25 (6.43 - 8.20)	8.15 (7.14 - 9.34)	9.08 (7.85 - 10.56)	11.4 (9.42 - 13.79)
72-hr	2.23 (2.03 - 2.46)	2.55 (2.32 - 2.81)	2.8 (2.54 - 3.09)	3.19 (2.90 - 3.52)	3.61 (3.28 - 3.99)	3.94 (3.58 - 4.34)	4.74 (4.31 - 5.23)	5.82 (5.27 - 6.45)	6.71 (6.04 - 7.48)	7.96 (7.07 - 8.94)	8.89 (7.78 - 10.10)	9.86 (8.47 - 11.35)	12.32 (10.09 - 14.72)
120-hr	2.5 (2.27 - 2.75)	2.86 (2.60 - 3.15)	3.14 (2.85 - 3.46)	3.57 (3.25 - 3.94)	4.05 (3.68 - 4.46)	4.41 (4.01 - 4.86)	5.31 (4.83 - 5.86)	6.51 (5.90 - 7.23)	7.47 (6.74 - 8.37)	8.79 (7.82 - 9.97)	9.81 (8.62 - 11.29)	10.84 (9.36 - 12.68)	13.45 (11.00 - 16.39)
240-hr	3.17 (2.87 - 3.49)	3.63 (3.28 - 4.00)	3.98 (3.60 - 4.39)	4.54 (4.10 - 5.00)	5.14 (4.65 - 5.67)	5.6 (5.07 - 6.17)	6.75 (6.10 - 7.44)	8.18 (7.35 - 9.06)	9.3 (8.26 - 10.40)	10.8 (9.38 - 12.30)	11.95 (10.16 - 13.87)	13.1 (10.84 - 15.56)	15.95 (12.28 - 20.09)

Table 24. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for Southeast (SE)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.23 (0.21 - 0.25)	0.26 (0.24 - 0.29)	0.29 (0.26 - 0.31)	0.33 (0.30 - 0.36)	0.37 (0.34 - 0.41)	0.41 (0.37 - 0.44)	0.49 (0.44 - 0.53)	0.59 (0.53 - 0.64)	0.67 (0.60 - 0.73)	0.77 (0.69 - 0.85)	0.85 (0.76 - 0.95)	0.92 (0.81 - 1.04)	1.08 (0.93 - 1.26)
10-min	0.4 (0.37 - 0.44)	0.46 (0.42 - 0.50)	0.5 (0.46 - 0.55)	0.57 (0.52 - 0.63)	0.65 (0.59 - 0.71)	0.71 (0.65 - 0.77)	0.85 (0.78 - 0.93)	1.03 (0.94 - 1.12)	1.17 (1.06 - 1.28)	1.35 (1.21 - 1.50)	1.48 (1.33 - 1.66)	1.61 (1.43 - 1.83)	1.89 (1.62 - 2.21)
15-min	0.52 (0.47 - 0.56)	0.59 (0.54 - 0.64)	0.65 (0.59 - 0.71)	0.74 (0.67 - 0.81)	0.84 (0.76 - 0.91)	0.91 (0.83 - 0.99)	1.1 (1.00 - 1.20)	1.32 (1.20 - 1.44)	1.5 (1.36 - 1.65)	1.73 (1.56 - 1.92)	1.91 (1.70 - 2.13)	2.07 (1.83 - 2.35)	2.43 (2.08 - 2.84)
30-min	0.71 (0.65 - 0.77)	0.81 (0.74 - 0.88)	0.89 (0.81 - 0.97)	1.01 (0.92 - 1.10)	1.15 (1.05 - 1.25)	1.25 (1.14 - 1.36)	1.51 (1.37 - 1.64)	1.81 (1.65 - 1.98)	2.05 (1.86 - 2.26)	2.38 (2.14 - 2.63)	2.61 (2.34 - 2.92)	2.84 (2.51 - 3.22)	3.33 (2.86 - 3.89)
1-hr	0.9 (0.82 - 0.98)	1.03 (0.94 - 1.12)	1.13 (1.03 - 1.23)	1.29 (1.17 - 1.40)	1.46 (1.33 - 1.59)	1.59 (1.45 - 1.73)	1.91 (1.75 - 2.09)	2.3 (2.09 - 2.52)	2.61 (2.37 - 2.87)	3.02 (2.72 - 3.35)	3.32 (2.97 - 3.72)	3.61 (3.19 - 4.09)	4.23 (3.63 - 4.94)
2-hr	1.11 (1.01 - 1.21)	1.27 (1.16 - 1.39)	1.39 (1.27 - 1.52)	1.59 (1.45 - 1.73)	1.8 (1.64 - 1.96)	1.96 (1.79 - 2.14)	2.36 (2.15 - 2.58)	2.84 (2.58 - 3.11)	3.22 (2.92 - 3.54)	3.72 (3.36 - 4.13)	4.09 (3.66 - 4.59)	4.46 (3.94 - 5.05)	5.21 (4.48 - 6.10)
3-hr	1.22 (1.11 - 1.34)	1.4 (1.27 - 1.53)	1.54 (1.39 - 1.68)	1.75 (1.59 - 1.91)	1.98 (1.80 - 2.17)	2.16 (1.96 - 2.36)	2.6 (2.36 - 2.84)	3.13 (2.84 - 3.43)	3.55 (3.22 - 3.91)	4.11 (3.72 - 4.56)	4.52 (4.09 - 5.06)	4.92 (4.46 - 5.57)	5.75 (5.21 - 6.73)
6-hr	1.43 (1.31 - 1.57)	1.64 (1.50 - 1.79)	1.8 (1.64 - 1.97)	2.05 (1.87 - 2.24)	2.33 (2.12 - 2.54)	2.53 (2.31 - 2.76)	3.05 (2.78 - 3.33)	3.67 (3.34 - 4.02)	4.16 (3.78 - 4.58)	4.82 (4.34 - 5.34)	5.3 (4.74 - 5.93)	5.76 (5.10 - 6.53)	6.74 (5.79 - 7.88)
12-hr	1.66 (1.52 - 1.82)	1.91 (1.74 - 2.08)	2.09 (1.91 - 2.28)	2.38 (2.17 - 2.60)	2.7 (2.46 - 2.94)	2.94 (2.68 - 3.21)	3.54 (3.23 - 3.86)	4.25 (3.87 - 4.66)	4.83 (4.38 - 5.31)	5.59 (5.03 - 6.20)	6.14 (5.50 - 6.88)	6.69 (5.91 - 7.57)	7.82 (6.72 - 9.14)
18-hr	1.8 (1.64 - 1.96)	2.06 (1.88 - 2.25)	2.26 (2.06 - 2.46)	2.57 (2.35 - 2.81)	2.92 (2.66 - 3.18)	3.18 (2.90 - 3.47)	3.83 (3.49 - 4.17)	4.6 (4.19 - 5.03)	5.22 (4.73 - 5.74)	6.03 (5.44 - 6.70)	6.64 (5.94 - 7.43)	7.22 (6.39 - 8.18)	8.45 (7.26 - 9.88)
24-hr	1.91 (1.75 - 2.09)	2.19 (2.00 - 2.39)	2.4 (2.19 - 2.62)	2.74 (2.50 - 2.98)	3.1 (2.83 - 3.38)	3.38 (3.08 - 3.69)	4.07 (3.71 - 4.44)	4.89 (4.45 - 5.35)	5.55 (5.03 - 6.10)	6.42 (5.79 - 7.12)	7.06 (6.32 - 7.91)	7.68 (6.80 - 8.70)	8.99 (7.73 - 10.51)
48-hr	2.18 (1.98 - 2.41)	2.5 (2.27 - 2.75)	2.74 (2.49 - 3.02)	3.12 (2.84 - 3.44)	3.53 (3.22 - 3.90)	3.85 (3.50 - 4.25)	4.64 (4.22 - 5.12)	5.54 (5.02 - 6.15)	6.27 (5.63 - 7.01)	7.24 (6.42 - 8.22)	7.94 (6.92 - 9.16)	8.58 (7.34 - 10.07)	10.06 (8.13 - 12.37)
72-hr	2.41 (2.19 - 2.65)	2.76 (2.51 - 3.04)	3.03 (2.75 - 3.33)	3.45 (3.13 - 3.80)	3.91 (3.55 - 4.30)	4.26 (3.87 - 4.69)	5.13 (4.66 - 5.65)	6.09 (5.51 - 6.74)	6.86 (6.17 - 7.65)	7.87 (6.95 - 8.89)	8.63 (7.49 - 9.87)	9.34 (7.95 - 10.87)	10.93 (8.80 - 13.29)
120-hr	2.69 (2.44 - 2.96)	3.08 (2.79 - 3.39)	3.38 (3.06 - 3.72)	3.85 (3.49 - 4.24)	4.37 (3.96 - 4.80)	4.76 (4.31 - 5.23)	5.73 (5.19 - 6.31)	6.78 (6.12 - 7.50)	7.6 (6.81 - 8.49)	8.64 (7.63 - 9.84)	9.47 (8.23 - 10.99)	10.2 (8.67 - 12.09)	11.97 (9.50 - 14.95)
240-hr	3.32 (3.03 - 3.63)	3.8 (3.47 - 4.16)	4.17 (3.81 - 4.56)	4.75 (4.33 - 5.19)	5.38 (4.91 - 5.89)	5.86 (5.35 - 6.41)	7.06 (6.45 - 7.73)	8.3 (7.54 - 9.12)	9.22 (8.32 - 10.19)	10.37 (9.21 - 11.62)	11.21 (9.75 - 12.71)	11.96 (10.18 - 13.74)	13.75 (11.06 - 16.40)

Table 25. Precipitation Frequency Estimates with 90% Confidence Intervals (in inches) for South (S)

Storm Duration	Recurrence Intervals												
	2-mon	3-mon	4-mon	6-mon	9-mon	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
5-min	0.2 (0.19 - 0.23)	0.23 (0.21 - 0.26)	0.26 (0.23 - 0.28)	0.29 (0.27 - 0.32)	0.33 (0.30 - 0.37)	0.36 (0.33 - 0.40)	0.44 (0.39 - 0.48)	0.54 (0.49 - 0.60)	0.63 (0.57 - 0.71)	0.77 (0.68 - 0.86)	0.87 (0.76 - 1.00)	0.99 (0.85 - 1.15)	1.27 (1.04 - 1.56)
10-min	0.36 (0.32 - 0.39)	0.41 (0.37 - 0.45)	0.45 (0.41 - 0.50)	0.51 (0.46 - 0.56)	0.58 (0.53 - 0.64)	0.63 (0.57 - 0.70)	0.76 (0.69 - 0.84)	0.95 (0.86 - 1.05)	1.11 (0.99 - 1.24)	1.34 (1.19 - 1.51)	1.53 (1.34 - 1.76)	1.73 (1.48 - 2.01)	2.22 (1.82 - 2.74)
15-min	0.46 (0.42 - 0.51)	0.53 (0.48 - 0.58)	0.58 (0.52 - 0.64)	0.66 (0.60 - 0.72)	0.75 (0.68 - 0.82)	0.81 (0.74 - 0.90)	0.98 (0.89 - 1.08)	1.22 (1.10 - 1.35)	1.42 (1.28 - 1.59)	1.72 (1.53 - 1.95)	1.97 (1.72 - 2.26)	2.22 (1.91 - 2.59)	2.85 (2.34 - 3.52)
30-min	0.63 (0.57 - 0.70)	0.72 (0.66 - 0.80)	0.79 (0.72 - 0.87)	0.9 (0.82 - 0.99)	1.02 (0.93 - 1.13)	1.11 (1.01 - 1.23)	1.34 (1.22 - 1.48)	1.67 (1.51 - 1.85)	1.95 (1.75 - 2.18)	2.36 (2.09 - 2.67)	2.7 (2.35 - 3.09)	3.04 (2.61 - 3.55)	3.91 (3.21 - 4.82)
1-hr	0.8 (0.73 - 0.88)	0.92 (0.83 - 1.01)	1.01 (0.91 - 1.11)	1.15 (1.04 - 1.26)	1.3 (1.18 - 1.43)	1.42 (1.28 - 1.56)	1.71 (1.55 - 1.88)	2.12 (1.92 - 2.35)	2.48 (2.22 - 2.77)	3 (2.66 - 3.39)	3.43 (2.99 - 3.93)	3.87 (3.32 - 4.51)	4.97 (4.08 - 6.13)
2-hr	0.99 (0.90 - 1.09)	1.13 (1.03 - 1.25)	1.24 (1.13 - 1.37)	1.41 (1.28 - 1.56)	1.6 (1.46 - 1.77)	1.75 (1.59 - 1.92)	2.1 (1.91 - 2.32)	2.62 (2.37 - 2.91)	3.06 (2.74 - 3.41)	3.7 (3.28 - 4.18)	4.23 (3.69 - 4.85)	4.77 (4.10 - 5.56)	6.13 (5.03 - 7.56)
3-hr	1.09 (0.99 - 1.20)	1.25 (1.13 - 1.38)	1.37 (1.24 - 1.51)	1.56 (1.41 - 1.72)	1.77 (1.60 - 1.95)	1.93 (1.75 - 2.12)	2.32 (2.10 - 2.56)	2.89 (2.62 - 3.21)	3.38 (3.06 - 3.77)	4.09 (3.70 - 4.62)	4.66 (4.23 - 5.35)	5.26 (4.77 - 6.14)	6.76 (6.13 - 8.34)
6-hr	1.28 (1.16 - 1.41)	1.46 (1.33 - 1.61)	1.61 (1.46 - 1.77)	1.83 (1.66 - 2.02)	2.07 (1.88 - 2.29)	2.26 (2.05 - 2.49)	2.72 (2.47 - 3.00)	3.39 (3.06 - 3.76)	3.96 (3.55 - 4.41)	4.79 (4.24 - 5.41)	5.47 (4.77 - 6.27)	6.17 (5.30 - 7.20)	7.92 (6.51 - 9.77)
12-hr	1.48 (1.35 - 1.64)	1.7 (1.54 - 1.87)	1.86 (1.69 - 2.05)	2.12 (1.93 - 2.34)	2.41 (2.18 - 2.65)	2.62 (2.38 - 2.89)	3.16 (2.86 - 3.48)	3.93 (3.55 - 4.36)	4.59 (4.12 - 5.12)	5.55 (4.92 - 6.27)	6.34 (5.54 - 7.27)	7.16 (6.15 - 8.35)	9.19 (7.55 - 11.34)
18-hr	1.6 (1.45 - 1.77)	1.84 (1.67 - 2.02)	2.01 (1.83 - 2.22)	2.29 (2.08 - 2.53)	2.6 (2.36 - 2.86)	2.83 (2.57 - 3.12)	3.41 (3.10 - 3.76)	4.25 (3.83 - 4.71)	4.96 (4.45 - 5.53)	6 (5.32 - 6.78)	6.85 (5.98 - 7.86)	7.73 (6.64 - 9.02)	9.93 (8.15 - 12.25)
24-hr	1.71 (1.55 - 1.88)	1.95 (1.77 - 2.15)	2.14 (1.94 - 2.36)	2.44 (2.21 - 2.69)	2.77 (2.51 - 3.05)	3.01 (2.73 - 3.32)	3.63 (3.29 - 4.00)	4.52 (4.08 - 5.01)	5.28 (4.73 - 5.88)	6.38 (5.66 - 7.21)	7.29 (6.36 - 8.36)	8.23 (7.07 - 9.59)	10.57 (8.67 - 13.03)
48-hr	1.91 (1.72 - 2.09)	2.18 (1.97 - 2.39)	2.39 (2.16 - 2.62)	2.73 (2.46 - 2.99)	3.09 (2.79 - 3.39)	3.37 (3.04 - 3.69)	4.06 (3.66 - 4.45)	5.02 (4.51 - 5.53)	5.86 (5.22 - 6.50)	7.04 (6.22 - 7.95)	8.01 (6.98 - 9.20)	9.02 (7.72 - 10.56)	11.56 (9.38 - 14.33)
72-hr	2.13 (1.92 - 2.35)	2.44 (2.20 - 2.69)	2.68 (2.42 - 2.95)	3.05 (2.75 - 3.36)	3.46 (3.12 - 3.81)	3.77 (3.40 - 4.15)	4.54 (4.09 - 5.01)	5.61 (5.04 - 6.23)	6.5 (5.80 - 7.27)	7.78 (6.86 - 8.83)	8.79 (7.62 - 10.16)	9.86 (8.38 - 11.63)	12.55 (10.05 - 15.65)
120-hr	2.44 (2.22 - 2.68)	2.79 (2.54 - 3.07)	3.06 (2.78 - 3.37)	3.48 (3.17 - 3.83)	3.95 (3.59 - 4.35)	4.3 (3.91 - 4.74)	5.18 (4.71 - 5.71)	6.3 (5.71 - 6.99)	7.29 (6.56 - 8.18)	8.69 (7.68 - 9.94)	9.78 (8.47 - 11.41)	10.91 (9.22 - 13.02)	13.84 (10.96 - 17.59)
240-hr	2.99 (2.73 - 3.25)	3.42 (3.12 - 3.73)	3.75 (3.43 - 4.09)	4.27 (3.90 - 4.65)	4.84 (4.42 - 5.28)	5.27 (4.82 - 5.75)	6.36 (5.81 - 6.92)	7.65 (6.94 - 8.38)	8.76 (7.87 - 9.67)	10.4 (9.19 - 11.69)	11.66 (10.07 - 13.35)	12.96 (10.92 - 15.16)	16.2 (12.63 - 20.04)

Comparisons with Existing Sources

The frequency analysis in this study was compared with Bulletin 70 (Huff and Angel, 1989) and NOAA Atlas 14 (Bonnin et al., 2006). The comparison between this study and Bulletin 70 were made for each section, as shown in Figures 19–29. Such comparisons with Atlas 14 were not possible, however, because Atlas 14 did not provide values for the sections defined in Bulletin 70. Instead, the frequency estimates for each county (represented by its centroid) in a section were averaged and compared with the results for the same section in this study, meaning that some additional uncertainty was introduced. Nonetheless, this comparison still provides usable information on general trends. The comparisons between the new frequency estimates (this Bulletin) and Atlas 14 are presented in Figures 30–39.

Bulletin 70, NOAA Atlas 14, and this bulletin have numerous differences, such as the selection of gages, periods of record, data processing, methods used for frequency analysis, and methods for trend adjustment. Despite these differences, comparisons made with the existing studies (spanning 30 years) still provide a general idea about the changes in precipitation frequency with time. This bulletin shows significantly higher frequency estimates for longer recurrence intervals in the northern sections compared with Bulletin 70. On the other hand, the differences are small for the southern and western sections. The present study shows higher and spatially more consistent increases when compared with NOAA Atlas 14.

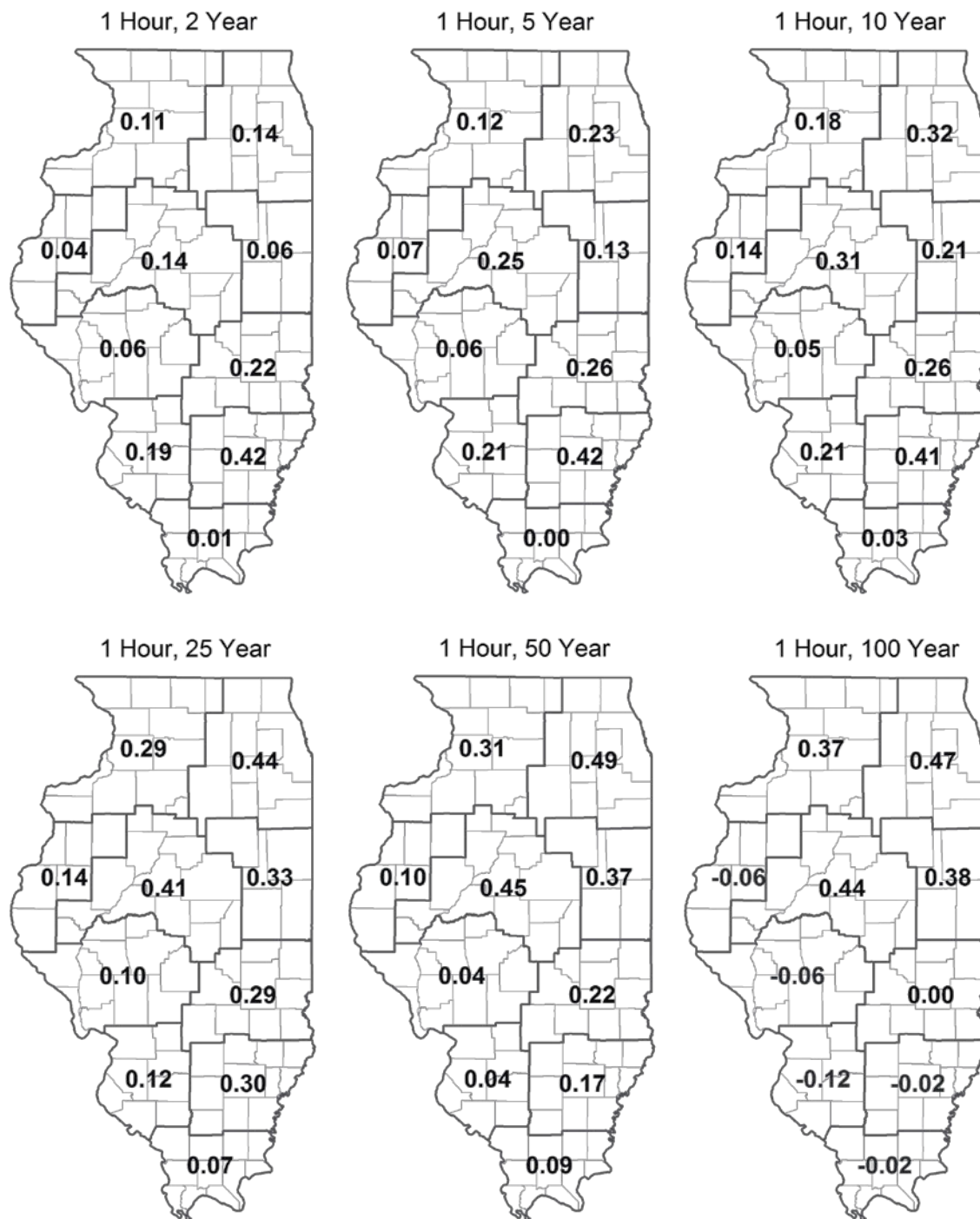


Figure 19. Differences in inches between this study and Bulletin 70 for a 1-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

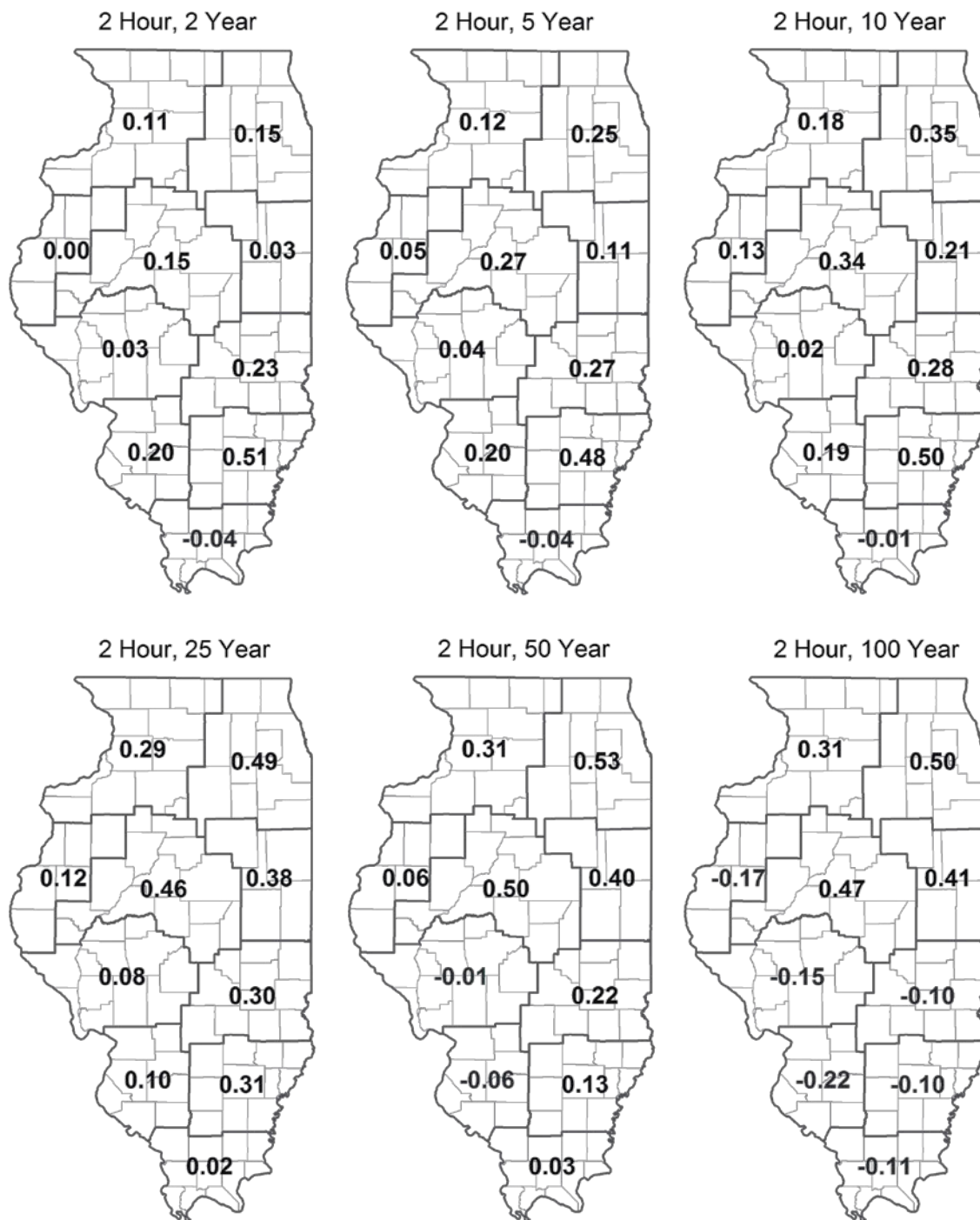


Figure 20. Differences in inches between this study and Bulletin 70 for a 2-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

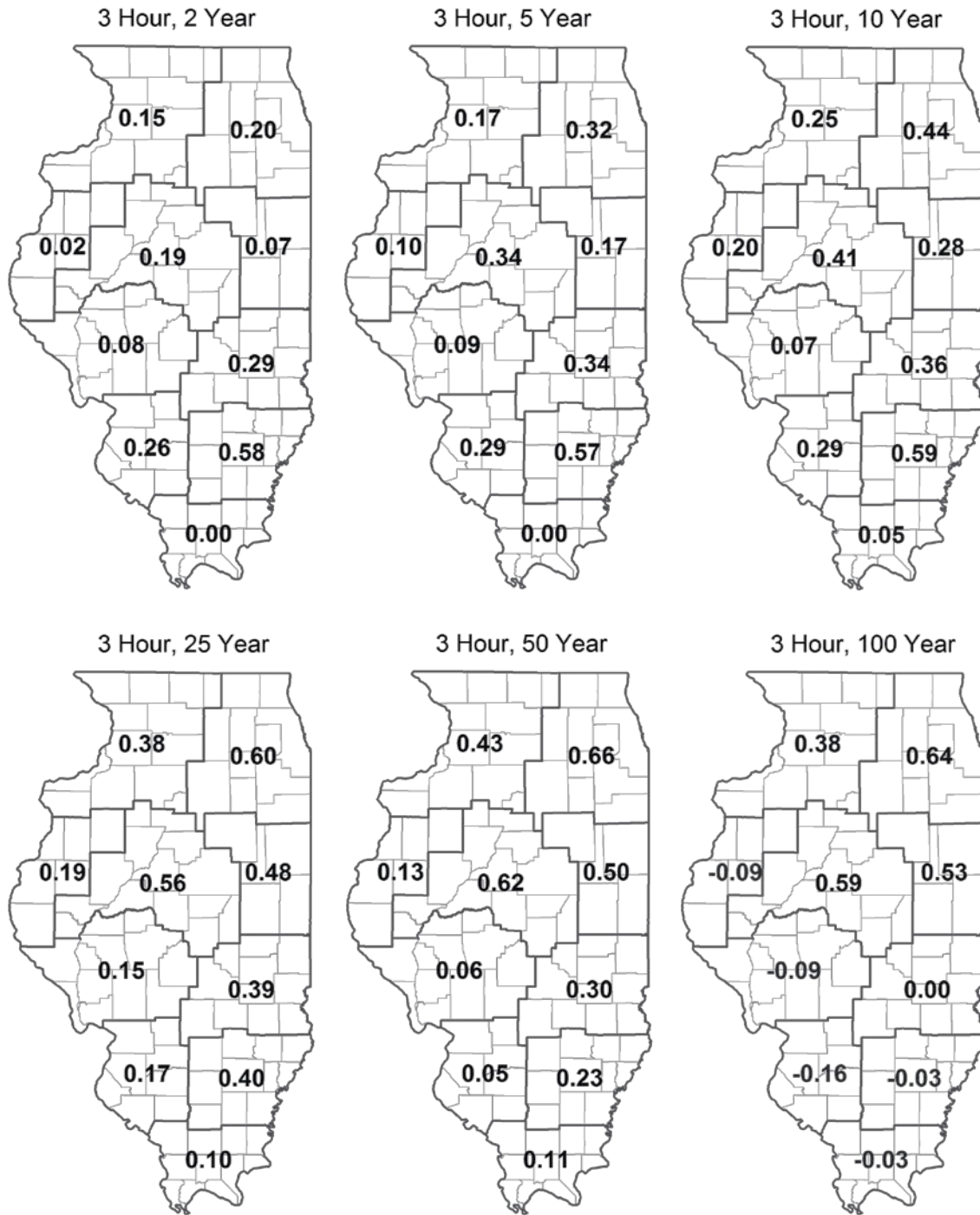


Figure 21. Differences in inches between this study and Bulletin 70 for a 3-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

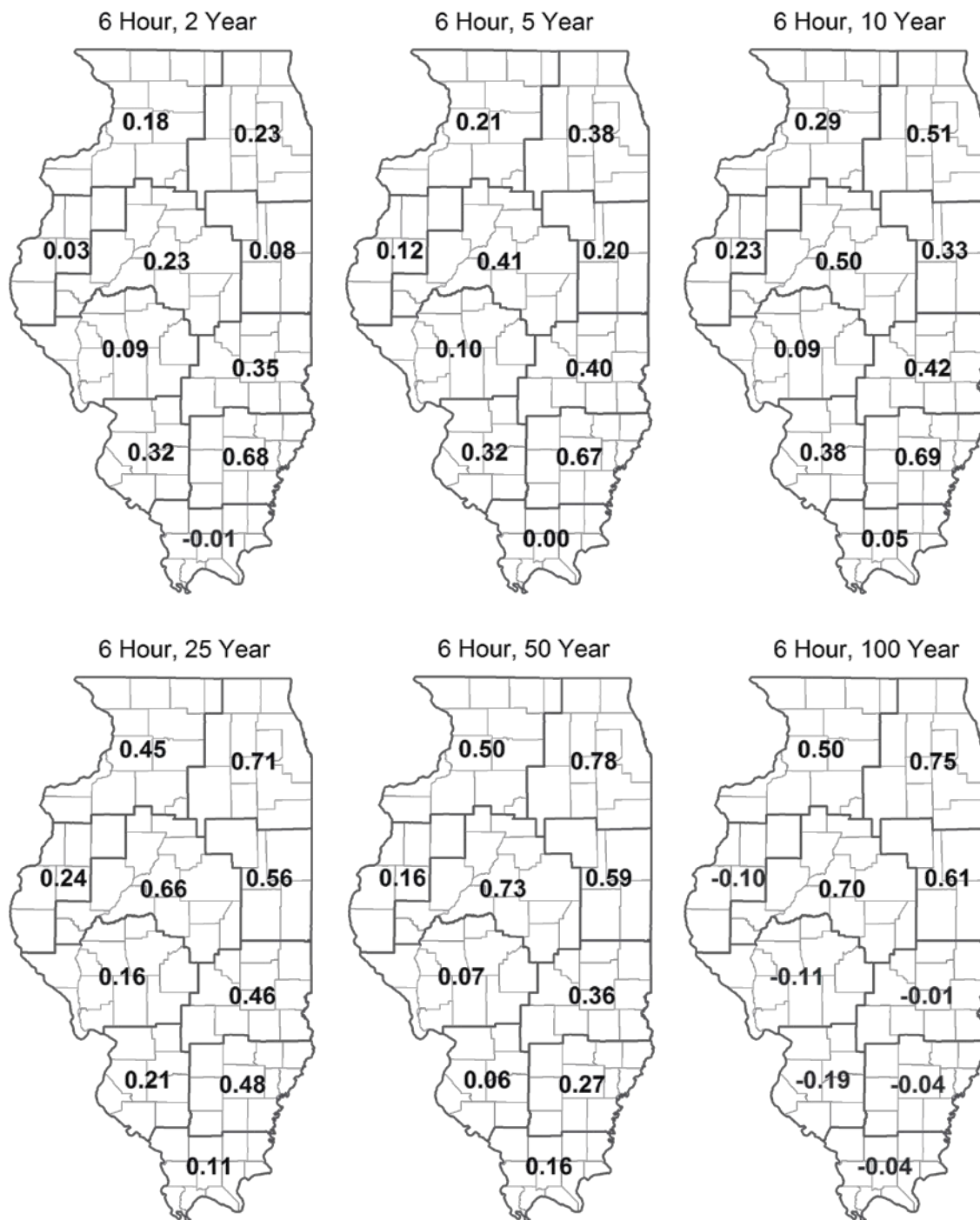


Figure 22. Differences in inches between this study and Bulletin 70 for a 6-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

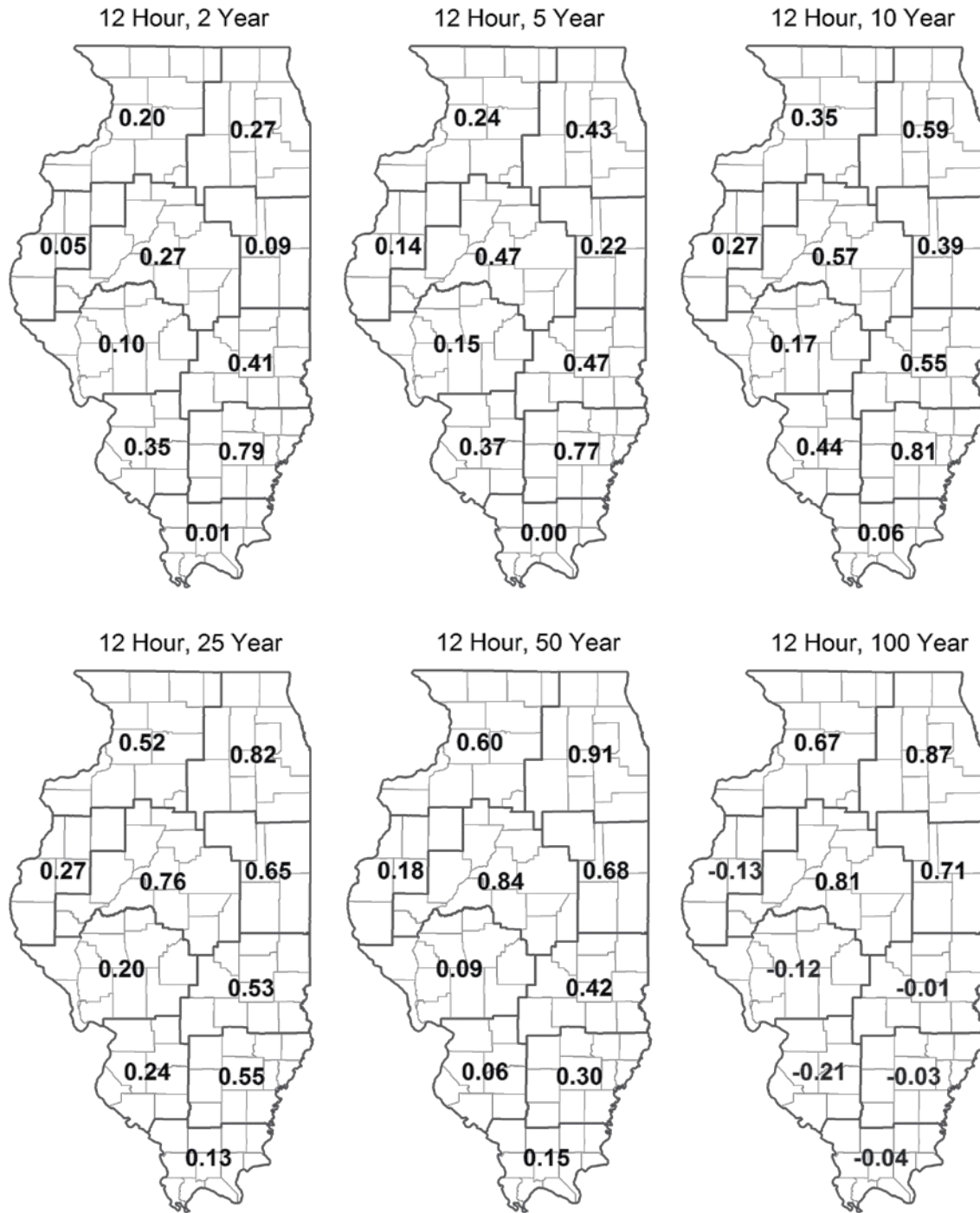


Figure 23. Differences in inches between this study and Bulletin 70 for a 12-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

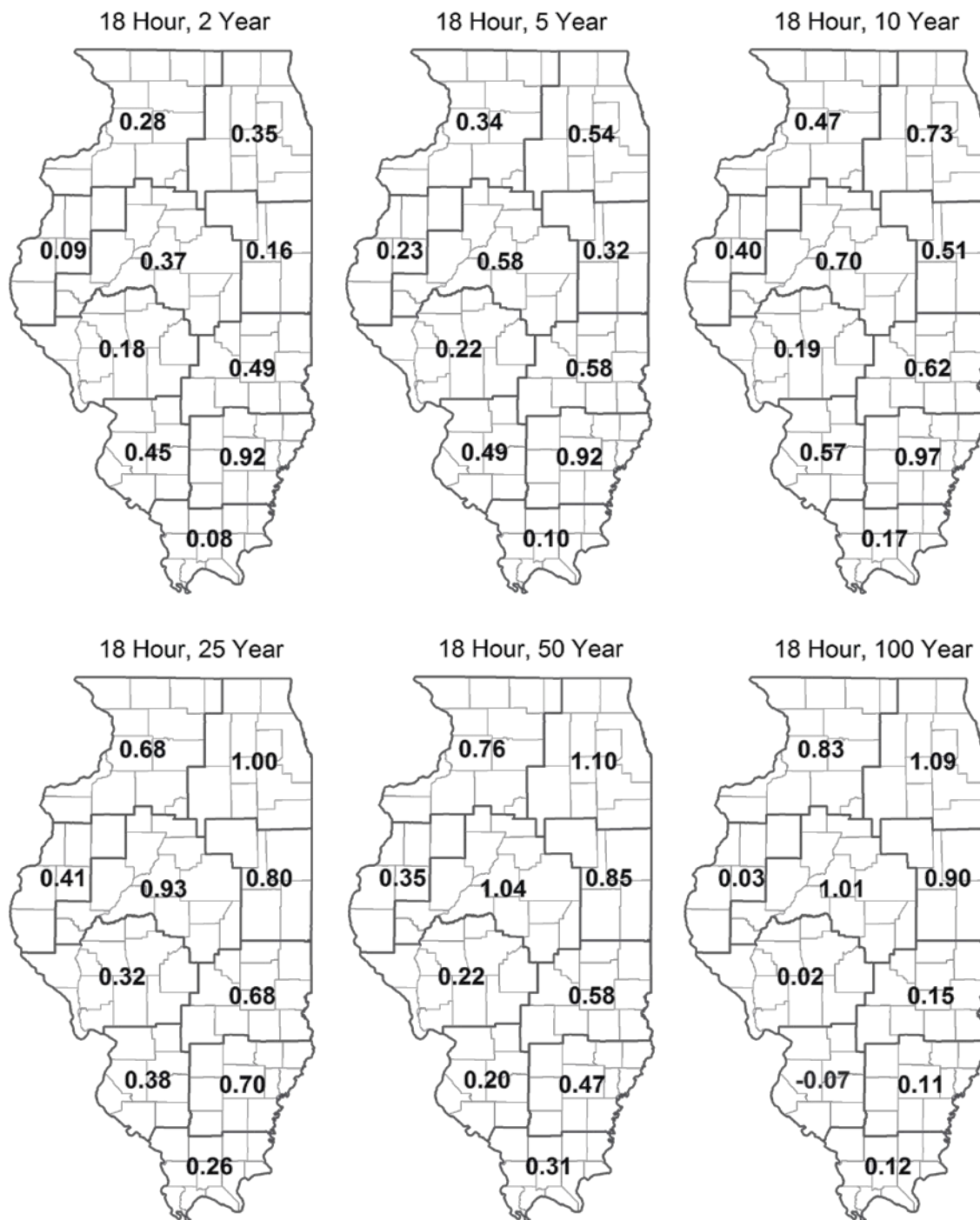


Figure 24. Differences in inches between this study and Bulletin 70 for an 18-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

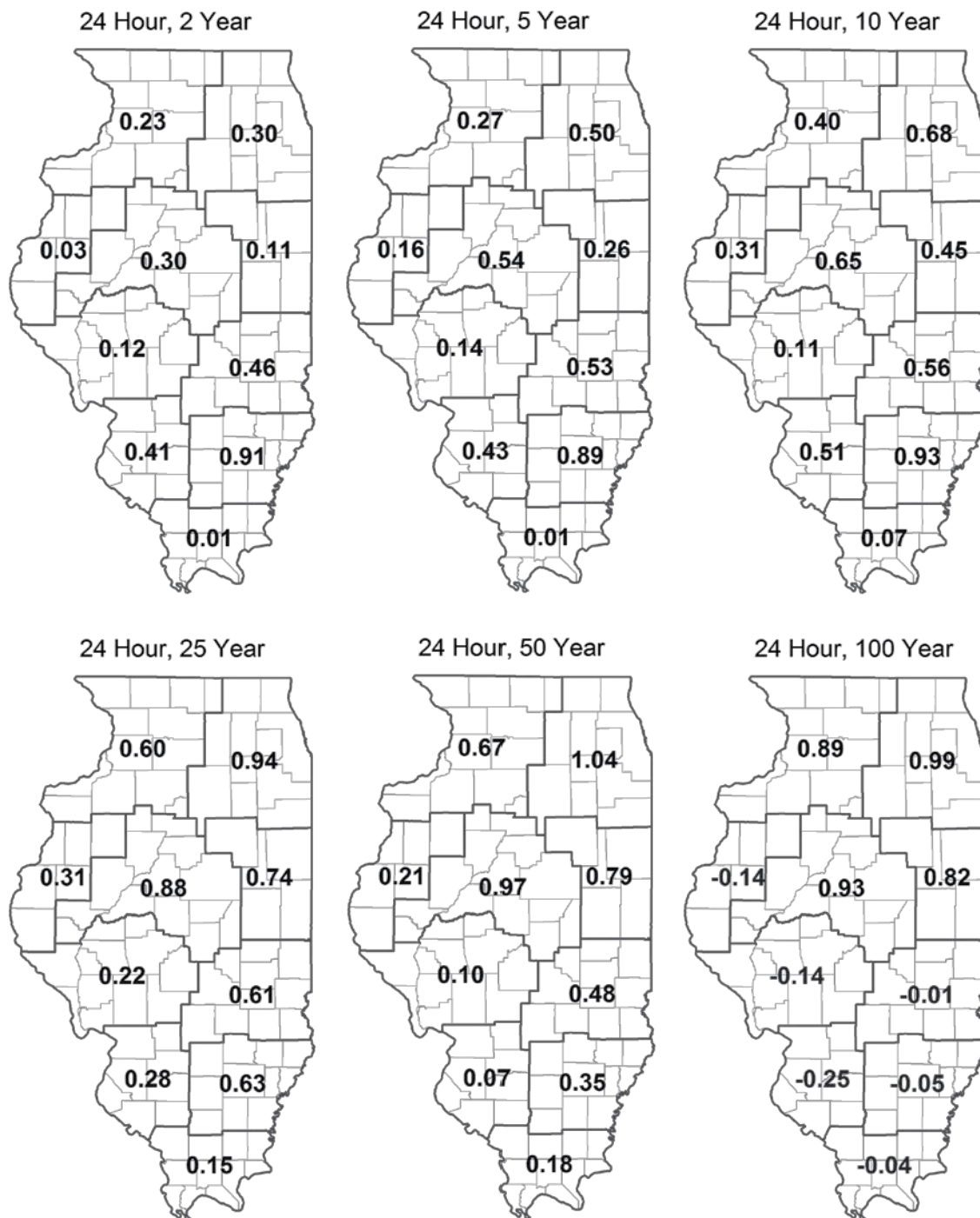


Figure 25. Differences in inches between this study and Bulletin 70 for a 24-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

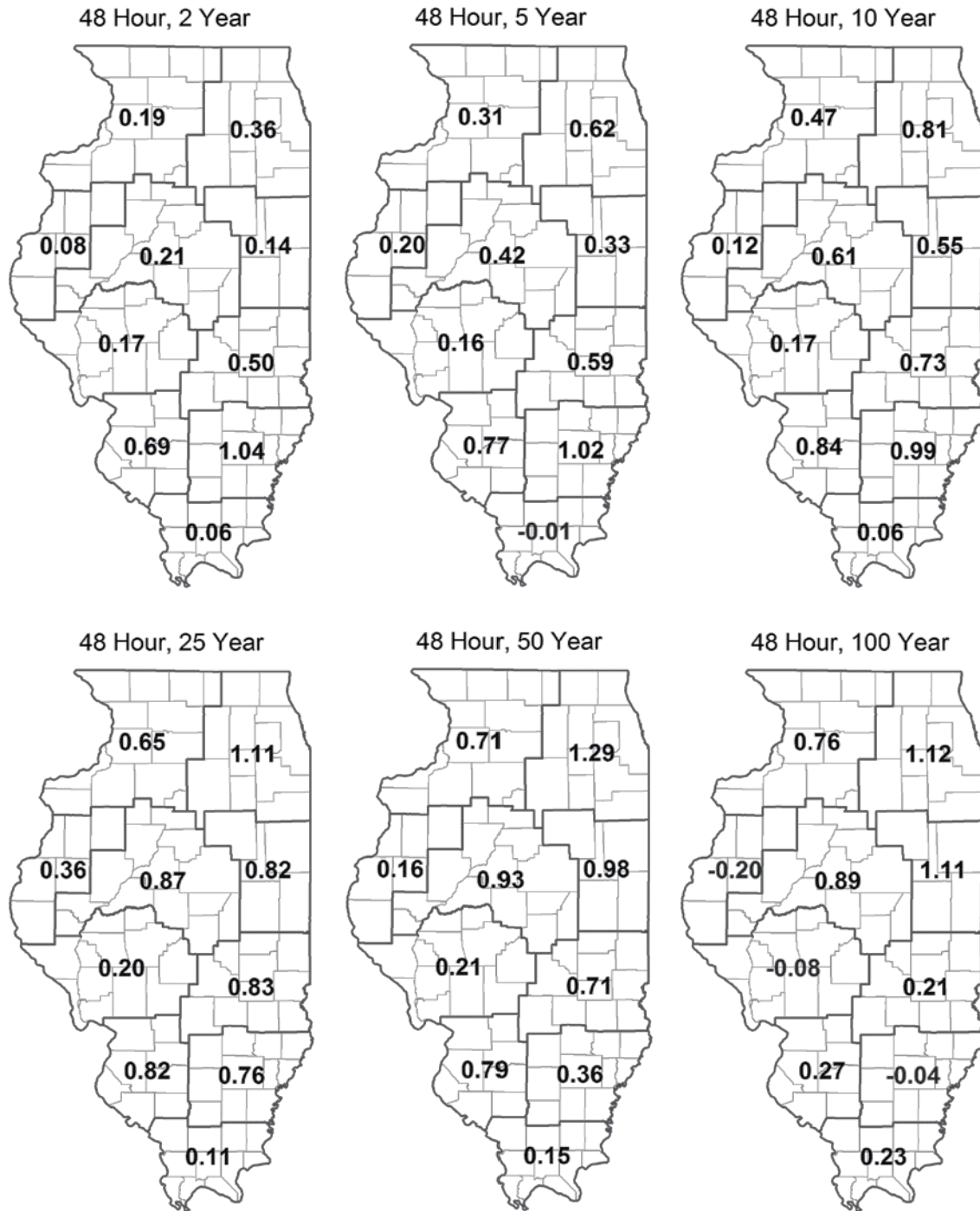


Figure 26. Differences in inches between this study and Bulletin 70 for a 48-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

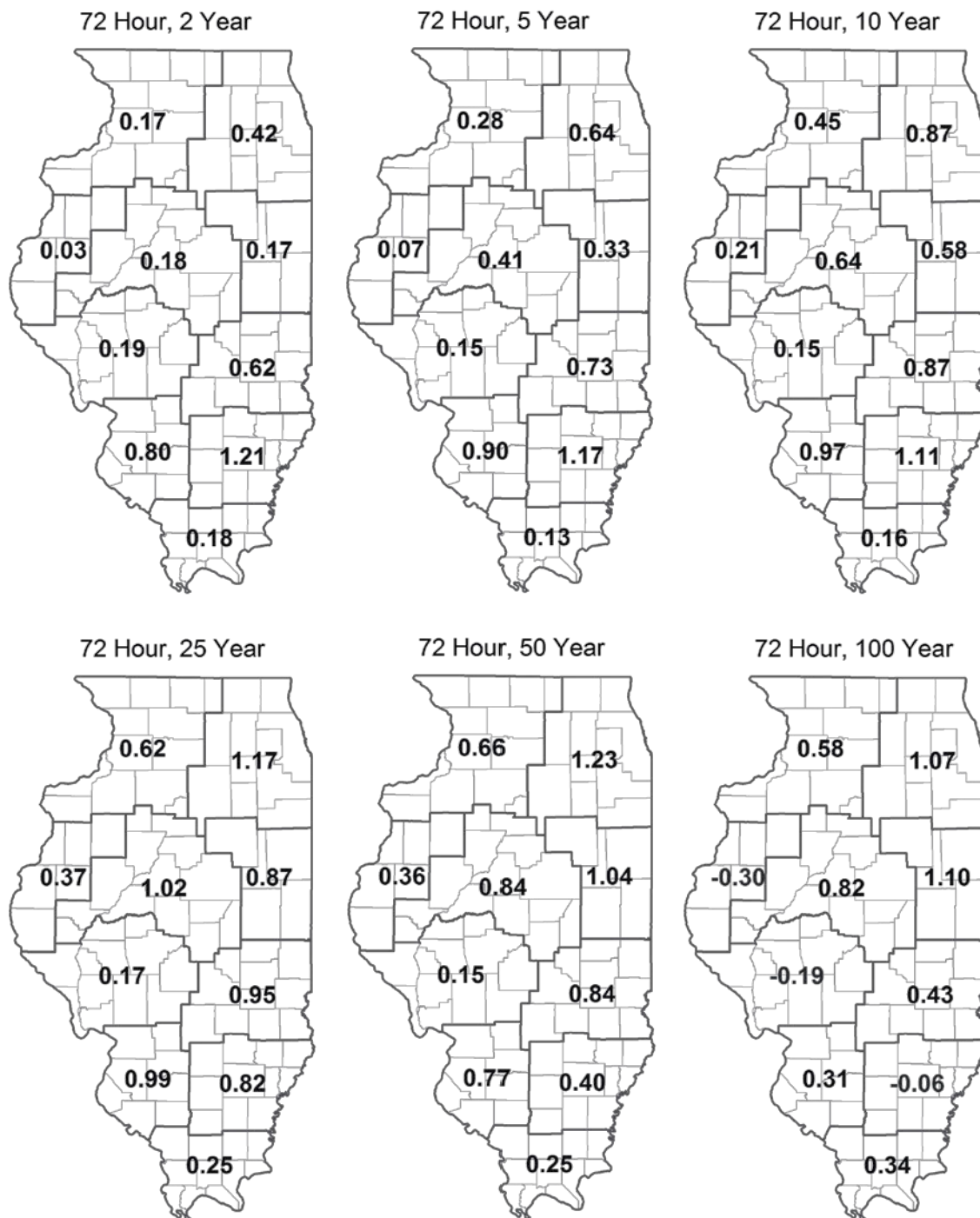


Figure 27. Differences in inches between this study and Bulletin 70 for a 72-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

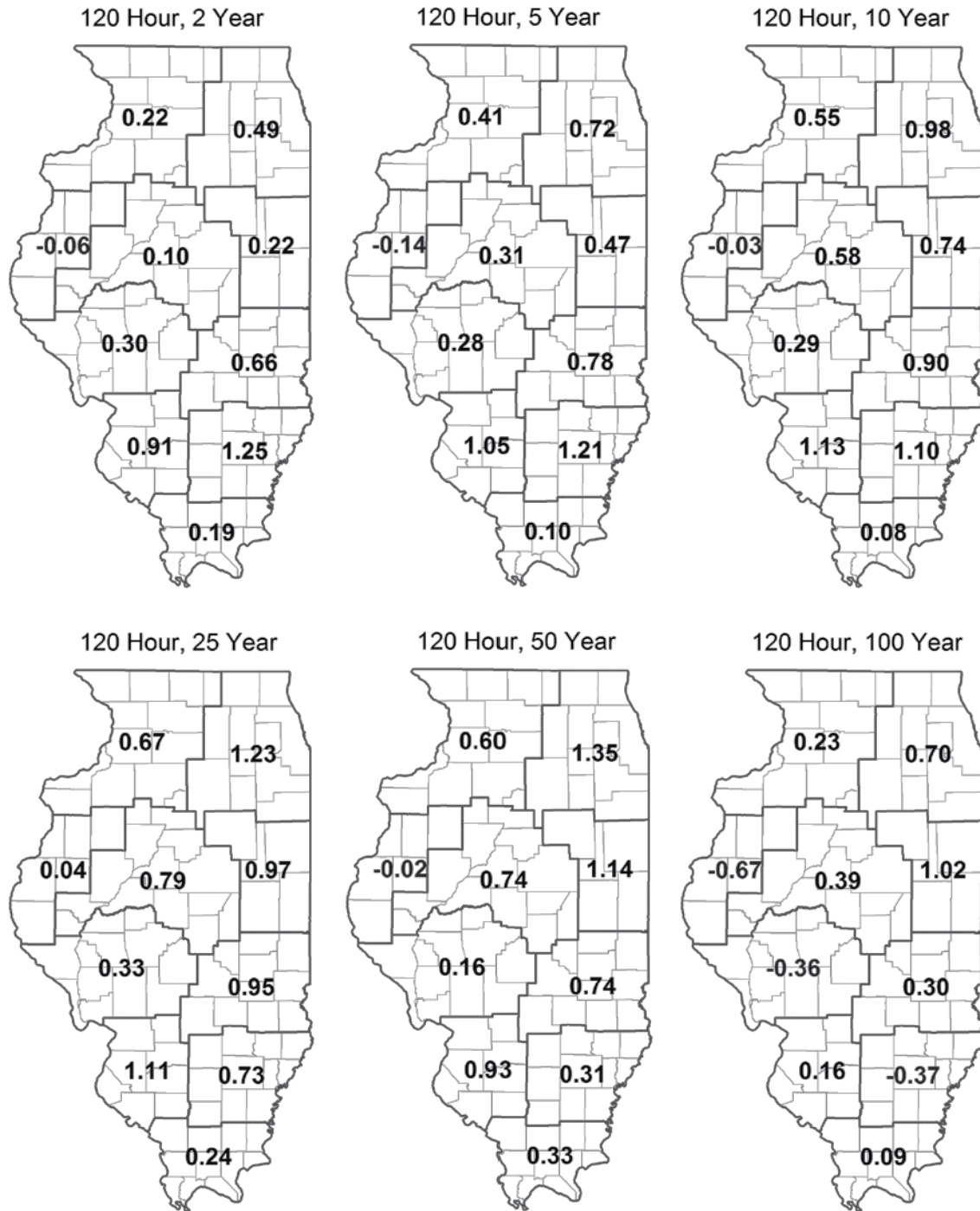


Figure 28. Differences in inches between this study and Bulletin 70 for a 120-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

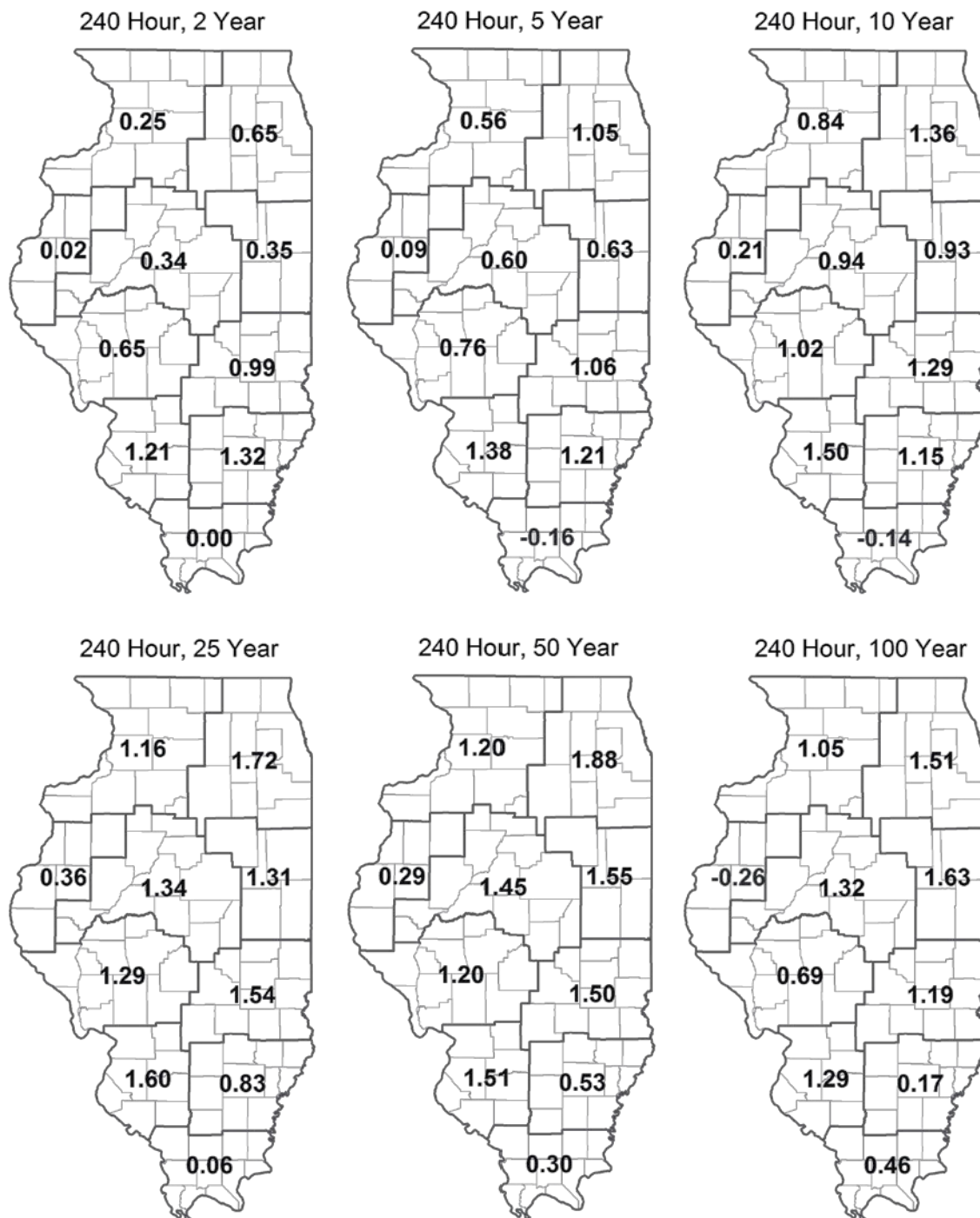


Figure 29. Differences in inches between this study and Bulletin 70 for a 240-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Bulletin 70.

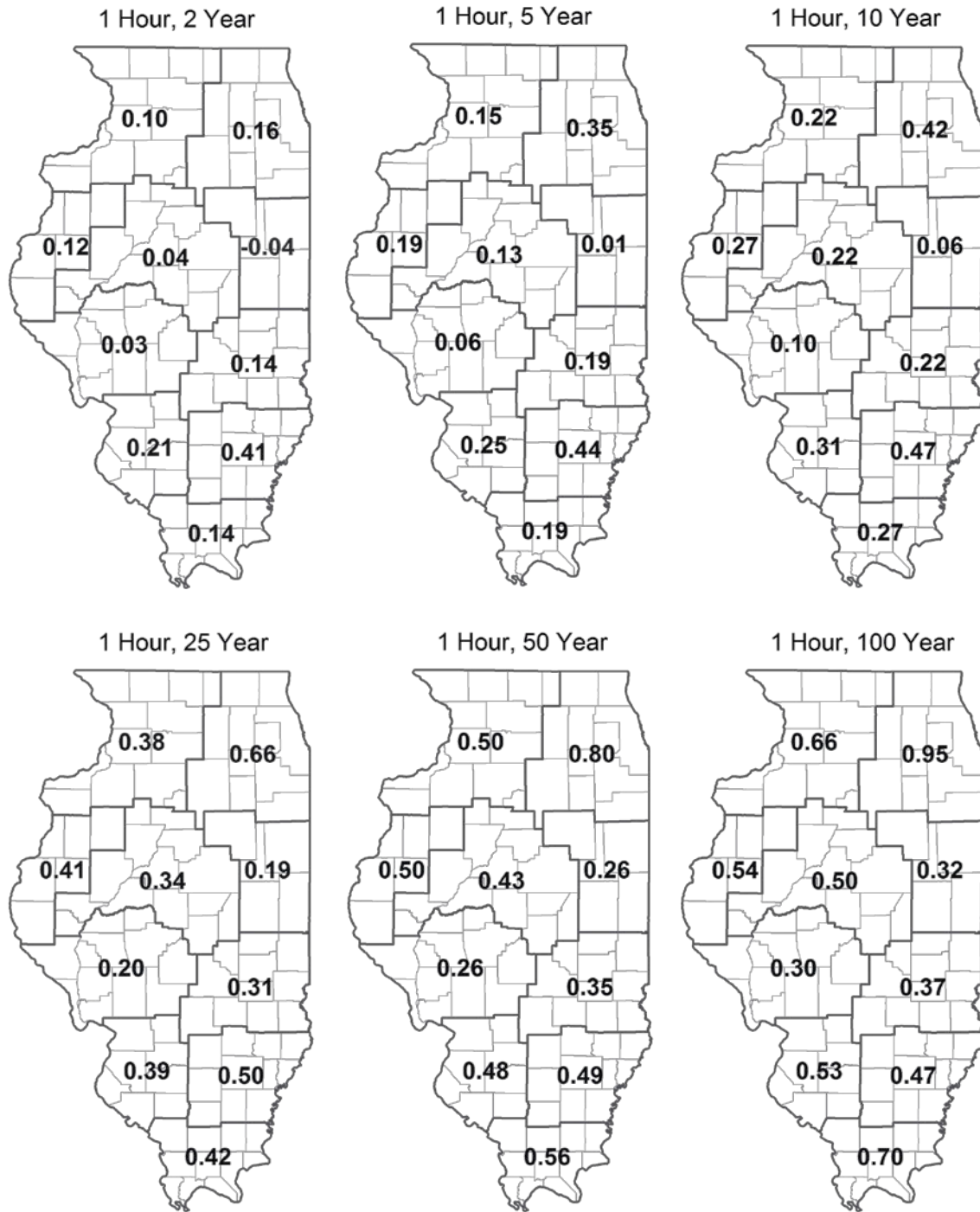


Figure 30. Differences in inches between this study and NOAA Atlas 14 for a 1-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

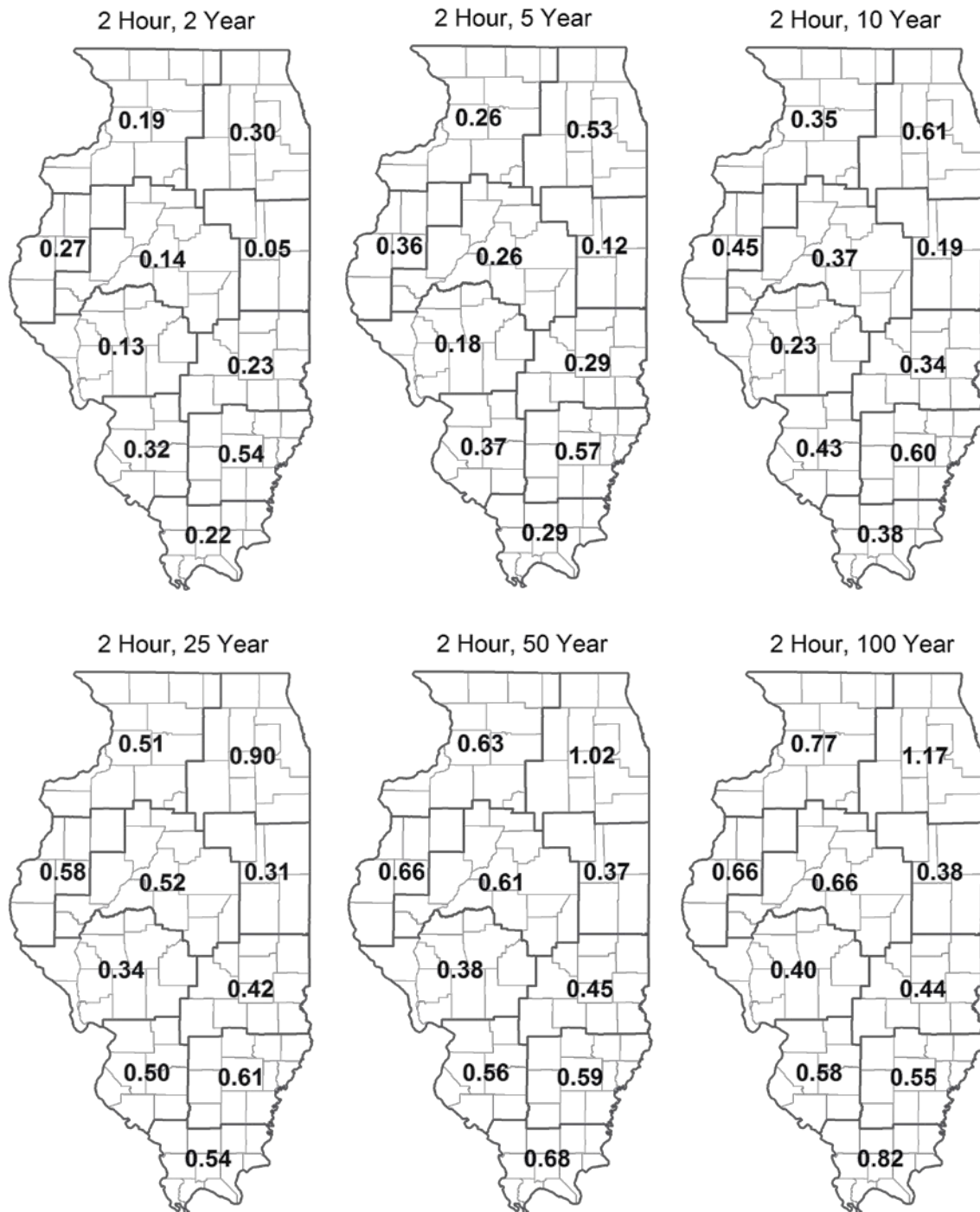


Figure 31. Differences in inches between this study and NOAA Atlas 14 for a 2-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

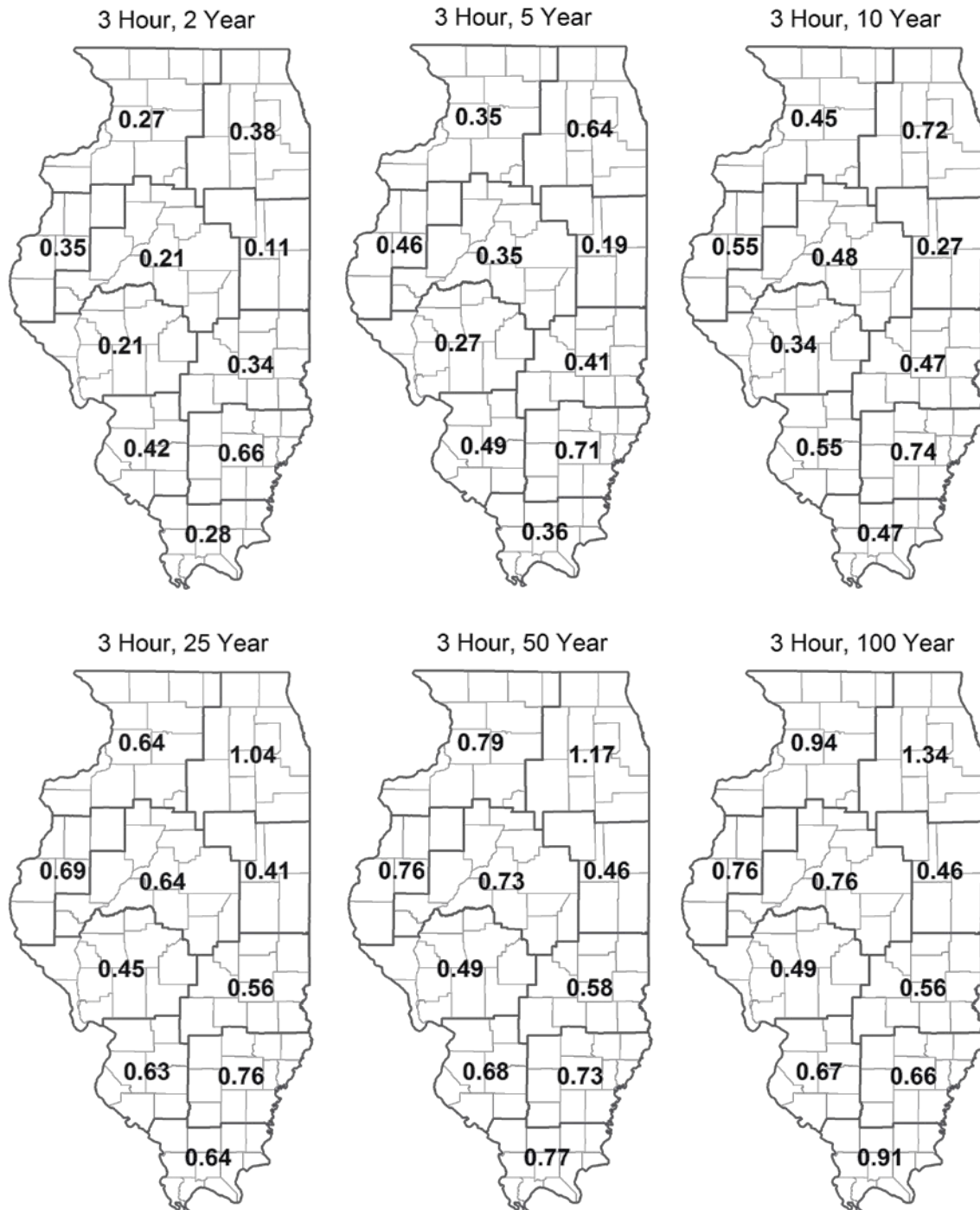


Figure 32. Differences in inches between this study and NOAA Atlas 14 for a 3-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

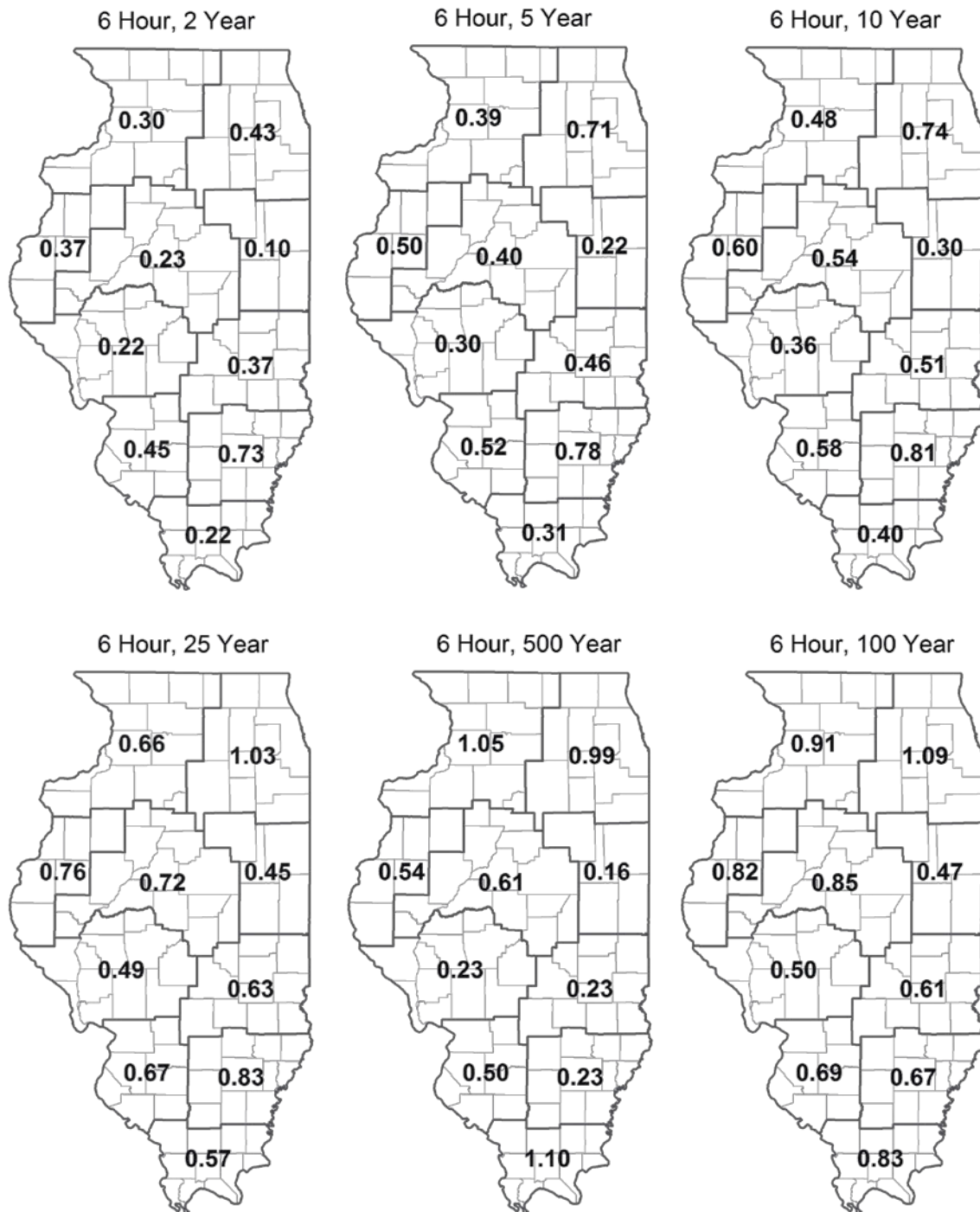


Figure 33. Differences in inches between this study and NOAA Atlas 14 for a 6-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

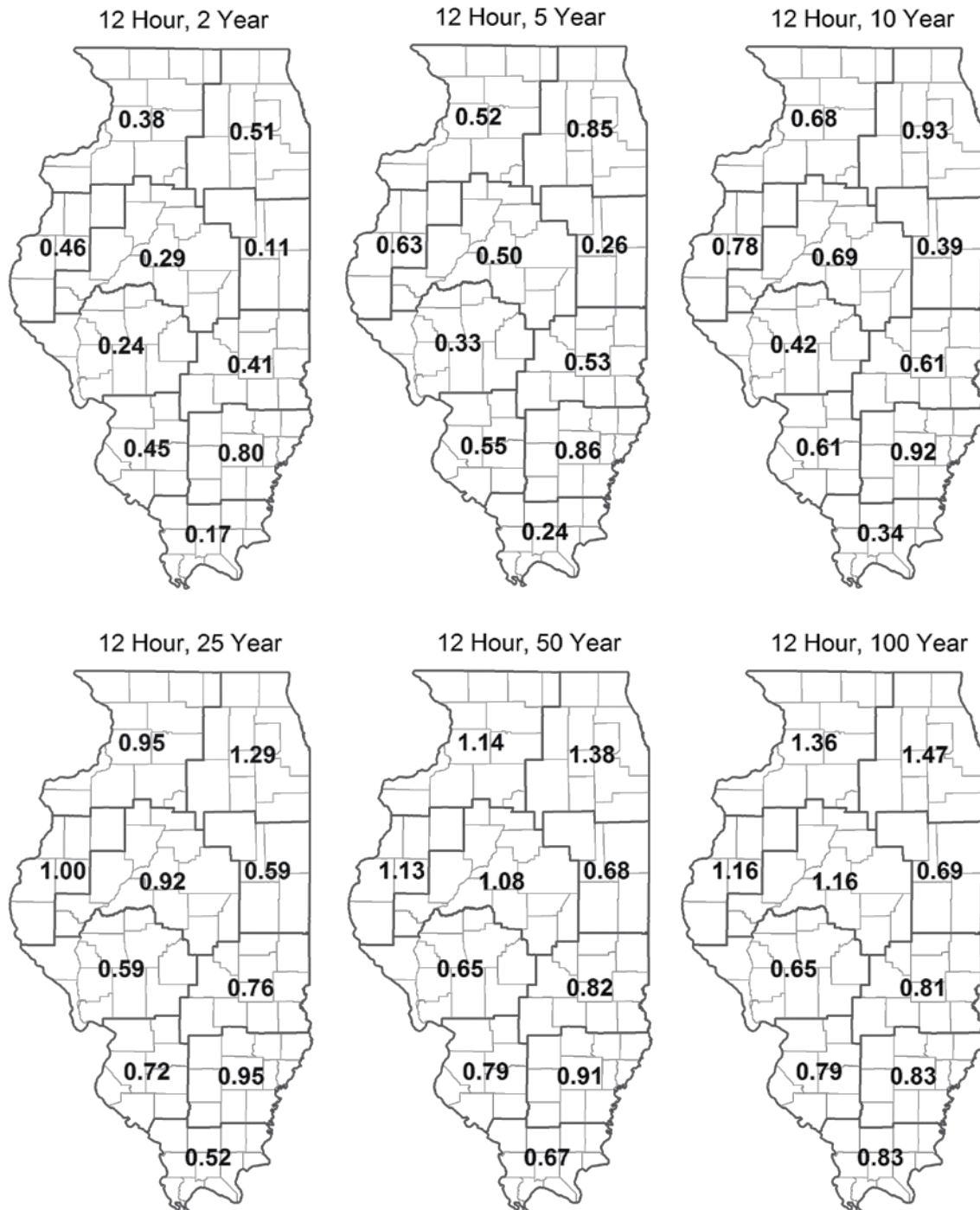


Figure 34. Differences in inches between this study and NOAA Atlas 14 for a 12-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

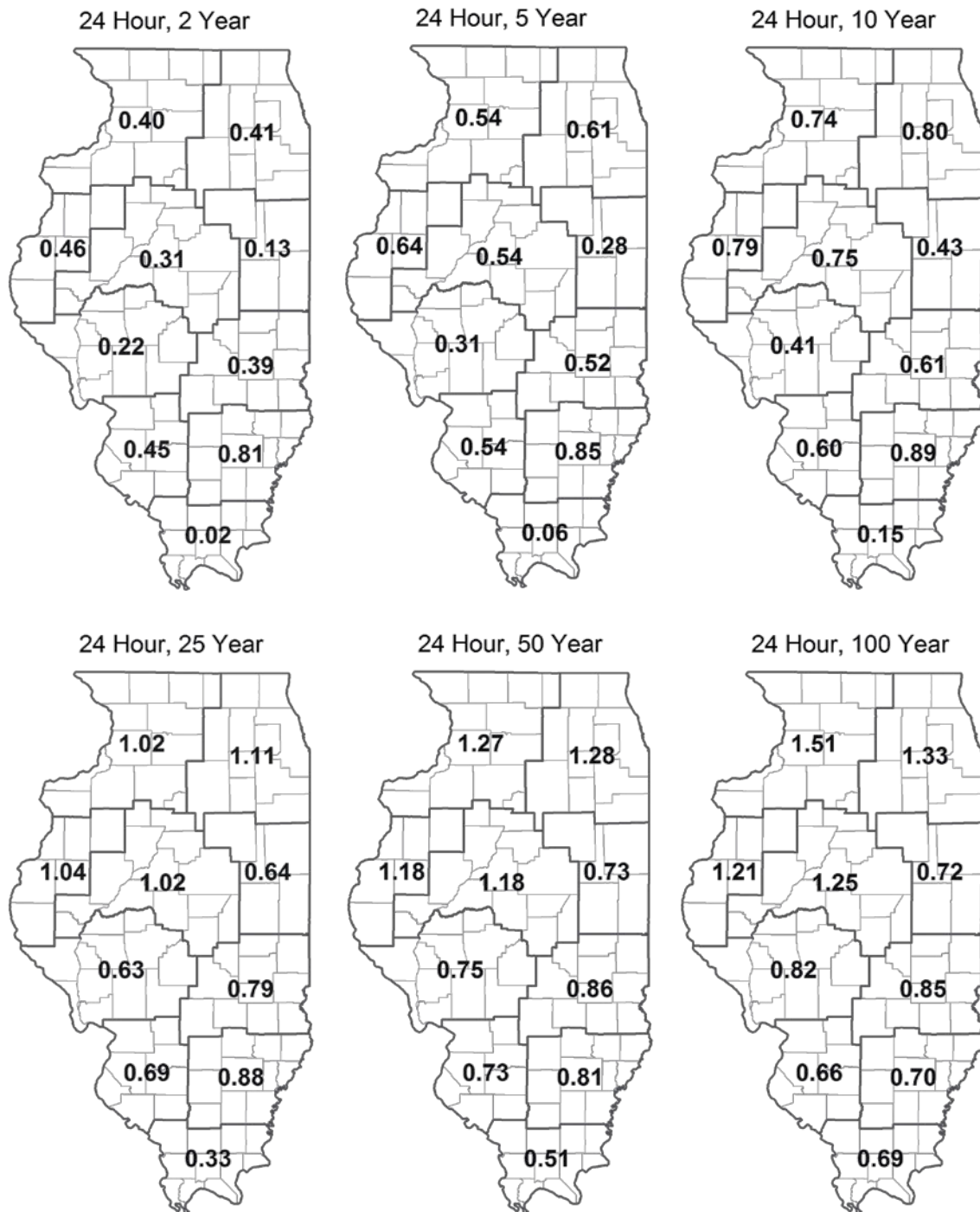


Figure 35. Differences in inches between this study and NOAA Atlas 14 for a 24-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

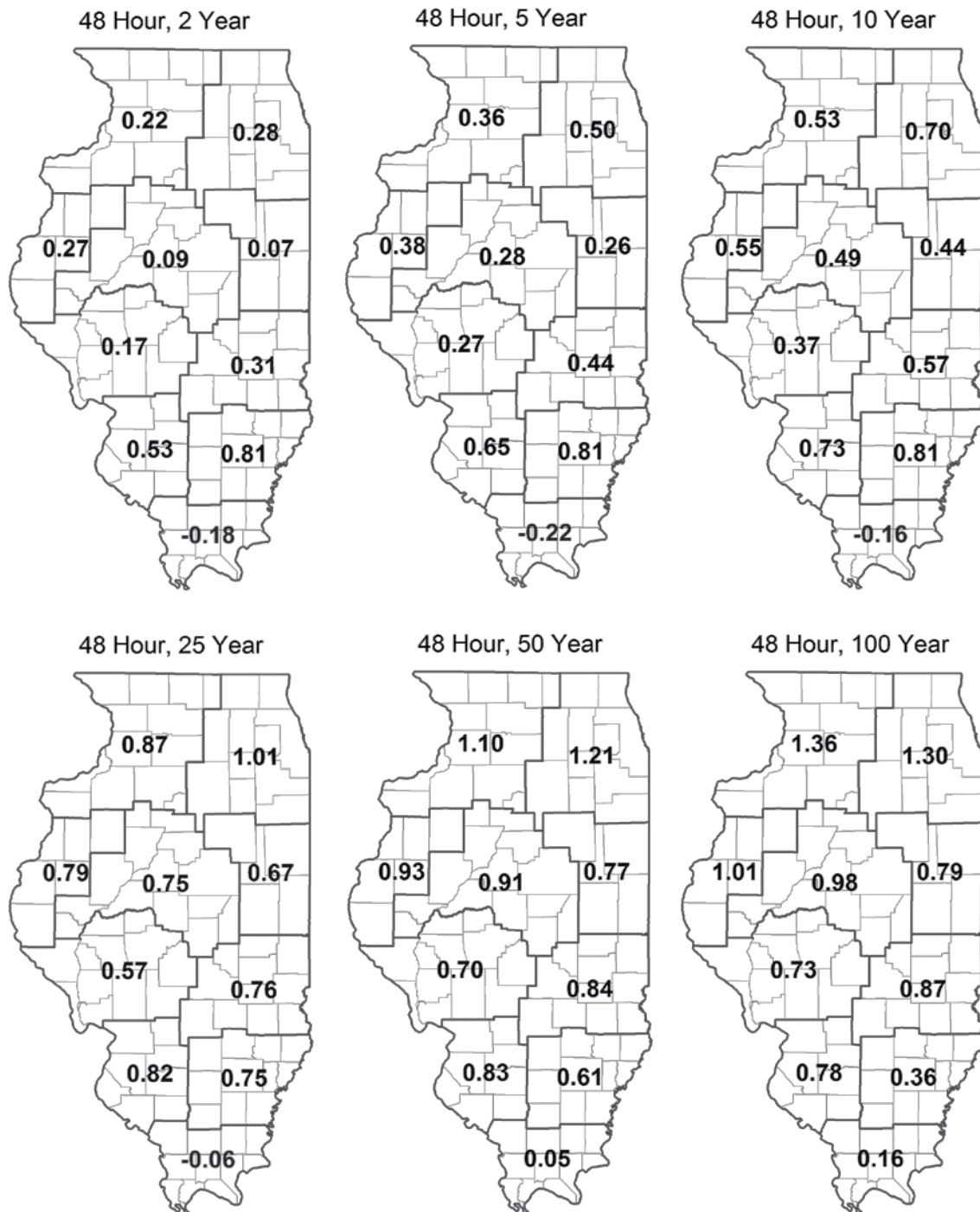


Figure 36. Differences in inches between this study and NOAA Atlas 14 for a 48-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

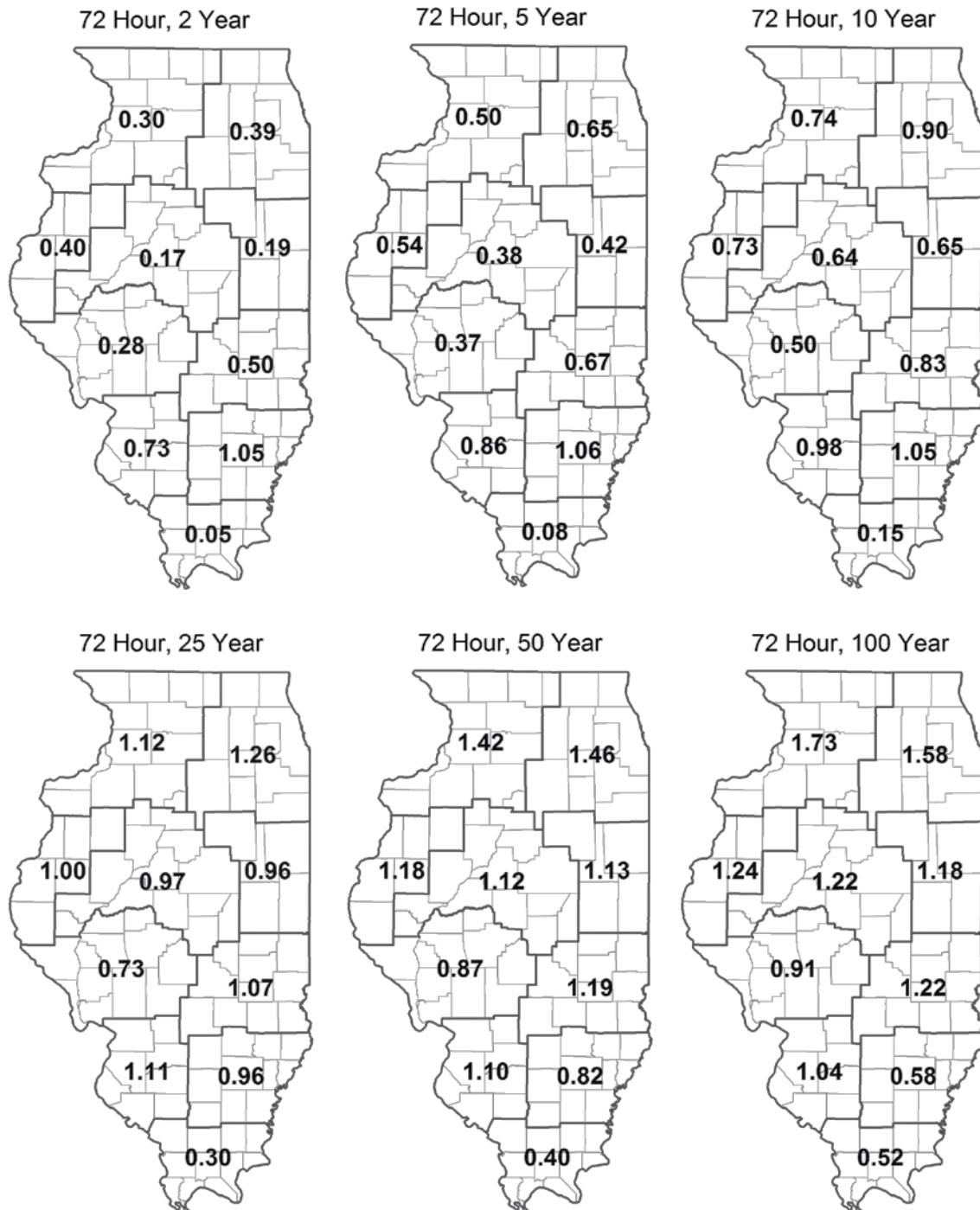


Figure 37. Differences in inches between this study and NOAA Atlas 14 for a 72-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

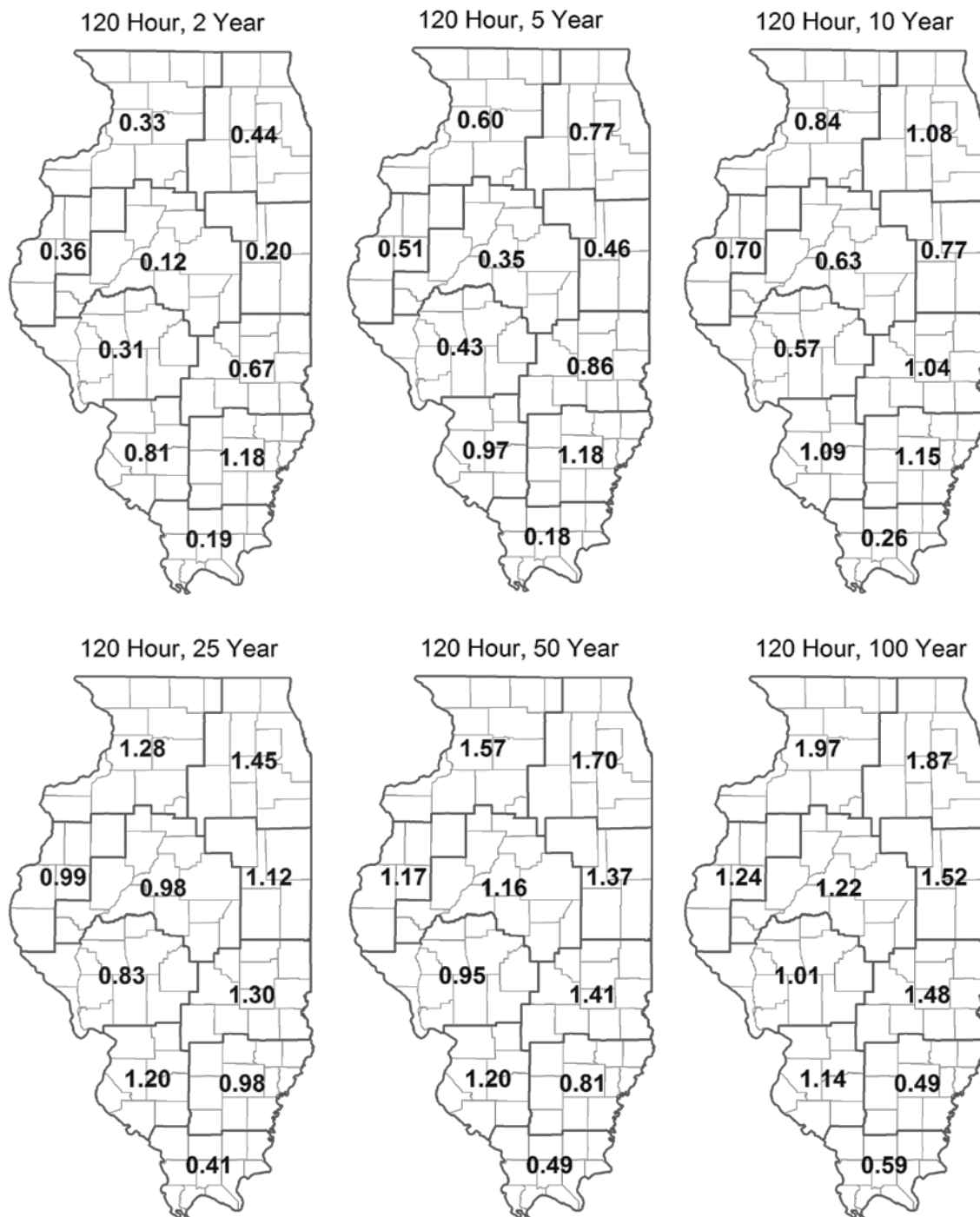


Figure 38. Differences in inches between this study and NOAA Atlas 14 for a 120-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

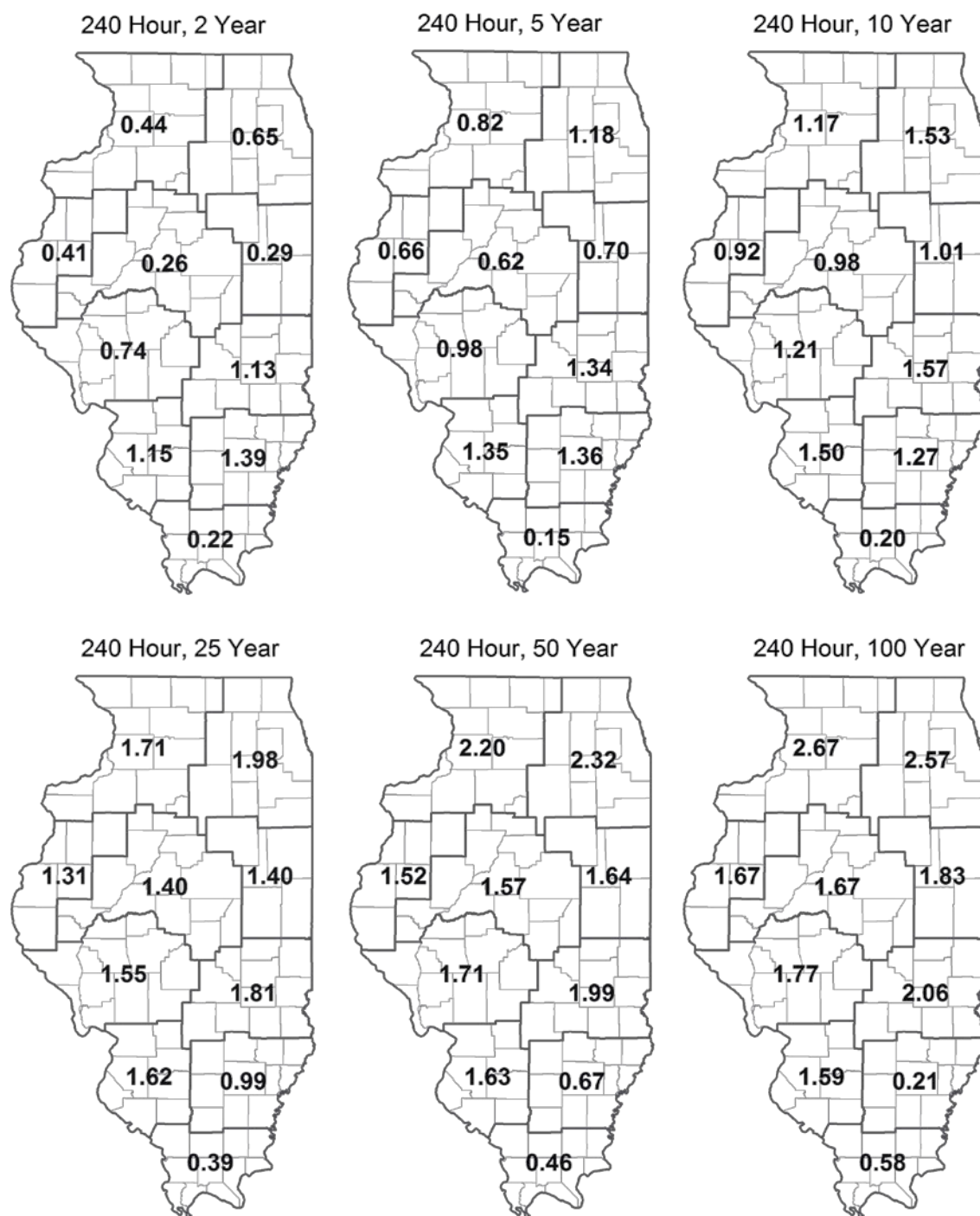


Figure 39. Differences in inches between this study and NOAA Atlas 14 for a 240-hour duration and 2-, 5-, 10-, 25-, 50-, and 100-year frequencies for 10 sections in Illinois. Positive numbers denote an increase and negative numbers show a decrease compared with Atlas 14.

Reassessment of the Huff Curves

Background

In addition to updating rainfall depths, this bulletin also provides an update to the companion rainfall distributions, a.k.a., Huff distributions, using currently available data. Huff's method separates the available rainfall data into four distinct groupings based on the quartile in which the maximum precipitation intensity occurred (Huff, 1967; Huff, 1990). Bonta and Roa (1987) and Huff (1990) investigated the advantages and recommended usage of each quartile grouping. The final Huff curves are dimensionless and probabilistic and have the flexibility to represent a wide range of rainfall patterns.

Data

The objective of this study is to update the time distributions derived in Huff (1990) through their comparison with the results based on recent quality-controlled, hourly precipitation data from the existing datasets. The Cook County Precipitation Network (CCPN) (1989–2016), Imperial Valley Precipitation Network (IVPN), and National Center for Environmental Information (NCEI) hourly precipitation data (HPD) for Illinois and the collar counties (1948–2013) were considered. However, it was determined that the HPD dataset was not suitable for this study. It had large data gaps and discontinuity across stations, combined with less than ideal spatial resolution, which made areal precipitation across multiple gages unreliable. Thus, for this study, hourly, quality-controlled precipitation data from the CCPN (Bauer and Westcott, 2017) and the IVPN (Westcott et al., 2009) were used. Both CCPN and IVPN are described in this report under "Precipitation Data Used in the Study."

Using CCPN and IVPN provides a consistent comparison with the original study (Huff, 1990) in which the author also combined urban and rural datasets. By using these different datasets, a range of different geographic locations and land uses in the state is better represented, as in Huff (1990).

Methodology

A storm event for this study is defined as a period of precipitation lasting between 3 and 48 hours, with a minimum-duration dry period separating the preceding rainfall by at least 6 hours. Methods and variations of identification of individual storm events have been researched and discussed in previous studies (Restrepo and Eagleson, 1982; Bonta and Roa, 1987). Storm events in this study were derived using similar methods to the original work done by Huff (1967, 1990). As in the original research, the curves were calculated separately for three ranges of areas: 0–10, 10–50, and 50–400 square miles. In this report, the distributions (curves) for areas 0–10 square miles are also referred to as point distributions. As in the original studies, for point distributions, only storms with a cumulative rainfall amount of 0.50 inches or greater were considered. For areal distributions, storms with a mean areal cumulative rainfall of 0.50 inches or greater and/or storms containing one or more gages recording 1.00 inch or greater were considered.

After the first sub-setting into the three ranges of areas, the hourly precipitation data that contained grouped individual storm events and the total duration and depth of each storm were determined. Then, the cumulative duration and depth at each hourly breakpoint for each storm were calculated. Each observed storm was then standardized into a dimensionless form, with both time and precipitation amount now ranging between 0 and 100 percent. All storms were then temporally divided into four quartiles. Rainfall distributions can be grouped according to the first, second, third, or fourth quartile, depending on whether the greatest percentage of the total storm rainfall occurred in the first, second, third, or fourth quarter of the storm (Huff, 1990).

For point estimates (areas between 0 and 10 mi²), all first-quartile storms at each station with a cumulative rainfall amount of 0.50 inches or more were first standardized and then their median was averaged for all stations in the two selected datasets. This average of medians is the final modified Huff curve for point estimates for the first quartile. The method was the same for the other quartiles.

For areal estimates for smaller areas (10–50 mi²), the areas were divided into subareas with a size ranging between 10 and 50 square miles. Similarly, for areal estimates for larger areas (50–400 mi²), the areas were divided into subareas with a size ranging between 50 and 400 square miles. For both small and large areas, the procedure was like that for point estimates (0–10 mi²). All first-quartile storms with a mean areal cumulative rainfall of 0.50 inches or greater and/or storms containing one or more gages recording 1.00 inch or greater were first standardized and then averaged for all subareas in the two selected datasets. These averages for small and large areas represented the final modified Huff curves for the first quartile. The method is the same for calculating the modified Huff curves for other quartiles.

Probabilities from the dimensionless mass curves can be tabulated with different increments. In Huff (1967, 1990), 5 percent increments along the storm duration axis were used. Bonta (2004) used 2 percent increments. For the purpose of hydrological modeling,

breakpoints for this study were chosen at intervals of 1/24, which allow data to be easily entered in 12- and 24-hour watershed models.

Huff curves represent the median percentages of storms with the median percentages of time for each quartile. Naturally, the observed storms are variable and generally differ from the median. Some of the observed standardized storms for certain quartiles and areas are close to the median, but some differ significantly from it. To provide a measure of variability of the final curves, non-exceedance percentages chosen were 10, 50 (median), and 90 percent, as in Huff (1967), showing the central 80 percent of all observed storms. Figure 40 shows an illustration of this process for a single location at CCPN Gage 1, irrespective of when the heaviest rainfall occurred.

Shorter storm durations are most often associated with first- and second-quartile storms, while longer duration storms are often associated with third- and fourth-quartile storms (Huff, 1990). For illustration, an example set of curves representing the quartile distribution from a point location was calculated at Gage 1 in the CCPN (Figure 41). The four plots show the distribution for each of the grouped storms having the heaviest precipitation in the first, second, third, and fourth quartiles, respectively. The final curves, however, were determined as average curves for all sites at the CCPN and IVPN.

Huff curves were developed using the `data.table` and `ggplot` libraries within the CRAN/R programming language. Bonta (2004) provided a base methodology for the development and use of Huff curves, which were coded in the R language (R Core Team, 2017).

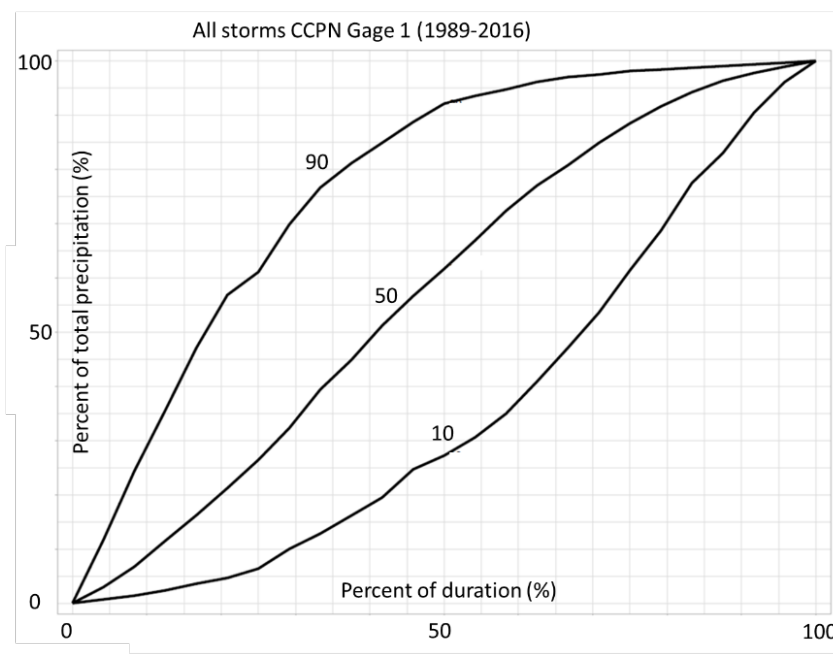


Figure 40. Example of a single-site (CCPN 1, 1989–2016) Huff curve using all available storm events

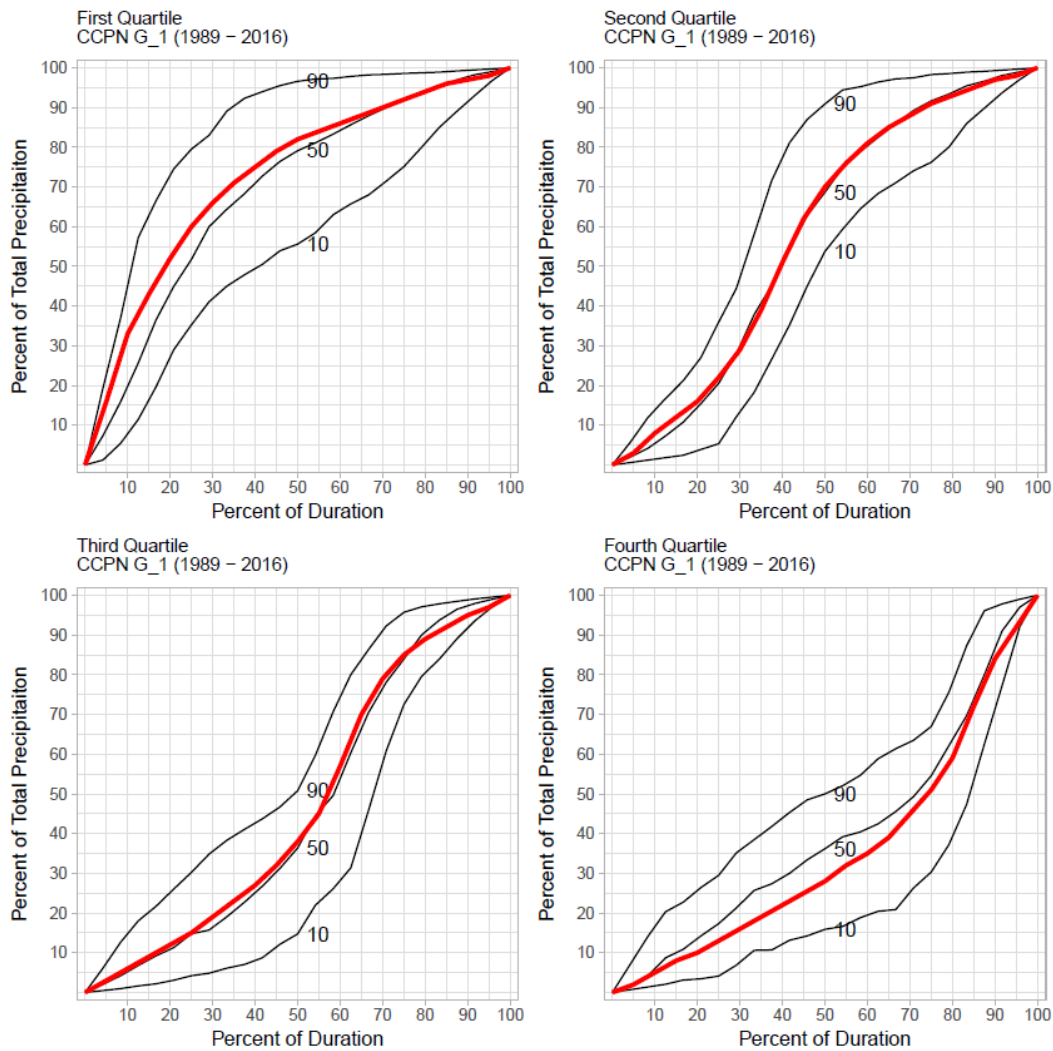


Figure 41. Example of single-site quartile curves for CCPN Gage 1 (1989–2016) with a comparison to the median point time distributions (thick red line) from Huff, 1990, Table 4

Results

In this study, quartile curves for areas 0 to 10 square miles (point curves), areas 10 to 50 square miles, and areas 50 to 400 square miles were generated using the combined data observed at 25 CCPN and 20 IVPN gages. Point curves determined in this study were compared to those from Table 3 in Huff (1990); the curves for areas between 10 and 50 square miles were compared to the curves from Table 4 in Huff (1990); and curves for areas between 50 and 400 square miles were compared to the area median distribution curve from Table 1 in Huff (1990). The comparisons in this study are presented as tables and figures. Tables 26–28 represent the new time distribution of rainfall in heavy storms for a point (0–10 square miles),

small areas (10–50 square miles), and large areas (50–400 square miles), respectively. The values in these tables are shown in percentages of total rainfall for each quartile. Corresponding Huff curves with comparisons to the results obtained in this study are shown in Figures 42–44. The new updated curves are like the original Huff curves, except for the fourth quartile, for areas 10–50 and 50–400 square miles, and for the first quartile for areas 0–10 square miles. Similar to Circular 173, it is recommended to use the first-quartile curves for design durations of 6 hours and less, the second-quartile designs involving storm durations between 6 and 12 hours, the third-quartile storms for storms between 12 and 24 hours, and the fourth-quartile distribution for storms longer than 24 hours.

Table 26. Median Time Distribution of Heavy Storm Rainfall, Using the Mean of All Point Time Distributions (0 to 10 square miles) from Gages in the CCPN and IVPN. Units are a percentage of the total accumulated precipitation within the storm.

Portion of the Storm	First Quartile	Second Quartile	Third Quartile	Fourth Quartile
0/24	0.00	0.00	0.00	0.00
1/24	8.36	2.29	2.05	2.31
2/24	17.73	4.82	4.31	4.79
3/24	28.11	7.78	6.67	7.12
4/24	38.33	11.33	9.12	9.78
5/24	47.45	15.79	11.71	12.53
6/24	55.50	21.39	14.36	15.23
7/24	62.25	28.41	16.91	17.91
8/24	67.22	36.44	19.64	20.33
9/24	70.82	45.29	22.78	22.83
10/24	74.17	54.35	26.33	25.41
11/24	76.97	62.38	30.93	28.35
12/24	79.81	69.76	36.35	31.25
13/24	82.55	75.48	43.92	33.90
14/24	85.18	80.38	52.11	36.33
15/24	87.40	84.70	61.02	38.61
16/24	89.47	87.81	69.89	41.24
17/24	91.17	90.22	78.19	45.08
18/24	92.70	92.17	84.92	51.29
19/24	94.03	93.81	89.74	59.31
20/24	95.36	95.29	93.11	69.19
21/24	96.56	96.57	95.34	80.05
22/24	97.74	97.74	97.06	89.71
23/24	98.85	98.84	98.56	96.04
24/24	100.00	100.00	100.00	100.00

Table 27. Median Time Distribution of Heavy Storm Rainfall on Medium-size Areas (10 to 50 square miles) in the CCPN and IVPN. Units are a percentage of the total accumulated precipitation within the storm.

Portion of the Storm	First Quartile	Second Quartile	Third Quartile	Fourth Quartile
0/24	0.00	0.00	0.00	0.00
1/24	6.41	1.48	1.33	1.48
2/24	15.69	3.57	3.02	3.34
3/24	27.45	6.39	5.13	5.72
4/24	38.91	10.02	7.53	8.56
5/24	49.34	14.71	10.01	11.69
6/24	58.55	20.89	12.65	14.19
7/24	65.88	28.91	15.24	17.19
8/24	71.10	37.55	18.17	19.69
9/24	74.92	46.86	21.46	22.27
10/24	78.30	56.25	25.36	24.81
11/24	81.16	64.84	29.90	27.46
12/24	83.75	72.90	35.60	30.33
13/24	86.20	79.07	43.42	32.42
14/24	88.64	83.97	52.18	34.28
15/24	90.81	87.58	61.88	36.89
16/24	92.58	90.67	71.81	39.73
17/24	93.99	92.76	80.43	43.85
18/24	95.19	94.59	87.25	49.87
19/24	96.35	95.97	92.01	58.93
20/24	97.27	97.10	95.04	69.85
21/24	98.03	97.99	96.90	82.36
22/24	98.74	98.72	98.22	92.59
23/24	99.37	99.39	99.21	97.96
24/24	100.00	100.00	100.00	100.00

Table 28. Median Time Distribution of Heavy Storm Rainfall on Large Areas (50 to 400 square miles) in the CCPN and IVPN. Units are the percentage of total accumulated precipitation within the storm.

Portion of the Storm	First Quartile	Second Quartile	Third Quartile	Fourth Quartile
0/24	0.00	0.00	0.00	0.00
1/24	4.59	0.88	0.72	0.90
2/24	13.49	2.38	1.85	2.29
3/24	25.94	4.93	3.47	4.36
4/24	39.17	8.52	5.57	7.10
5/24	51.04	13.19	8.28	9.93
6/24	60.79	19.59	10.96	12.84
7/24	69.26	27.46	13.79	15.46
8/24	74.80	37.17	16.35	17.83
9/24	78.74	47.77	19.66	20.12
10/24	82.20	58.18	23.46	23.12
11/24	85.13	67.64	28.07	25.76
12/24	87.38	75.86	34.06	28.26
13/24	89.58	82.04	42.30	30.99
14/24	91.45	86.92	52.02	33.68
15/24	93.35	90.33	62.76	36.12
16/24	94.80	93.09	72.80	39.07
17/24	95.99	94.82	82.27	42.93
18/24	96.94	96.25	89.19	48.98
19/24	97.70	97.34	93.60	59.22
20/24	98.35	98.21	96.33	71.66
21/24	98.86	98.83	97.97	85.18
22/24	99.28	99.30	98.98	94.64
23/24	99.66	99.67	99.58	98.77
24/24	100.00	100.00	100.00	100.00

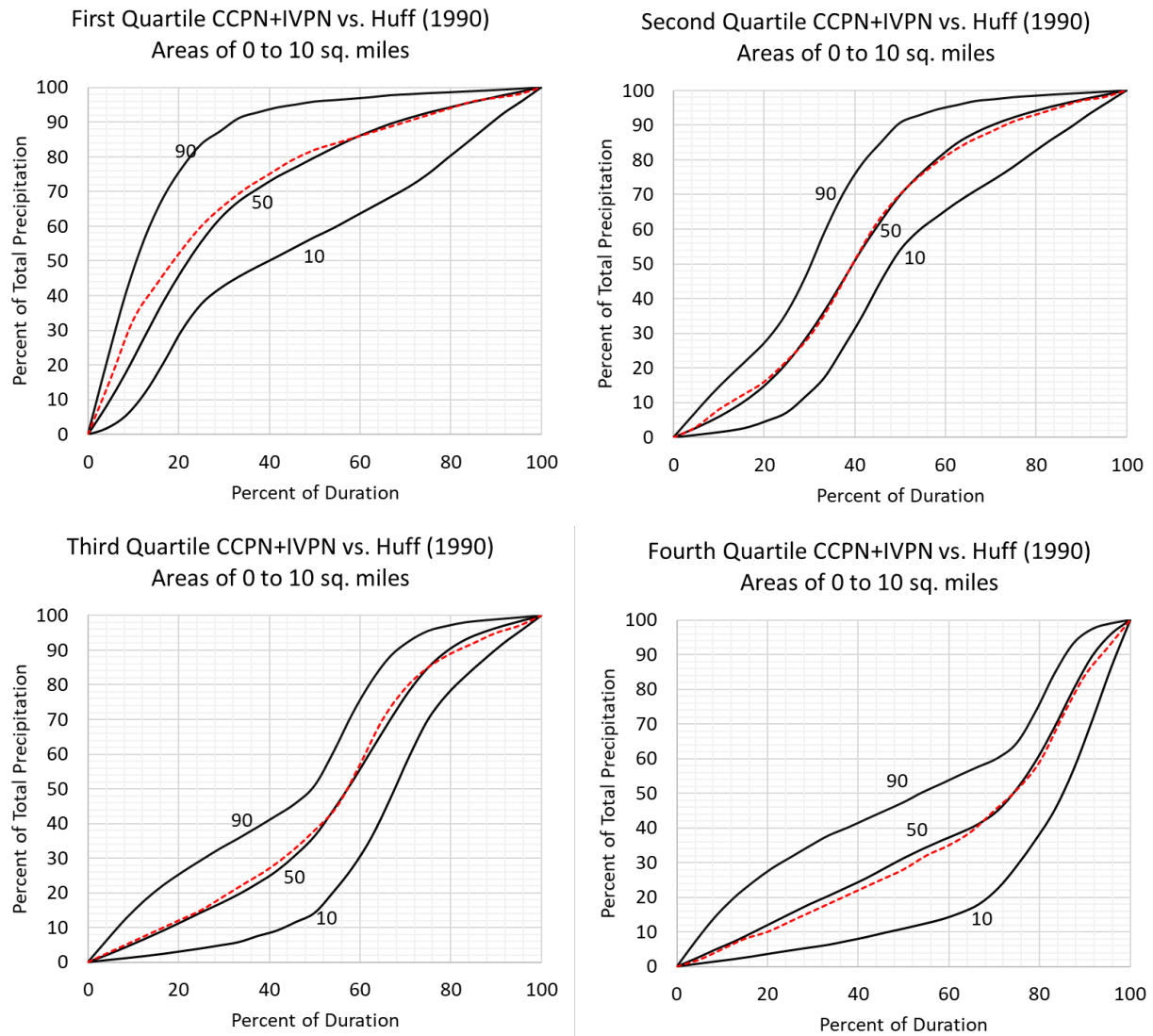


Figure 42. Curves for point (0 to 10 square miles) time distributions from all gages within the CCPN and IVPN compared to the median time distribution from Huff (1990), (red dashed line)

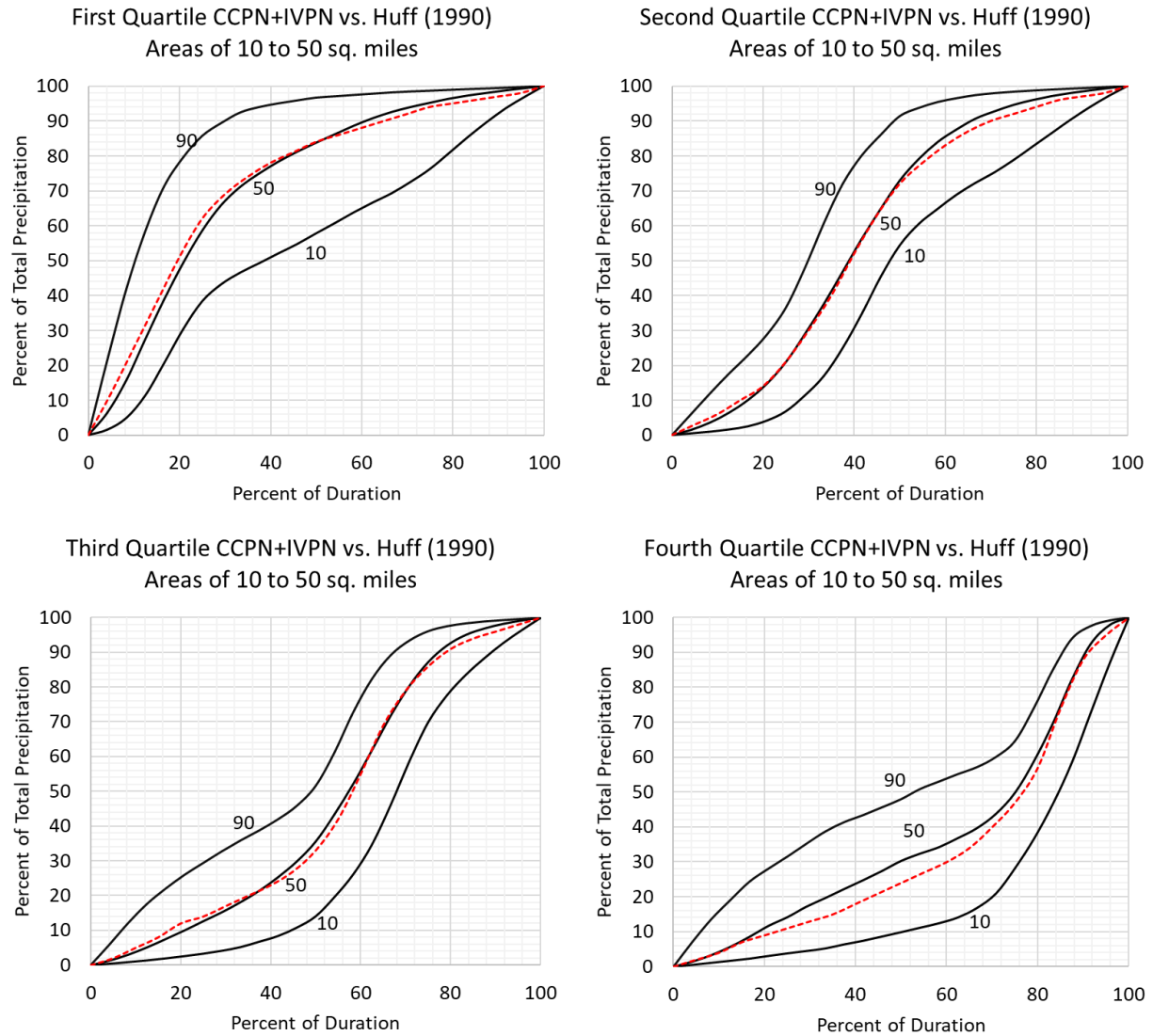


Figure 43. Curves for areal (10 to 50 square miles) time distributions from all gages within the CCPN and IVPN compared to the median time distribution from Huff (1990), (red dashed line)

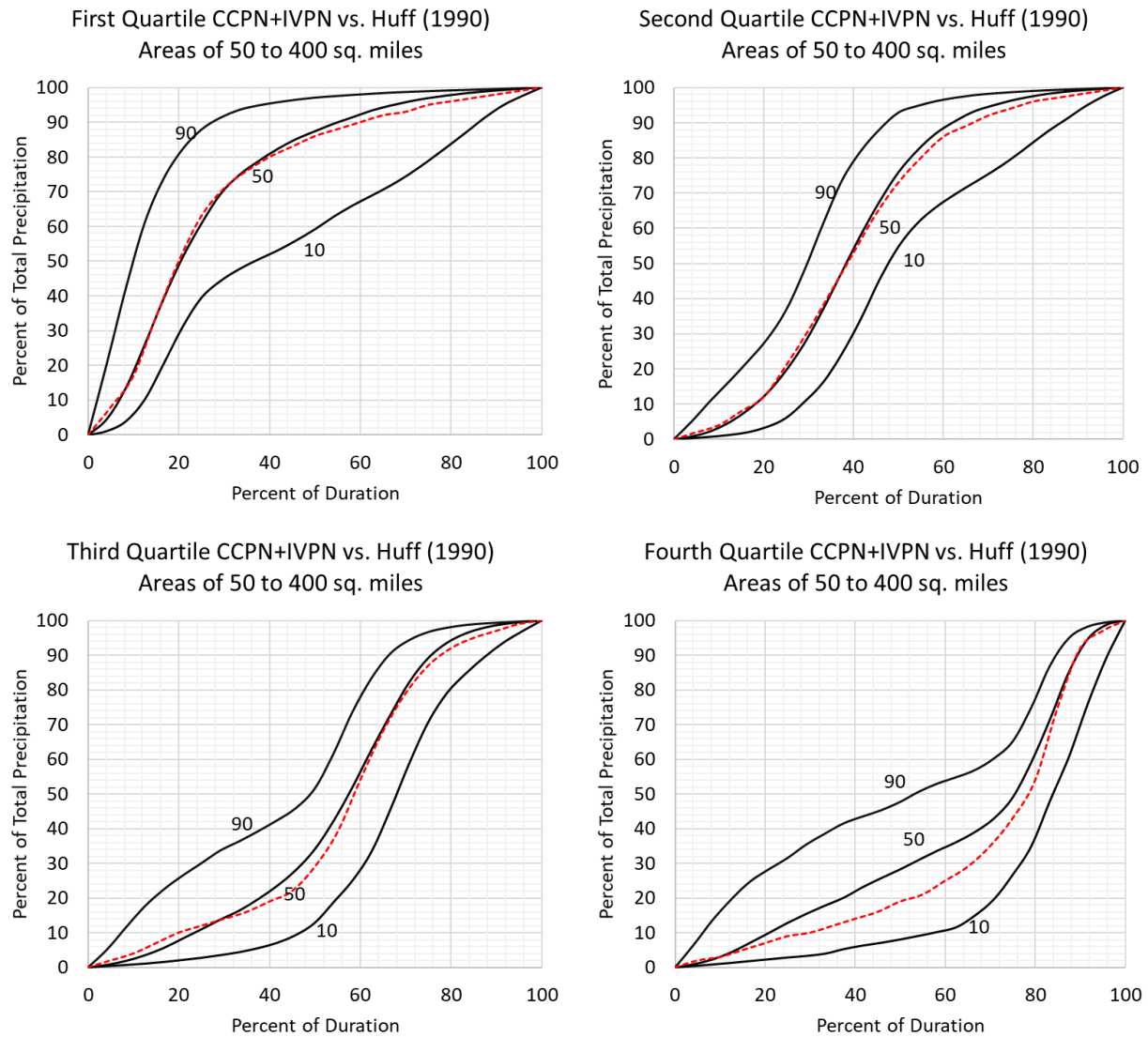


Figure 44. Curves for areal (50 to 400 square miles) time distributions from all gages within the CCPN and IVPN compared to the median time distribution from Huff (1990), (red dashed line)

Discussion and Recommendations

The CCPN and IVPN have been selected as the key precipitation networks for this task. These extensive precipitation monitoring networks have sufficient record lengths to evaluate if and how much the temporal storm distributions from the original Huff curves (Huff, 1990) have changed. The original precipitation network data used to determine the original Huff curves were lost over time as storage media changed. Gages in the other available source HPD were not dense enough to adequately determine areal distributions (10–50 and 50–400 square miles).

A comparison between the original Huff (1990) curves and those updated in this study revealed that most of the differences occurred in the first quartile for the smallest areas (0 to 10 square miles) and in the fourth quartile, particularly for the largest areas (50–400 square miles). The new, updated storm time distributions (Tables 26–28 and Figures 42–44) supersede the older curves published in Circular 173 (Huff, 1990).

Areal Reduction Factors

Numerous hydrological and meteorological applications require estimates of spatial and temporal variability of rainfall over a large area. The intensity of point rainfall is only applicable for relatively small areas (e.g., 2 square miles) but for larger areas should be converted to average areal depths (Srikanthan, 1995). Areal reduction factors (ARFs) are the most widely used method to estimate area-equivalent rainfall using point precipitation data. A typical ARF, presented in Technical Paper 29 (TP-29), is estimated by dividing the average areal rainfall of the annual maximum point rainfall by the annual point rainfall for a specific area and duration.

Two areal reduction methods have been applied to precipitation data obtained from two dense precipitation networks, CCPN and IVPN (more details on these networks are provided in “Precipitation Data Used in the Study”), using the statistical program CRAN/R (R Core Team, 2017). The two methods for estimating areal reduction factors used in this report are the fixed-area method, such as that used in TP-29 (U.S. Weather Bureau, 1957, 1958), and the storm-centered method described by Bell (1976).

Methods

The U.S. Weather Bureau TP-29 method remains one of the most widely used methods for calculating ARFs in the United States (U.S. Weather Bureau, 1959, 1960). This method is classified as an empirical, fixed-area method and does not consider the return period and shape of the area in ARFs estimation. In this method, the area of a watershed containing n number of gages is equal to that of n circles, each having a diameter equal to the average station spacing. Thus, this method produces reasonable areas for equally spaced precipitation stations. For each duration, the ARF is calculated by evaluating the ratio of the mean area annual maximum series to that of the mean of the maximum point precipitation for all gages in the given area. This method is generally accepted for areal averages of approximately 400 square miles or less (U.S. Weather Bureau, 1959, 1960).

Storm-centered ARFs are calculated for individual rainfall events by dividing the maximum areal rainfall within the storm zone for a given area and duration by the maximum point rainfall within the same storm and duration (Bell, 1976). The purpose of this study was to compare the fixed-area and storm-centered methods with the results published in Bulletin 70 (Huff and Angel, 1989a) (Table 35, p. 97).

Bulletin 70 used rainfall data from two dense raingage networks located in east central Illinois (Huff, 1990) to determine the relationship between point and areal mean rainfall frequencies for areas ranging from 10 to 400 square miles. For the first network, a 10-year rainfall data record from an urban network of 11 recording raingages located in Urbana-Champaign, Illinois was used to calculate ARFs for 10 square miles. For the second network, a

12-year rainfall data record from a network of 49 raingages on 400 square miles in east central Illinois was used to estimate ARFs for sampling areas of 50, 100, 200, and 400 square miles. The areal mean was then calculated using the arithmetic average of all gages in each sampling area (10–400 square miles). Point rainfall was calculated as the value of the central gage in each sampling area. For each storm period (30 minutes to 48 hours), the study was restricted to storms in which the central gage recorded rainfall that equaled or exceeded the amount expected to occur on average once in two years.

Comparison

For comparison with the ARF curves published in Bulletin 70, the CCPN and IVPN networks were used to develop ARF curves based on the fixed-area method and the storm-centered method. The networks used by Huff were not continued, thus no additional data were available for comparison. The results are shown in Figures 45–48.

The comparisons (Figures 45–48) indicate that the storm-centered, method-based curves are typically lower than the curves given in Bulletin 70, meaning that the areal reduction factors produce lower estimates for areal rainfall. Conversely, the fixed-area method generally produces higher estimates than the Bulletin 70 curves, resulting in a smaller reduction than both Bulletin 70 and the storm-centered method. It is important to note that these differences are particularly significant for more frequently used smaller areas (e.g., areas less than 50 square miles). The significantly different estimates of ARF curves based on the two methods confirmed the findings of Pavlovic et al. (2016) that there are “significant uncertainties in the ARF estimates, regardless of the method used. Even when calculated from the same dataset and for the same geographic area, the ARF estimates from the selected methods differ.”

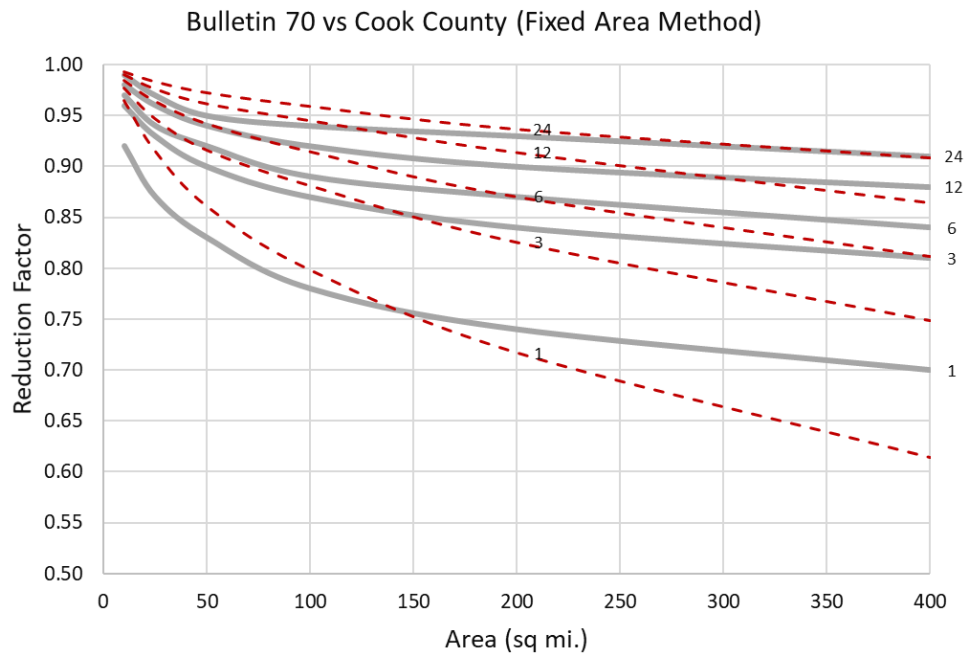


Figure 45. ARF curves based on Bulletin 70 (solid lines) and the fixed-area method applied to the CCPN data (red dashed lines). Storm durations of 1 to 24 hours are shown.

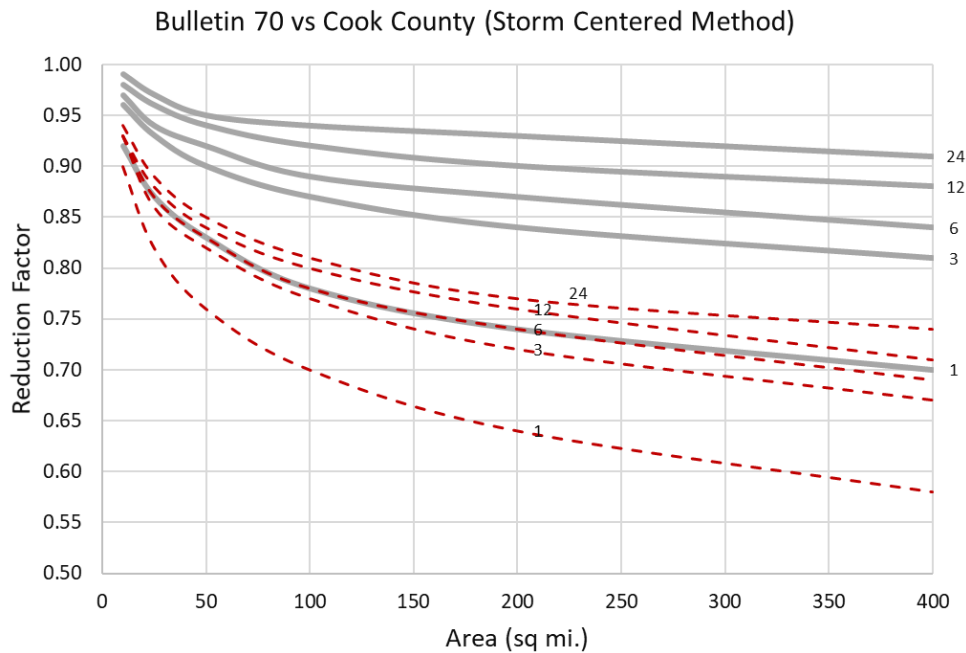


Figure 46. ARF curves based on Bulletin 70 (solid lines) and the storm-centered method applied to the CCPN data (red dashed lines). Storm durations of 1 to 24 hours are shown.

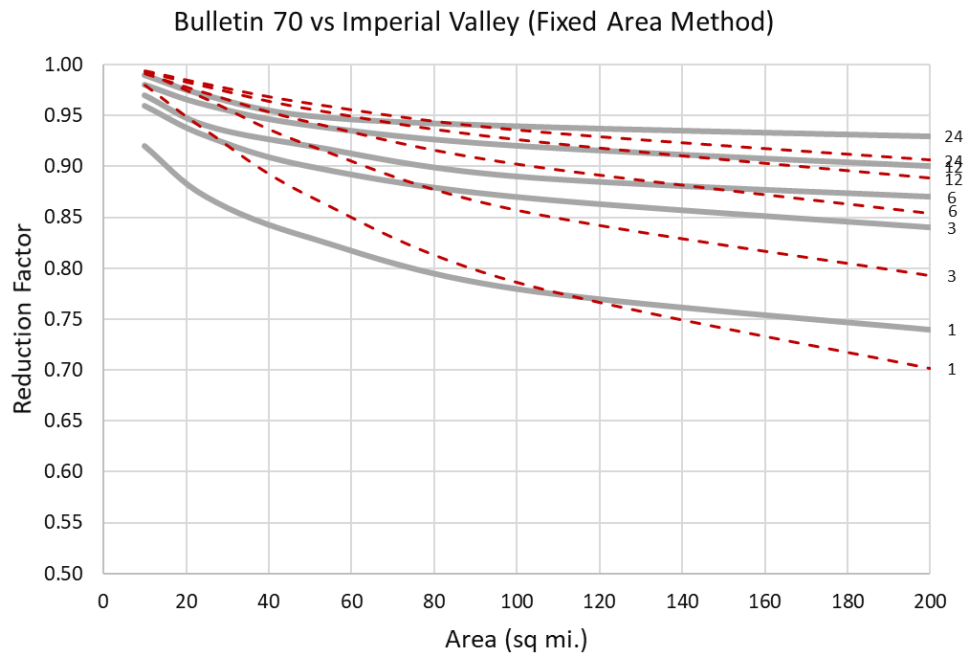


Figure 47. ARF curves based on Bulletin 70 (solid lines) and the fixed-area method applied to the IVPN data (red dashed lines). Storm durations of 1 to 24 hours are shown.

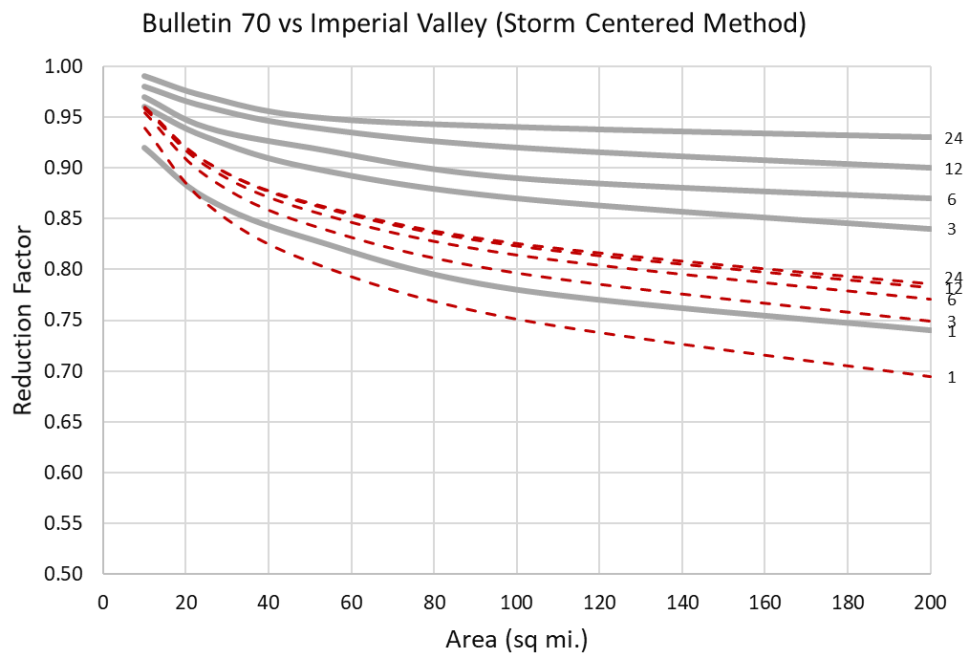


Figure 48. ARF curves based on Bulletin 70 (solid lines) and the storm-centered method applied to the IVPN data (red dashed lines). Storm durations of 1 to 24 hours are shown.

Recommendations

The results produced in this study were highly variable depending on the ARF estimation method used. This variability hinders the ability to reach a strong and unequivocal conclusion. To explain and potentially reduce the large uncertainty in the results of this study, a more comprehensive study with additional considerations, methods, and datasets would be required. This study did not produce results consistent enough to suggest modifications for the currently used ARF curves. Therefore, at this time, it is recommended to use the existing ARFs published in Bulletin 70 (Table 35, p. 97). For convenience, this table has been reproduced and is included in this report (Table 29).

Table 29. Relations between Areal Mean and Point Rainfall Frequency Distributions (adopted from Huff and Angel, 1989a)

Storm period (hours)	Ratio of areal to point rainfall for given area					
	10	25	50	100	200	400
0.5	0.88	0.80	0.74	0.68	0.62	0.56
1.0	0.92	0.87	0.83	0.78	0.74	0.70
2.0	0.95	0.91	0.88	0.84	0.81	0.78
3.0	0.96	0.93	0.90	0.87	0.84	0.81
6.0	0.97	0.94	0.92	0.89	0.87	0.84
12.0	0.98	0.96	0.94	0.92	0.90	0.88
24.0	0.99	0.97	0.95	0.94	0.93	0.91
48.0	0.99	0.98	0.97	0.96	0.95	0.94

Monte Carlo Experiment: Representative Year

Introduction

Several studies, including the recent National Climate Assessment (Easterling et al., 2017), have shown that in many regions of the United States, including the Midwest, the risk of increased heavy precipitation has become higher. Moreover, climate modeling-based scientific studies indicate that this trend will continue. This finding is applicable to Illinois, as numerous studies and publications, e.g., Huff and Changnon (1987) and Markus et al. (2007), indicate that the assumption of stationarity (constant statistical properties over time) is not valid for heavy precipitation in this state.

Two main approaches are commonly used in studying the nonstationary (changing) frequency of heavy precipitation. One approach assumes two or more quasi-stationary time periods of the annual maximum series and treats each as stationary (Markus et al., 2017, 2018). Then, frequencies are calculated and compared for each time period. The other approach expresses frequency distribution parameters as a function of time (Katz, 2013; Cheng et al., 2014), producing the frequency estimates that also change with time.

The Bulletin 70-style adjustment was adopted in this study as one of the earliest methods to account for non-stationarity in heavy precipitation. This adjustment is described by Equations 2 and 3 under “Nonstationary Temporal Trend Analysis.”

A weakness of this method, however, is that it does not specify the year that it represents. To determine the year the adjustment factor represents, a new method was designed based on a nonstationary generalized extreme value (GEV) model introduced by Serago and Vogel (2018) and the Monte Carlo simulation method. The new method is described in the following paragraph.

Method Description

The steps of the experiment are presented in Figure 49. For each site, the method starts with the observed annual maximum series (AMS) and fits the Serago-Vogel (Serago and Vogel, 2018) nonstationary model assuming the GEV distribution. As a result of this model, each year is represented by a different frequency distribution and in different frequency estimates. Serago and Vogel (2018) proposed a method of frequency analysis under a nonstationary assumption using the GEV distribution. The traditional GEV distribution has three parameters: location, shape, and scale. Instead of fixed parameters for the whole time period, in the nonstationary GEV model, location and scale parameters can vary with time, while the shape parameter is kept constant. The quantiles for each year are expressed by Equation (4).

$$\hat{x}_{p|w} = \hat{\xi}_{x|w} + \frac{\hat{\alpha}_{x|w}}{\hat{\kappa}_{x|w}} (1 - [-\ln(p)]^{\hat{\kappa}_{x|w}}). \quad (4)$$

In this equation, $\hat{x}_{p|w}$ is the nonstationary quantile for nonexceedance probability p for year w . Symbols $\hat{\xi}_{x|w}$, $\hat{\alpha}_{x|w}$, and $\hat{\kappa}_{x|w}$ denote nonstationary location, scale, and shape parameters, respectively, for year w . To illustrate this method, the historical record of station Aurora in the NE section from 1895 to 2017 for a 100-year return period for $p=0.99$ is used. An example is shown in Figure 50.

In the next step, these determined distribution parameters are used to generate 1,000 synthetic AMS time series sampled from the same distribution as the observed data. For each of those time series, the trend adjustment factor was calculated and applied to the original observed dataset.

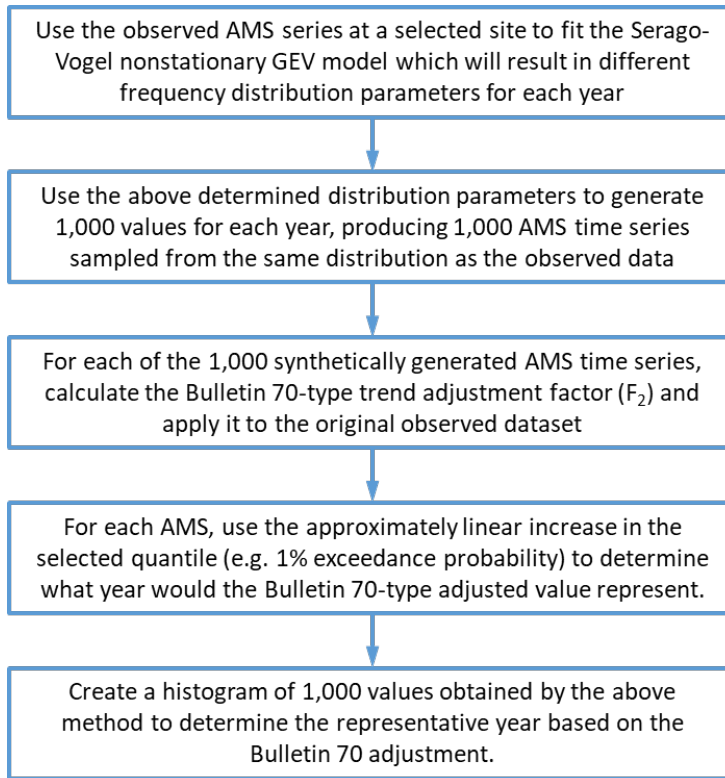


Figure 49. Flow chart of the steps in the method designed to provide an estimate of the representative year for the adopted temporal trend adjustment

A schematic in Figure 51 illustrates the frequency estimates prior to and after trend adjustment. The representative year for each synthetically generated sample is then determined as the year of intersection between the quantile line (e.g., 1 percent exceedance probability) and the horizontal line equal to the trend-adjusted Bulletin 70-style estimate. This illustrative example determined that the representative year is 2040. The final step in this method is to create a histogram of 1,000 values obtained by the above method to determine the distribution of representative years based on the Bulletin 70-style adjustment.

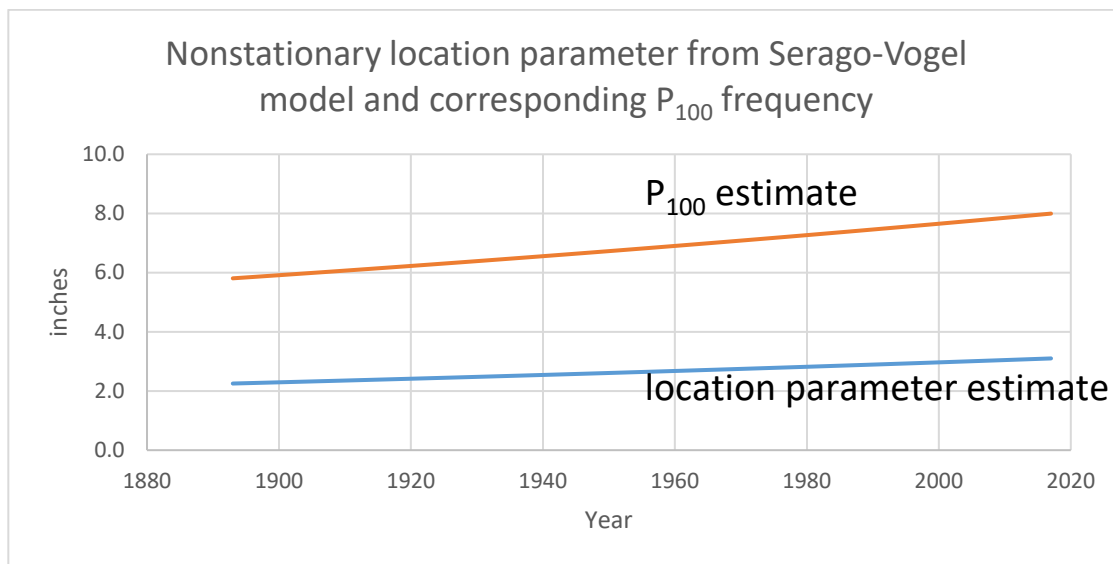


Figure 50. Time-dependent location parameter and 100-year (P_{100}) quantile estimate for 24-hour storm duration at Aurora (NE region), 1895–2017

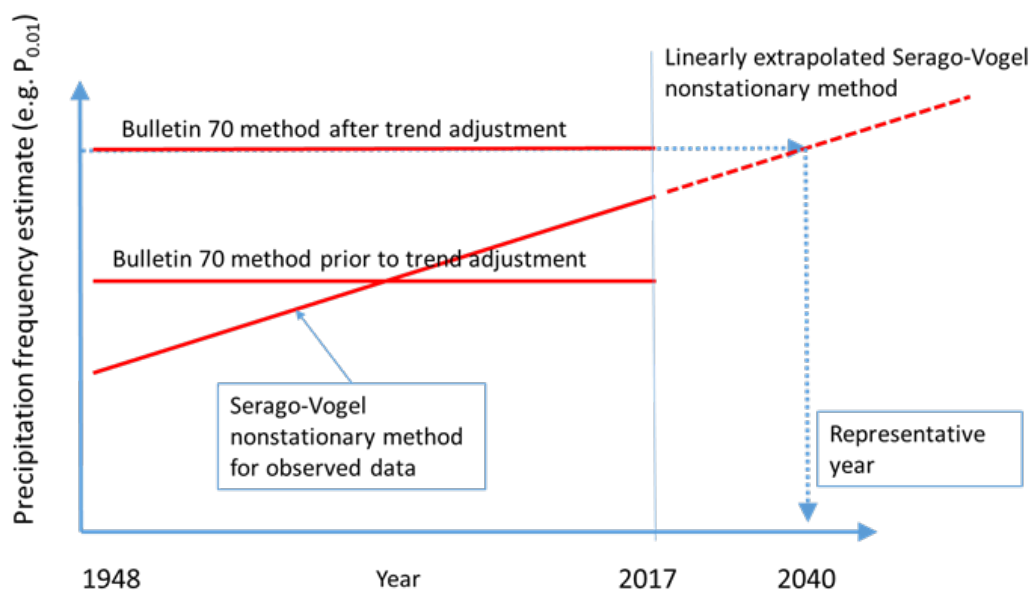


Figure 51. Illustration of the method for determining the representative year for the adopted temporal trend adjustment

Data

Several stations with significant trends in the AMS and long-term records, including Aurora (USC00110338), Marengo (USC00115326), and Chicago O’Hare International Airport (USW00094846) in the NE region and Carbondale Sewage Plant (USC00111265) in the South region were selected.

Results

A key assumption for this experiment is that the AMS time series can be described by the Serago-Vogel model and that only two parameters are variable (location and scale), but the shape parameter is constant. In addition, the change in the frequency is assumed to be linear. Accordingly, the meaning of these results should be interpreted in light of the assumptions and limitations of the Monte Carlo method. Nonetheless, despite the uncertainties caused by these assumptions, the results were deemed sufficient for the scope of this study. Further justification could be provided using a suite of similar Monte Carlo-based methods along with other emerging methods to account for precipitation nonstationarity, such as Cheng et al. (2014). The histograms presented in Figures 52–58 show the distributions of the representative years for the Bulletin 70-style trend adjustment. The distribution is highly variable and depends on the random selection of the synthetic AMS time series, but it is centered approximately on the end year of the observed record. The results are reasonably consistent for shorter (Figures 53 and 55) and longer time periods (Figures 52, 54, 56, 57, and 58), indicating that, on average, the Bulletin 70-style adjustment factor adopted in this study represents the end year of the observed dataset.

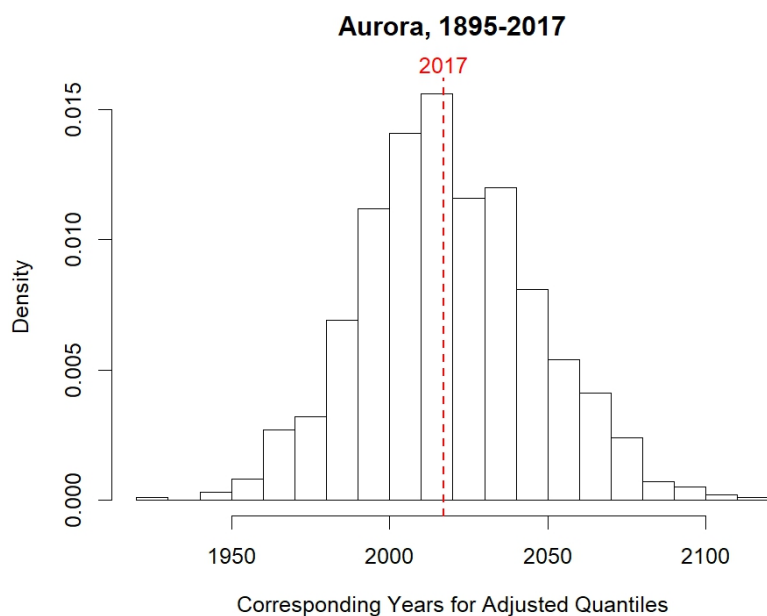


Figure 52. Distribution of representative years of Bulletin 70 based on the Monte Carlo experiment for Aurora 1895–2017, indicating the observed dataset end year (2017)

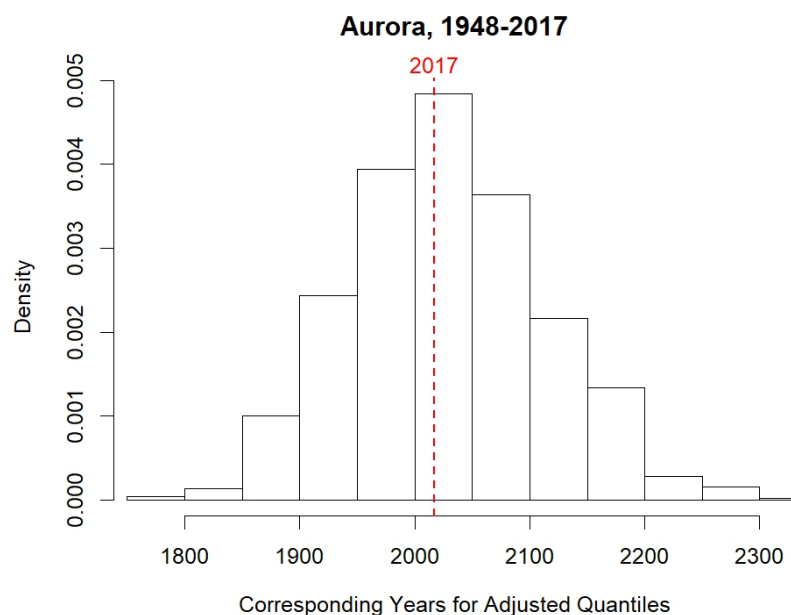


Figure 53. Distribution of representative years of Bulletin 70 based on the Monte Carlo experiment for Aurora 1948–2017, indicating the observed dataset end year (2017)

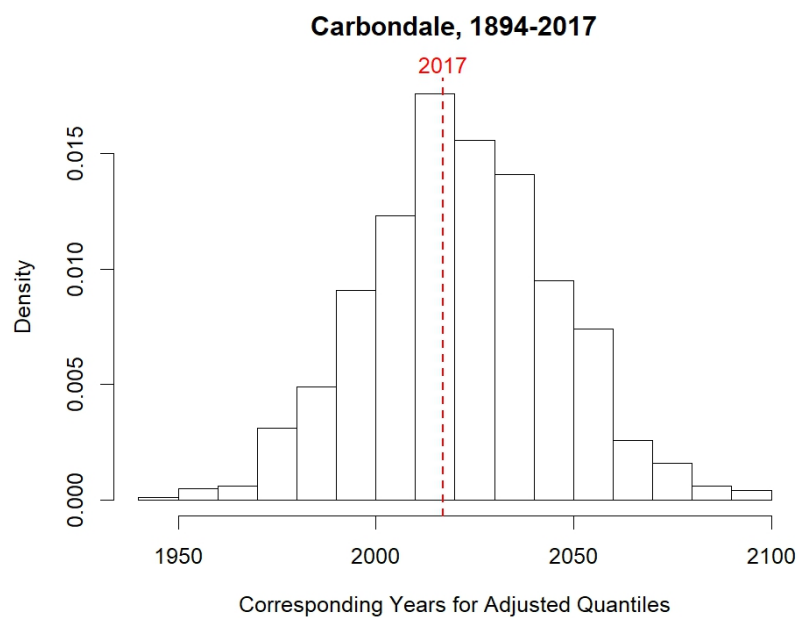


Figure 54. Distribution of representative years of Bulletin 70 based on the Monte Carlo experiment for Carbondale 1894–2017, indicating the observed dataset end year (2017)

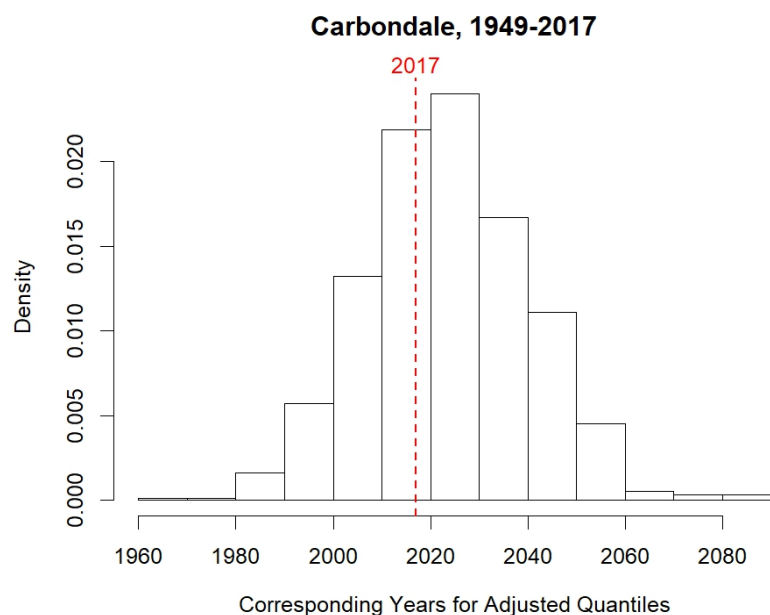


Figure 55. Distribution of representative years of Bulletin 70 based on the Monte Carlo experiment for Carbondale 1949–2017, indicating the observed dataset end year (2017)

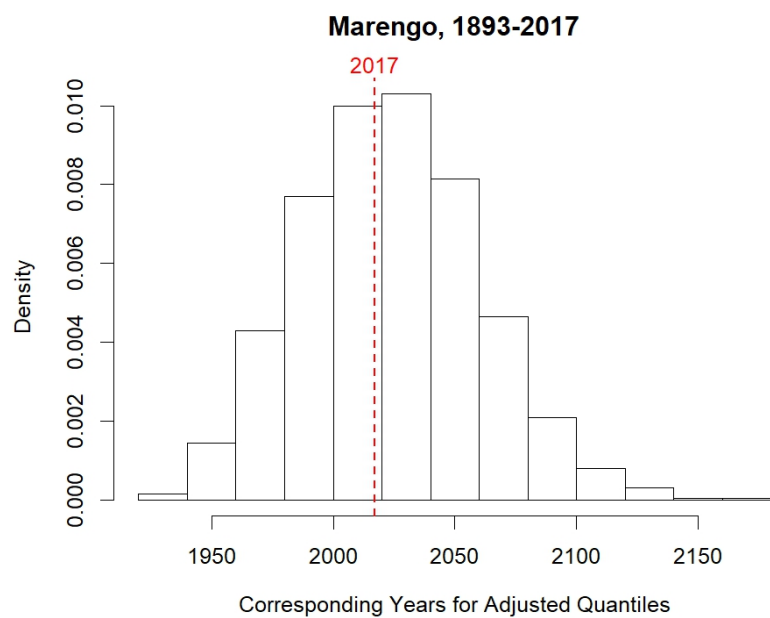


Figure 56. Distribution of representative years of Bulletin 70 based on the Monte Carlo experiment for Marengo 1893–2017, indicating the observed dataset end year (2017)

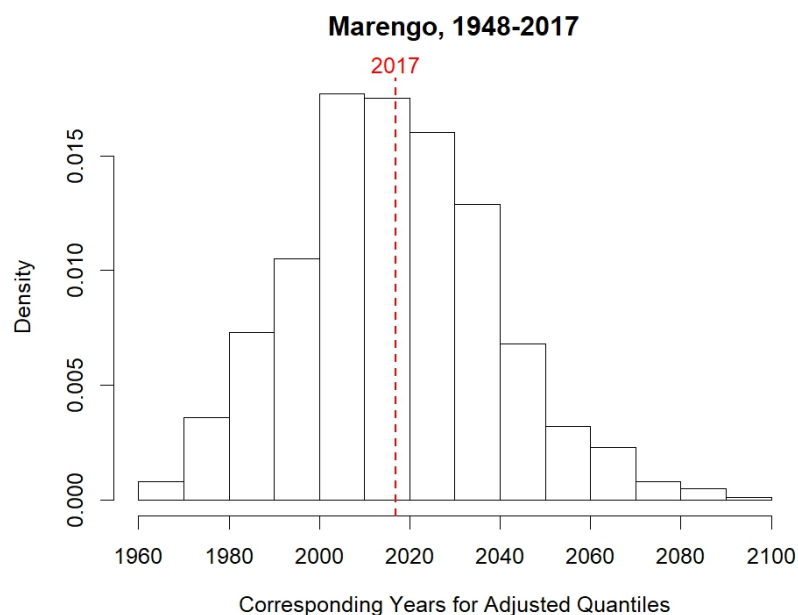


Figure 57. Distribution of representative years of Bulletin 70 based on the Monte Carlo experiment for Marengo 1948–2017, indicating the observed dataset end year (2017)

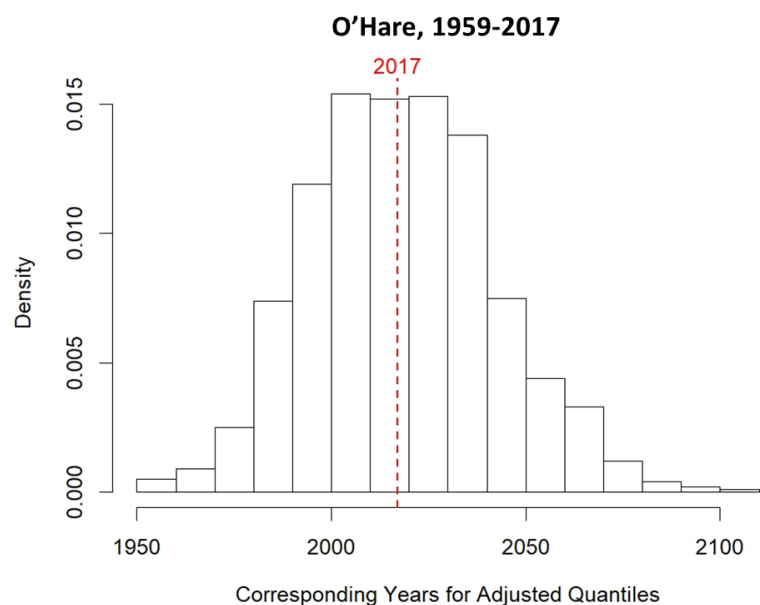


Figure 58. Distribution of representative years of Bulletin 70 based on the Monte Carlo experiment for O'Hare 1959–2017, indicating the observed dataset end year (2017)

Comparison with Nonstationary Frequency Estimation Methods

Introduction

This section describes attempts to provide additional insights into the applicability of the Bulletin 70-style temporal trend adjustment factor through a comparison with other methods designed to account for nonstationarity in heavy precipitation (Cheng et al., 2014; Serago and Vogel, 2018). Numerous applications demonstrated that all trend adjustment methods, including that of Bulletin 70, are generally sensitive to site-specific data and thus can be highly variable within a region. A way to reduce this sensitivity of site-specific data to outliers and to provide more reasonable estimates of temporal trend adjustment factors is to provide regional statistics and estimates of these factors. However, most of the published methods for non-stationary frequency analysis are developed for a single site. For this reason, and to provide consistent comparisons, the methods in this study were compared using only their site-specific versions. For comparison, the figures in this section also show the results of a regional approach based on Bulletin 70.

Method Description

The Bulletin 70 method has been described in the previous sections of this narrative. Both Cheng et al. (2014) and Serago and Vogel (2018) developed methods producing non-stationary frequency estimates, which are based on the assumption that in a nonstationary environment, frequency estimates change gradually with time. The generalized extreme value (GEV) distribution was adopted for frequency analysis of heavy precipitation. The location, scale, and shape parameters of this distribution were generally assumed to vary with time. However, in some applications, only one parameter (location) or two parameters (location and scale) are assumed to vary, and the other parameters are assumed to be constant. In our applications, the Serago and Vogel model had variable location and scale parameters, and the Cheng et al. model was tested in two forms: one having only the location parameter variable and the other with all three parameters (location, scale, and shape) variable with time.

In this section, the five methods are referred to in the following manner. The “Huff and Angel (1989a) region” method refers to the Bulletin 70-style adjustment of the precipitation frequency estimates using a regional average of the change over time. The “Huff and Angel (1989a) station” refers to the Bulletin 70-style adjustment of the precipitation estimates using the observed change over time at each particular station. The “Serago and Vogel (2018)” method refers to the method described in more detail in “Monte Carlo Experiment: Representative Year.” The “Cheng et al. (2014) 1” method refers to their method with only the location parameter allowed to vary. The “Cheng et al. (2014) 2” method refers to their method with all three parameters allowed to vary.

Analysis of Results

Thirteen stations from northeastern Illinois were selected based on their data completeness to illustrate these methods. The results for each method are presented in Figures 59–71 and Tables 30–35, where each figure shows frequency estimates based on methods described in this study (left chart) and observed AMS time series for Aurora (right chart). Also, the rainfall estimate with no adjustments (i.e., stationary) is used as a benchmark for comparison in each figure.

Figure 59 shows the results for the Aurora gage. Although this station showed a slightly increasing trend in the AMS, most of the methods yield lower values at the return periods of 2 to 10 years. Beyond 10 years, they yield values higher than the stationary line. The Huff and Angel (1989a) station method yielded much higher amounts at the longer return periods, probably on account of the record 16.94-inch rainfall in July 1999; the other methods are less sensitive to this value.

Although Barrington 3 SW (Figure 60) showed an increasing trend in the AMS, the Cheng et al. (2014) 1 method yielded values consistently lower than the stationary line, an unexpected result. The Huff and Angel methods and the Serago and Vogel (2018) method yielded values consistently higher than the stationary line, which was more consistent with the increasing trend.

The results for the Chicago Botanical Garden (Figure 61) revealed an increasing trend in the AMS, but the Serago and Vogel (2018) and both Cheng et al. (2014) methods yielded amounts below the stationary curve. The Cheng et al. (2014) method 2 yielded especially unrealistic results with little difference between the 2-year and 100-year values. The Huff and Angel (1989a) station method was not presented because of the absence of data in the first half of the record at this gage.

DeKalb (Figure 62) showed no trend in the AMS, but there were three storms in the second half of the record that were near to above 6 inches. The Cheng et al. (2014) 1 method stayed below the stationary curve, while the Cheng et al. (2014) 2 method did yield values higher than the benchmark at the longer return periods. The Huff and Angel (1989a) station method yielded the largest increase, probably because of the three large storms in the second half of the record.

Elgin (Figure 63) showed a slightly increasing trend in the AMS that is consistent with the two Huff and Angel methods. The results of three other methods, however, appeared to be less reasonable, as they were all significantly below the stationary curve.

Figure 64 showed an increasing trend in the AMS for Joliet Brandon, and all but one of the methods yielded values relatively close to the stationary curve, particularly for the 100-year return period. The Huff and Angel (1989a) station method yielded much higher values at the longer return periods, probably influenced by the one 14-inch event in 1996.

Marseilles (Figure 65) showed a slightly increasing trend in the AMS, suggesting that the nonstationary methods would produce results above the stationary curve. However, all but the Huff and Angel (1989a) region method yielded values below the stationary curve.

Although Chicago Midway Airport 3 SW (Figure 66) showed an increasing trend in the AMS, three of the methods yielded results below the stationary curve, especially at the longer return periods. The Serago and Vogel (2018) method yielded values slightly above the station curve until the 100-year return period. The Huff and Angel (1989a) region method yielded values slightly above the station curve for return periods at 5 years and above.

Figure 67 shows the results for Chicago Morris 1 NW. Like Elgin, this station showed an increasing trend in the AMS, but only the two Huff and Angel methods yielded values above the stationary curve, while three other methods yielded values below the stationary curve.

Figure 68 shows the frequency estimates for Chicago O'Hare International Airport. This station showed an increasing trend in the AMS, and all methods except the Cheng et al. (2014) 1 method yielded values above the stationary curve. The two methods that yielded the highest estimates were the Cheng et al. (2014) 2 and Huff and Angel (1989a) station methods.

Ottawa 5 SW (Figure 69) showed a slightly decreasing trend in the AMS. All methods yielded values below the stationary curves, as expected; however, the Huff and Angel (1989a) region method yielded values slightly above the stationary curve.

Park Forest (Figure 70) showed no trend in the AMS. The methods were generally close to the stationary curve, with exceptions including the Huff and Angel (1989a) station method, which yielded considerably lower values at the longer return periods; Cheng et al. (2014) 1 method, which produced the highest 100-year estimate; and Cheng et al. (2014) 2 method, which resulted in the lowest estimates for shorter return periods.

Figure 71 shows the frequency estimates for Peotone. Although the station showed no trend in the AMS, the Cheng et al. (2014) 2 and the Huff and Angel (1989a) station method yielded values much below the stationary curve. This could be explained possibly by the decrease in variability in AMS. The other methods were closer to the stationary curve.

Table 30 shows the unadjusted frequency estimates for all stations in the northeastern Illinois climate section. Table 31 shows adjusted frequency estimates, for which the Huff and Angel (1989a) region method was used. As stated earlier, for a consistent comparison with other site-specific methods, the Huff and Angel (1989a) station method results are shown in Table 32. Finally, Tables 33, 34, and 35 show the corresponding results for the Serago and Vogel (2018) method with varying location and scale parameters, the Cheng et al. (2014) 1 method with a varying location parameter, and the Cheng et al. (2014) 2 method with all three parameters (location, scale and shape parameters) changing with time, respectively.

Table 30. Stationary Frequency Estimates for Northeastern Illinois for 1948–2017

Station Name	Recurrence Interval						
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
AURORA IL	3.60	4.57	5.38	6.53	7.54	8.64	11.58
BARRINGTON 3 SW IL	3.09	3.92	4.61	5.61	6.47	7.41	9.93
CHICAGO BOTANICAL GARDEN	3.22	4.08	4.80	5.84	6.74	7.71	10.34
CHICAGO MIDWAY AIRPORT 3 SW	3.36	4.26	5.01	6.09	7.03	8.05	10.79
CHICAGO OHARE INTERNATIONAL AIRPORT	3.21	4.07	4.79	5.82	6.72	7.69	10.31
DEKALB	3.19	4.05	4.76	5.79	6.68	7.65	10.26
ELGIN	3.11	3.94	4.64	5.64	6.50	7.45	9.98
JOLIET BRANDON RD DM	3.19	4.04	4.76	5.78	6.68	7.64	10.25
MARSEILLES LOCK	3.11	3.95	4.65	5.65	6.52	7.46	10.01
MORRIS 1 NW	3.20	4.06	4.77	5.80	6.70	7.67	10.28
OTTAWA 5 SW	2.87	3.64	4.28	5.20	6.00	6.87	9.21
PARK FOREST	3.15	4.00	4.71	5.72	6.60	7.56	10.14
PEOTONE	3.57	4.53	5.33	6.47	7.47	8.56	11.47

Table 31. Region-Based Nonstationary Frequency Estimates for Northeastern Illinois Based on the Huff and Angel (1989a) Region Method. In the previous section it was shown that the Bulletin 70-style trend adjustment represents the end year of the record, in this case 2017.

Station Name	Recurrence Interval						
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
AURORA IL	3.74	4.74	5.61	6.88	8.03	9.32	12.94
BARRINGTON 3 SW IL	3.21	4.07	4.81	5.91	6.89	8.00	11.10
CHICAGO BOTANICAL GARDEN	3.34	4.23	5.01	6.15	7.17	8.32	11.55
CHICAGO MIDWAY AIRPORT 3 SW	3.49	4.42	5.22	6.42	7.49	8.68	12.06
CHICAGO OHARE INTERNATIONAL AIRPORT	3.33	4.22	4.99	6.13	7.15	8.30	11.52
DEKALB	3.32	4.20	4.97	6.10	7.12	8.26	11.46
ELGIN	3.23	4.09	4.83	5.94	6.93	8.04	11.16
JOLIET BRANDON RD DM	3.31	4.20	4.96	6.09	7.11	8.25	11.45
MARSEILLES LOCK	3.24	4.10	4.84	5.95	6.94	8.05	11.18
MORRIS 1 NW	3.32	4.21	4.98	6.11	7.13	8.27	11.48
OTTAWA 5 SW	2.98	3.77	4.46	5.48	6.39	7.41	10.29
PARK FOREST	3.28	4.15	4.91	6.03	7.03	8.16	11.32
PEOTONE	3.71	4.70	5.55	6.82	7.96	9.23	12.81

Table 32. Station-Based Nonstationary Frequency Estimates for Northeastern Illinois based on the Huff and Angel (1989a) Station Method. In the previous section, it was shown that the Bulletin 70-style trend adjustment represents the end year of the record, in this case 2017. The Chicago Botanical Garden is not presented in this table. It had no observed data in the first half, making it impossible to apply the Bulletin 70-type adjustment (Huff and Angel, 1989a).

Station Name	Recurrence Interval						
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
AURORA IL	3.08	4.13	5.45	8.27	11.87	17.40	44.66
BARRINGTON 3 SW IL	3.56	4.64	5.48	6.59	7.48	8.39	10.56
CHICAGO BOTANICAL GARDEN	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CHICAGO MIDWAY AIRPORT 3 SW	3.96	4.84	5.36	5.86	6.14	6.33	6.50
CHICAGO OHARE INTERNATIONAL AIRPORT	3.65	5.20	6.63	8.89	11.05	13.59	21.43
DEKALB	3.13	4.24	5.29	6.97	8.62	10.60	16.92
ELGIN	3.30	4.16	4.86	5.86	6.70	7.60	9.96
JOLIET BRANDON RD DM	2.92	3.79	4.85	7.03	9.74	13.78	32.79
MARSEILLES LOCK	3.35	4.08	4.63	5.32	5.86	6.39	7.56
MORRIS 1 NW	3.83	4.74	5.47	6.47	7.32	8.20	10.44
OTTAWA 5 SW	2.66	3.15	3.57	4.20	4.77	5.41	7.23
PARK FOREST	3.32	3.89	4.34	4.96	5.47	6.00	7.31
PEOTONE	3.64	4.24	4.67	5.19	5.57	5.94	6.69

Table 33. Frequency Estimates for Northeastern Illinois Based on the Serago and Vogel (2018) Method for the Specified Year (2017) Required by the Method

Station Name	Recurrence Interval						
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
AURORA IL	3.95	5.45	6.52	7.96	9.09	10.28	13.27
BARRINGTON 3 SW IL	3.36	4.44	5.17	6.12	6.84	7.57	9.32
CHICAGO BOTANICAL GARDEN	3.04	4.05	4.71	5.53	6.12	6.70	8.01
CHICAGO MIDWAY AIRPORT 3 SW	3.68	4.82	5.58	6.53	7.23	7.92	9.51
CHICAGO OHARE INTERNATIONAL AIRPORT	3.51	4.73	5.57	6.66	7.49	8.33	10.36
DEKALB	3.46	4.53	5.27	6.23	6.96	7.71	9.51
ELGIN	2.96	3.85	4.41	5.11	5.61	6.10	7.18
JOLIET BRANDON RD DM	3.49	4.71	5.54	6.62	7.44	8.28	10.28
MARSEILLES LOCK	2.94	3.92	4.57	5.37	5.96	6.54	7.85
MORRIS 1 NW	3.01	4.09	4.79	5.67	6.31	6.94	8.37
OTTAWA 5 SW	2.72	3.56	4.10	4.78	5.28	5.77	6.87
PARK FOREST	3.44	4.47	5.15	6.00	6.63	7.25	8.69
PEOTONE	3.89	5.18	6.06	7.20	8.07	8.95	11.06

Table 34. Frequency Estimates for Northeastern Illinois Based on the Cheng et al. (2014) 1 Method, Where Only the Location Parameter Varies for the Specified Year (2017) Required by the Method

Station Name	Recurrence Interval						
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
AURORA IL	3.16	4.24	5.28	7.08	8.84	11.01	18.45
BARRINGTON 3 SW IL	2.89	3.61	4.14	4.83	5.35	5.85	6.99
CHICAGO BOTANICAL GARDEN	3.15	3.80	4.26	4.83	5.24	5.64	6.49
CHICAGO MIDWAY AIRPORT 3 SW	3.25	3.98	4.50	5.16	5.63	6.09	7.08
CHICAGO OHARE INTERNATIONAL AIRPORT	2.80	3.65	4.39	5.51	6.49	7.59	10.75
DEKALB	2.77	3.60	4.31	5.36	6.26	7.26	10.05
ELGIN	2.84	3.46	3.95	4.61	5.13	5.66	6.97
JOLIET BRANDON RD DM	3.11	3.89	4.60	5.76	6.84	8.11	12.12
MARSEILLES LOCK	2.89	3.58	4.15	4.95	5.61	6.30	8.12
MORRIS 1 NW	3.16	3.86	4.39	5.12	5.68	6.25	7.63
OTTAWA 5 SW	2.59	3.23	3.80	4.68	5.46	6.34	8.97
PARK FOREST	2.93	3.72	4.48	5.78	7.03	8.56	13.71
PEOTONE	3.54	4.42	5.20	6.40	7.47	8.67	12.22

Table 35. Frequency Estimates for Northeastern Illinois Based on the Cheng et al. (2014) 2 Method, Where All Three Parameters Vary for the Specified Year (2017) Required by the Method

Station Name	Recurrence Interval						
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
AURORA IL	2.94	3.87	4.79	6.41	8.01	10.03	17.10
BARRINGTON 3 SW IL	3.01	3.88	4.57	5.50	6.22	6.96	8.77
CHICAGO BOTANICAL GARDEN	3.32	3.64	3.76	3.83	3.86	3.88	3.90
CHICAGO MIDWAY AIRPORT 3 SW	3.66	4.35	4.73	5.10	5.31	5.47	5.71
CHICAGO OHARE INTERNATIONAL AIRPORT	3.32	4.81	6.25	8.71	11.10	14.06	24.12
DEKALB	2.73	3.67	4.59	6.15	7.66	9.52	15.81
ELGIN	2.99	3.71	4.26	5.02	5.61	6.21	7.69
JOLIET BRANDON RD DM	3.01	3.73	4.42	5.59	6.72	8.11	12.75
MARSEILLES LOCK	3.00	3.68	4.19	4.86	5.36	5.85	7.00
MORRIS 1 NW	3.24	4.05	4.70	5.59	6.30	7.03	8.85
OTTAWA 5 SW	2.45	2.94	3.35	3.95	4.46	5.00	6.48
PARK FOREST	2.72	3.36	3.98	5.04	6.08	7.36	11.74
PEOTONE	3.16	3.73	4.22	4.95	5.58	6.28	8.27

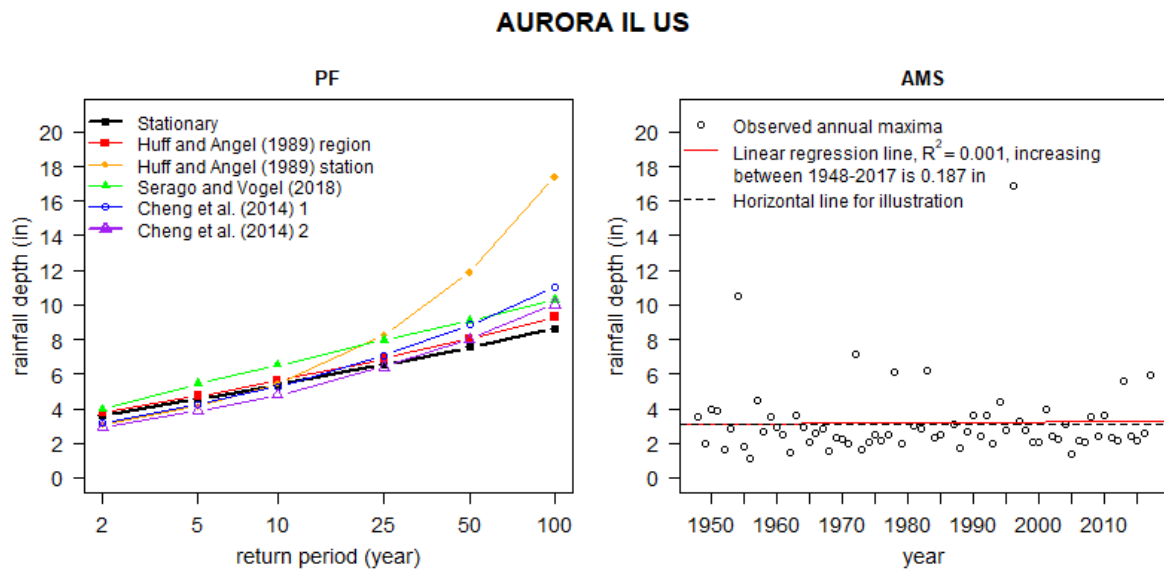


Figure 59. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Aurora (right).

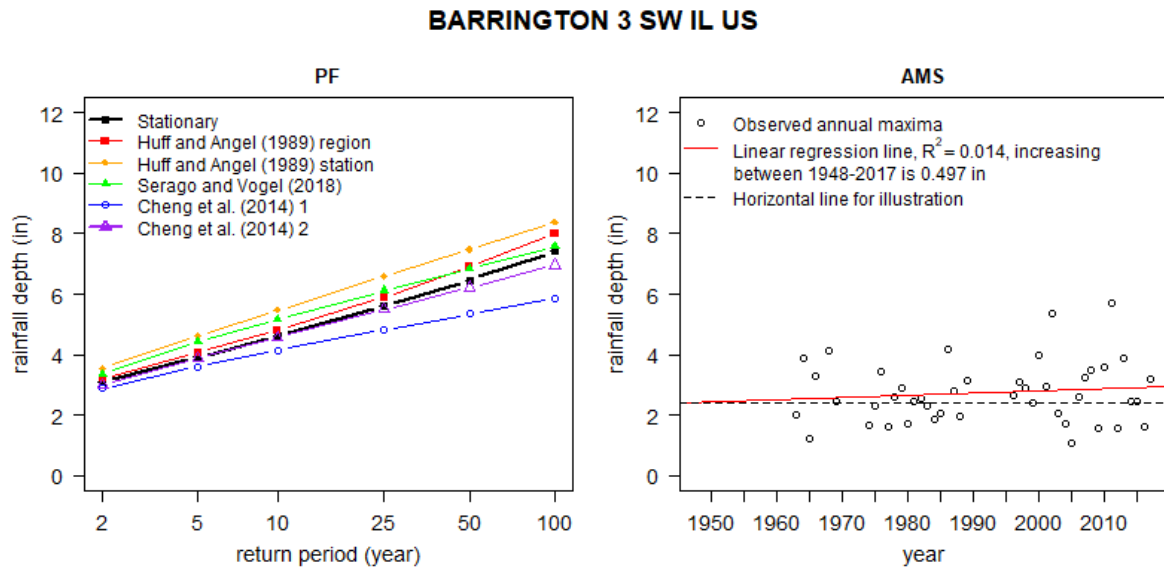


Figure 60. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Barrington 3 SW (right).

CHICAGO BOTANICAL GARDEN IL US

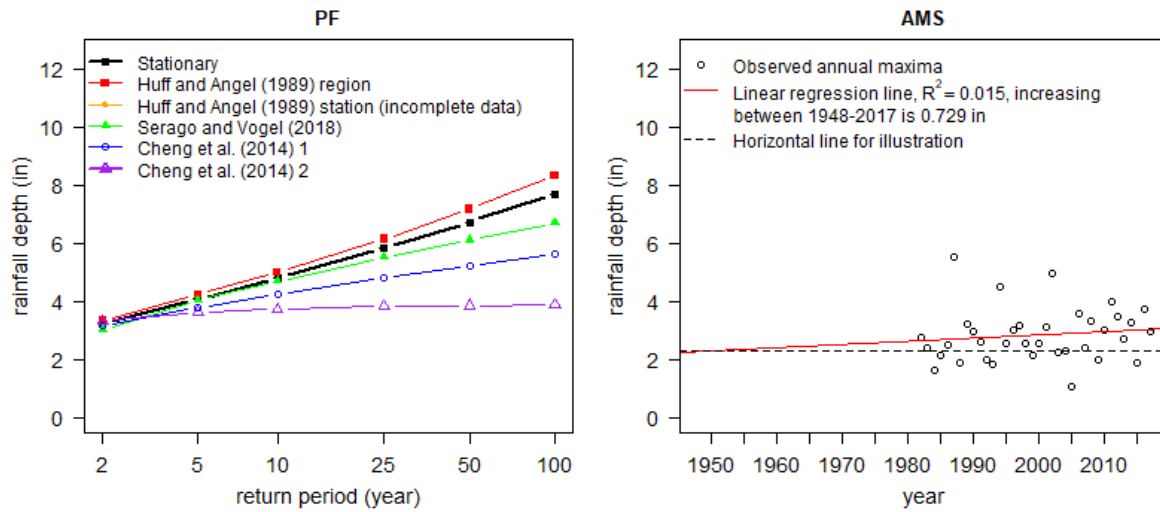


Figure 61. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Chicago Botanical Garden (right).

DE KALB IL US

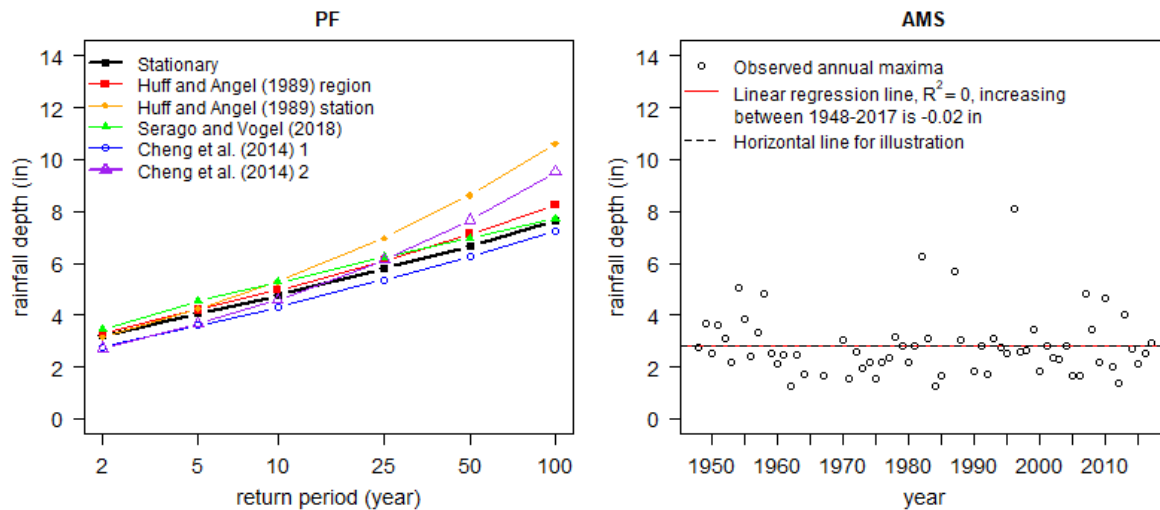


Figure 62. Frequency estimates based on the methods described in this study (left) and observed AMS time series for DeKalb (right).

ELGIN IL US

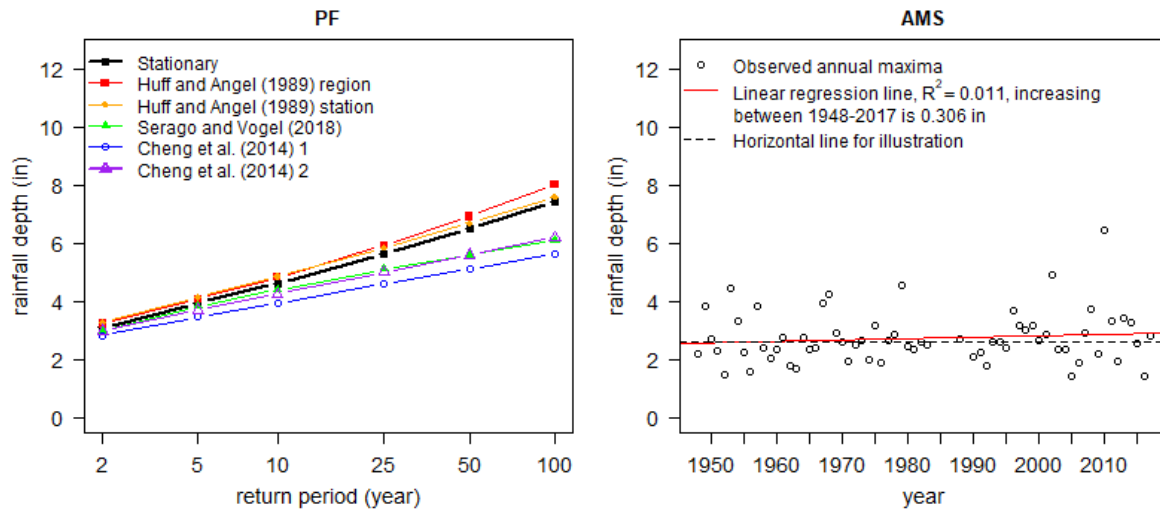


Figure 63. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Elgin (right).

JOLIET BRANDON RD DM IL US

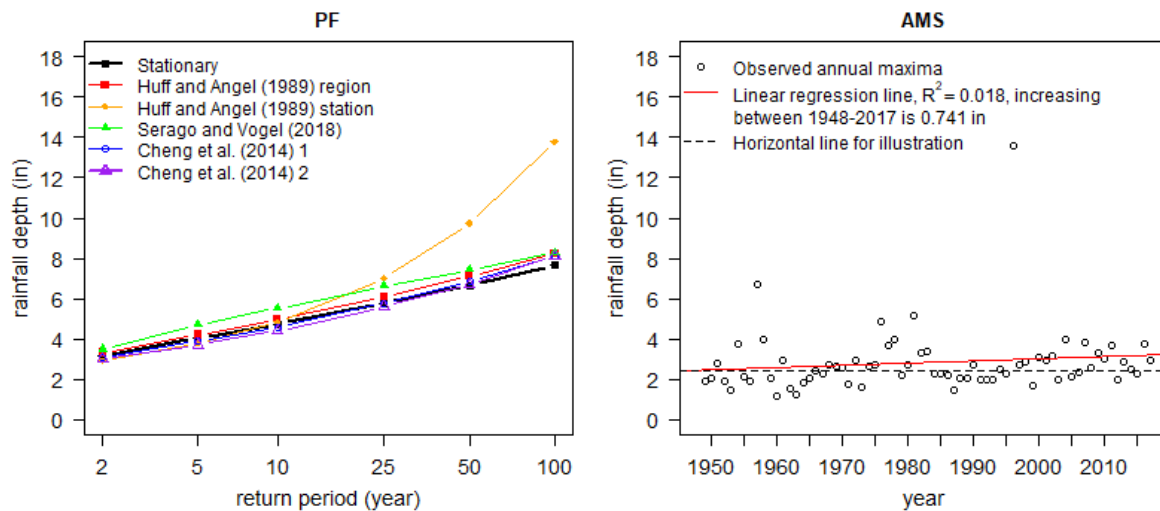


Figure 64. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Joliet Brandon (right).

MARSEILLES LOCK IL US

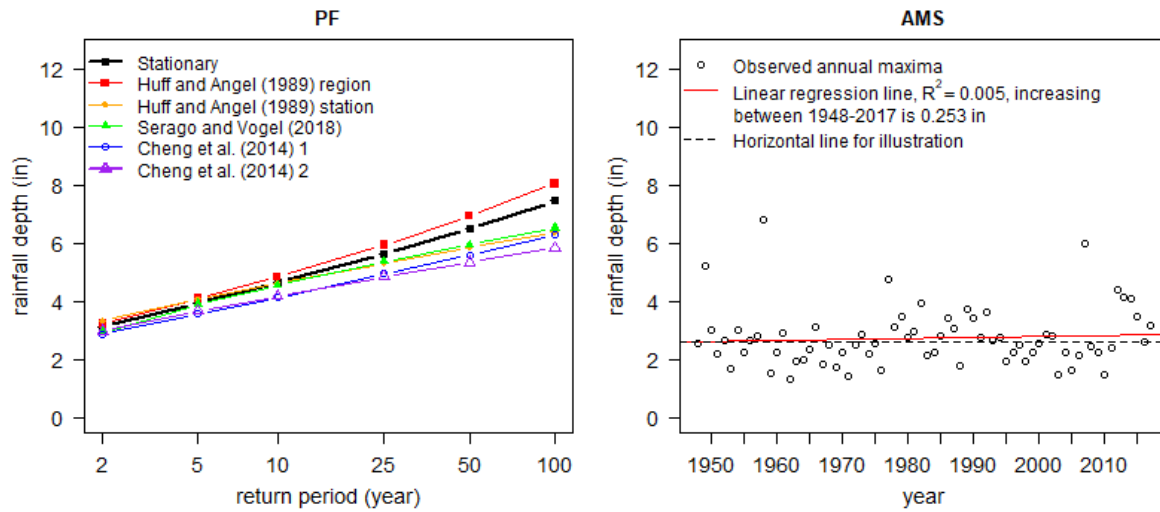


Figure 65. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Marseilles (right).

CHICAGO MIDWAY AIRPORT 3 SW IL US

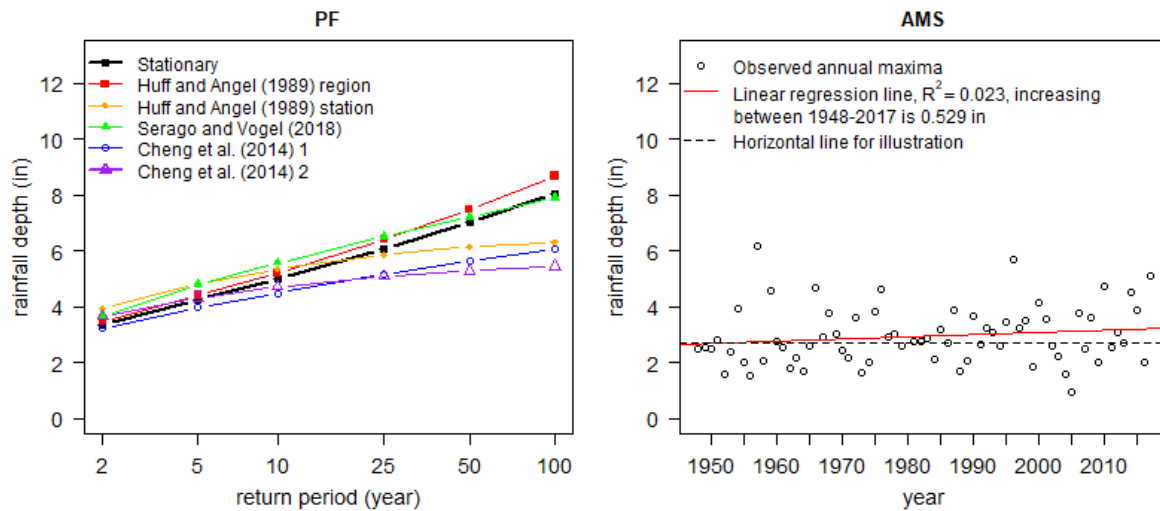


Figure 66. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Chicago Midway Airport 3 SW (right).

MORRIS 1 NW IL US

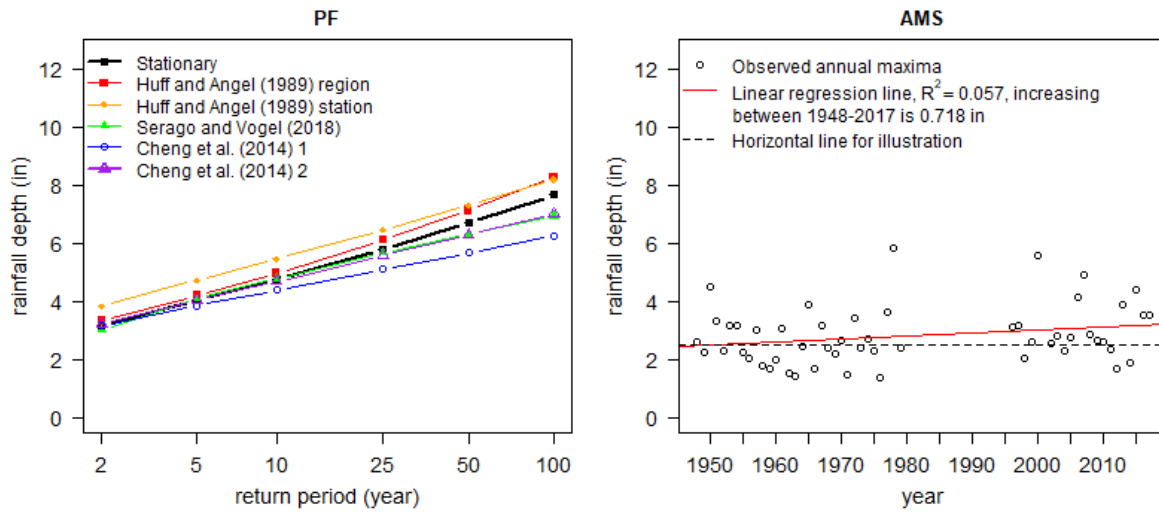


Figure 67. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Chicago Morris 1 NW (right).

CHICAGO OHARE INTERNATIONAL AIRPORT IL US

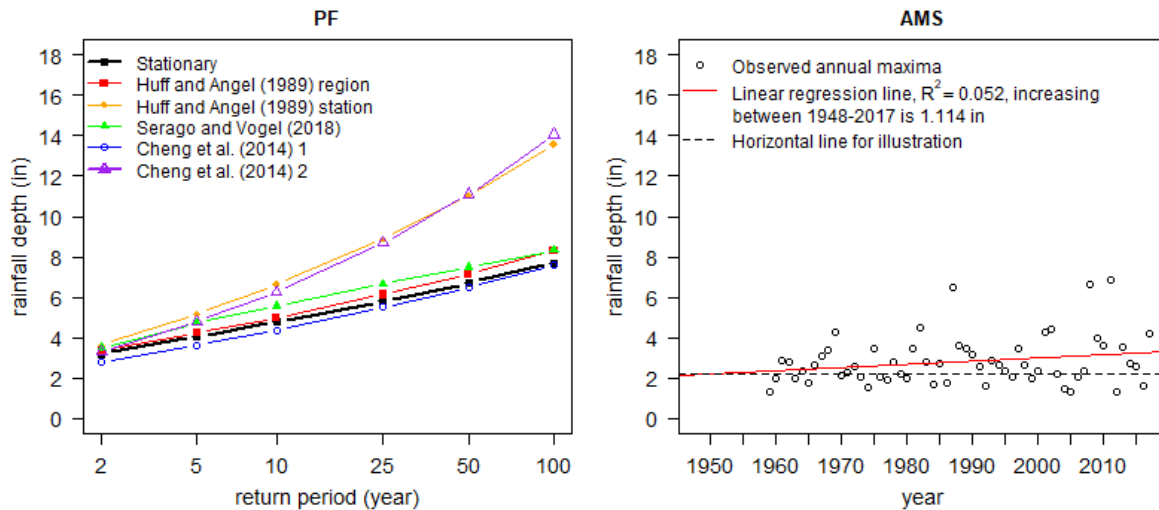


Figure 68. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Chicago O'Hare International Airport (right).

OTTAWA 5 SW IL US

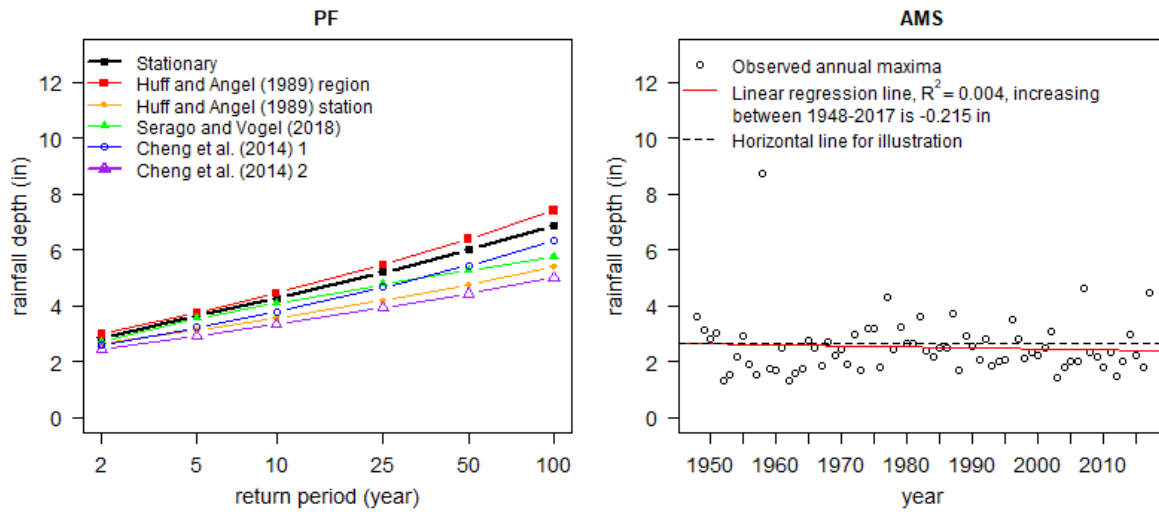


Figure 69. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Ottawa 5 SW (right).

PARK FOREST IL US

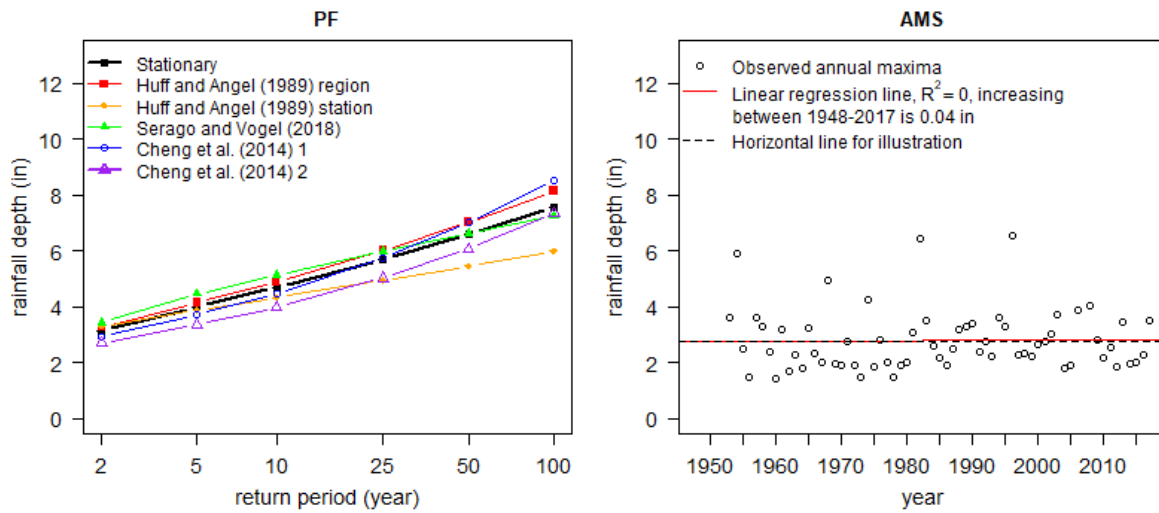


Figure 70. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Park Forest (right).

PEOTONE IL US

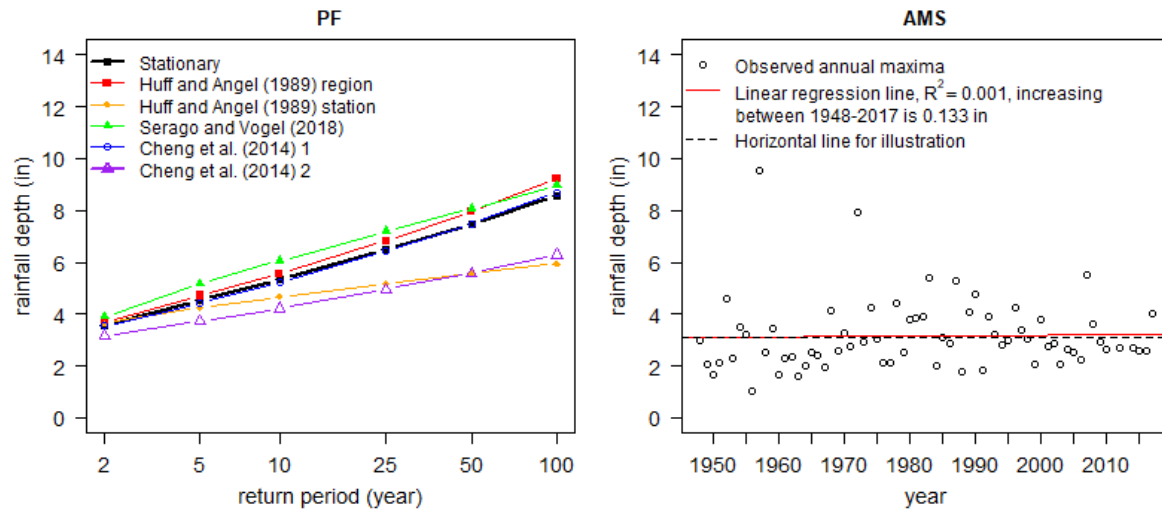


Figure 71. Frequency estimates based on the methods described in this study (left) and observed AMS time series for Peotone (right).

Recommended Trend Adjustment

Five non-stationary methods were applied to sites in the northeast area of Illinois, including four station-based and one region-based method. The station-based methods included the Huff and Angel (1989a) method, the Serago and Vogel (2018) method, and the Cheng et al. (2014) methods 1 and 2. The Cheng et al. (2014) 1 method was applied with a variable location parameter and the Cheng et al. (2014) 2 method was applied with variable location, scale, and shape parameters. The Huff and Angel (1989a) method was the one region-based method.

The information presented in Tables 30–35 and Figures 59–71 indicated that each method has advantages and limitations. In general, all the station-based methods were less consistent than the regional approach. For example, the Huff and Angel (1989a) station method appeared to be sensitive to larger observations in the second half of the period of record at Aurora, Joliet, and O’Hare. The Serago and Vogel method failed to capture the increasing trends in AMS at Elgin and Park Forest as its estimates were smaller than those based on the Huff and Angel (1989a) station frequency analysis. Similarly, both Cheng et al. methods failed to detect the increase in AMS peaks at Barrington, Elgin, and Morris.

The results presented herein indicate that the region-based Bulletin 70 style of adjustment, adopted for this study, is the most consistent among the five methods for trend adjustment.

Final Remarks

This new bulletin (Bulletin 75) used updated data through 2017 and techniques (L-moments) to update Bulletin 70, published in 1989. The new, updated precipitation frequency estimates were overall higher than those in Bulletin 70, but the results vary with return frequencies, storm durations, and regions. This variability is particularly evident for longer recurrence intervals where the changes are most significant in the northern sections, but small, sometimes even negative, in the southern and western sections. The new estimates were higher than in NOAA Atlas 14 and the increases were spatially more consistent.

The changing climate of heavy precipitation observed in Illinois and the Midwest presents a significant challenge for stormwater and floodplain management. The observed increases noted in this report, along with the expectation of continued increases over the 21st century (Easterling et al., 2017), will necessitate more frequent assessments of precipitation frequency, as suggested by Winters et al. (2015). These new studies will require the use of both historical data and climate model-based projections over the anticipated lifetime of proposed water-handling structures. In addition to more frequent updates, new, more comprehensive methodologies need to be developed and implemented to improve our ability to anticipate future risks of heavy precipitation events and move towards a broader risk management approach that involves extreme precipitation, uncertainty, exposure, and vulnerability (IPCC, 2012).

References

- Alter, R., H. Douglas, J. Winter, and E. Eltahir. 2017. Twentieth century regional climate change during the summer in the central United States attributed to agricultural intensification. *Geophysical Research Letters* 45:1586–1594, <https://doi.org/10.1002/2017GL075604>.
- Angel, J. and M. Markus. 2019. *Frequency Distributions of Heavy Precipitation in Illinois: Updated Bulletin 70*. Illinois State Water Survey Contract Report 2019-05, Champaign, IL.
- Bauer, E. 2018. *Continued Operation of a 25-raingage Network for Collection, Reduction, and Analysis of Precipitation Data for Lake Michigan Diversion Accounting: Water Year 2017*. Illinois State Water Survey Contract Report CR 2018-03, Champaign, IL.
<http://hdl.handle.net/2142/101895>
- Bauer, E. and N. Westcott. 2017. *Continued Operation of a 25-Raingage Network for Collection, Reduction, and Analysis of Precipitation Data for Lake Michigan Diversion Accounting: Water Year 2016*. Illinois State Water Survey Contract Report 2017-03, Champaign, IL.
- Bell, F. 1976. *The Areal Reduction Factor in Rainfall Frequency Estimation*. Institute of Hydrology. IH Report No. 35, Wallingford, U.K.
- Bonnin, G.M., D. Martin, B. Lin, T. Parzybok, M. Yekta, and D. Riley. 2006. *Precipitation-Frequency Atlas of the United States*. NOAA Atlas 14, vol. 2, version 3.0, NOAA, National Weather Service, Silver Spring, MD.
- Bonta, J. V. 2004. Development and utility of Huff curves for disaggregating precipitation amounts. *Applied Engineering in Agriculture* 20(5):641–653.
- Bonta, J. V. and A. R. Roa. 1987. Factors affecting development of Huff curves. *Transaction of the ASAE* 31(1):102–106.
- Cheng, L., A. AghaKouchak, E. Gilleland, and R. W. Katz. 2014. Non-stationary extreme value analysis in a changing climate. *Climatic Change* 127:353-369.
- Easterling, D. R., K. E. Kunkel, J. R. Arnold, T. Knutson, A. N. LeGrande, L. R. Leung, R. S. Vose, D. E. Waliser, and M. F. Wehner. 2017. Precipitation change in the United States. In: *Climate Science Special Report: Fourth National Climate Assessment, Volume I* [Wuebbles, D.J., D.W. Fahey, K.A. Hibbard, D.J. Dokken, B.C. Stewart, and T.K. Maycock (eds.)]. U.S. Global Change Research Program, Washington, DC, USA, pp. 207–230, DOI: 10.7930/J0H993CC.
- Frankson, R., K. Kunkel, S. Champion, B. Stewart, D. Easterling, B. Hall, and J.R. Angel. 2017. *Illinois State Climate Summary*. NOAA Technical Report NESDIS 149-IL, 4 pp., <https://statesummaries.ncics.org/il>.

- Hejazi, M., and M. Markus. 2009. Impacts of urbanization and climate variability on floods in northeastern Illinois. *J. Hydrol. Eng.* 10.1061/(ASCE)HE.1943-5584.0000020, 606–616.
- Hershfield, D. M. 1961. *Rainfall Frequency Atlas of the United States for Duration from 30 Minutes to 24 Hours and Return Periods from 1 to 100 Years*. Technical Paper 40, U.S. Dept. of Agriculture, Washington, DC.
- Hosking, J.R.M. 2000. FORTRAN routines for use with the method of L-moments, version 3.03. *Research Rep.* RC20525 (90933), T.J. Watson Research Center, New York.
- Hosking, J.R.M., and J. R. Wallis. 1997. *Regional frequency analysis: An approach based on L-moments*. Cambridge University Press, Cambridge, U.K.
- Huff, F. A. 1967. Time distribution of rainfall in heavy storms. *Water Resources Research* 3(4):1007–1019.
- Huff, F. A. 1990. *Time Distribution of Heavy Rainstorms in Illinois*. Illinois State Water Survey Circular 173, Champaign, IL.
- Huff, F. A. and J. R. Angel. 1989a. *Frequency Distributions and Hydroclimatic Characteristics of Heavy Rainstorms in Illinois*. Illinois State Water Survey Bulletin 70, Champaign, IL.
- Huff, F. A., and J. R. Angel. 1989b. *Frequency Distributions of Heavy Rainstorms in Illinois*. Illinois State Water Survey Circular No. 172, Champaign, IL.
- Huff, F. A. and S. A. Changnon. 1987. Temporal changes in design rainfall frequencies in Illinois. *Climatic Change* 10:195. <https://doi.org/10.1007/BF00140255>.
- Huff, F. A., and J. C. Neill. 1959. *Frequency Relations for Storm Rainfall in Illinois*. Illinois State Water Survey, Champaign, IL.
- Illinois Department of Transportation. 2011. *IDOT Drainage Manual*. Illinois Department of Transportation, Bureau of Bridges and Structures, Springfield, IL.
- IPCC, 2012: Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation. A Special Report of Working Groups I and II of the Intergovernmental Panel on Climate Change [Field, C.B., V. Barros, T.F. Stocker, D. Qin, D.J. Dokken, K.L. Ebi, M.D. Mastrandrea, K.J. Mach, G.-K. Plattner, S.K. Allen, M. Tignor, and P.M. Midgley (eds.)]. Cambridge University Press, Cambridge, UK, and New York, NY, USA, 582 pp.
- Katz, R. W. 2013. Statistical methods for nonstationary extremes. In *Extremes in a Changing Climate: Detection, Analysis and Uncertainty*. Eds. A. Kouchak, D. Easterling, K. Hsu, S. Schubert, S. Sorooshian. Springer: Dordrecht, The Netherlands, pp. 15–37.

Langbein, W. B. 1949. Annual floods and the partial-duration flood series. *Trans. Am. Geophys. Union* 30(6):379.

Markus, M., J. Angel, G. Byard, C. Zhang, S. McConkey, X. Cai, L. D. Notaro, and M. Ashfaq. 2018. Communicating the impacts of projected climate change on heavy rainfall using a weighted ensemble approach. *Journal of Hydrologic Engineering* 23(4):04018004.

Markus, M., J. Angel, K. Wang, G. Byard, S. McConkey, and Z. Zaloudek. 2017. *Impacts of Potential Future Climate Change on the Expected Frequency of Extreme Rainfall Events in Cook, DuPage, Lake, and Will Counties in Northeastern Illinois*. Illinois State Water Survey Contract Report 2017-05, Champaign, IL.

Markus M., J. Angel, K. Wang, B. Kerschner, and S. Singh. 2019. *Frequency Distributions of Heavy Precipitation in Illinois: Spatiotemporal Analyses*. Illinois State Water Survey Contract Report 2019-10, Champaign, IL.

Markus, M., J. R. Angel, L. Yang, and M. I. Hejazi. 2007. Changing estimates of design precipitation in northeastern Illinois: Comparison between different sources and sensitivity analysis. *J. Hydrol.* 347(1-2):211–222.

NOAA NCEI, 2018: Climate at a Glance [web page]. NOAA National Centers for Environmental Information, Asheville, NC. <https://www.ncdc.noaa.gov/cag/divisional/time-series>

Pavlovic, S., S. Perica, M. St. Laurent, and A. Mejía. 2016. Intercomparison of selected fixed-area areal reduction factor methods. *Journal of Hydrology* 537(38):419–430, <https://doi.org/10.1016/j.jhydrol.2016.03.027>.

Perica, S., S. Dietz, S. Heim, L. Hiner, K. Maitaria, D. Martin, S. Pavlovic, I. Roy, C. Trypaluk, D. Unruh, F. Yan, M. Yekta, T. Zhao, G. Bonnin, D. Brewer, L. Chen, T. Parzybok, and J. Yarchoan. 2011. *Precipitation Frequency Atlas of the United States*. NOAA Atlas 14, Volume 6, Version 2.0.

R Core Team. 2017. *R: A Language and Environment for Statistical Computing*. R Foundation for Statistical Computing, Vienna, Austria. <https://www.R-project.org/>.

Restrepo, P. J. and P. S. Eagleson. 1982. Identification of independent rainstorms. *Journal of Hydrology* 55(1982).

Salas, J. D., J. Obeysekera, and R. M. Vogel. 2018. Techniques for assessing water infrastructure for nonstationary extreme events: A review. *Hydrological Sciences Journal* 63(3)325–352, DOI: [10.1080/02626667.2018.1426858](https://doi.org/10.1080/02626667.2018.1426858).

Serago, J., and R. M. Vogel. 2018. Parsimonious nonstationary flood frequency analysis. *Advances in Water Resources* 112:1–16.

Srikanthan, R. 1995. *A Review of the Methods for Estimating Areal Reduction Factors for Design Rainfalls*. CRC for Catchment Hydrology. Department of Civil Engineering, Monash University.

U.S. Weather Bureau. 1957. *Rainfall Intensity Frequency Regime*. Technical Paper No. 29, Part 1, Ohio Valley. U.S. Department of Commerce, Washington, D.C., 44 pp.

U.S. Weather Bureau. 1958. *Rainfall Intensity Frequency Regime*. Technical Paper No. 29, Part 2, Southeastern United States; Part 3, Middle Atlantic Region. U.S. Department of Commerce, Washington, D.C.

U.S. Weather Bureau. 1959. *Rainfall Intensity Frequency Regime*. Technical Paper No. 29, Part 4, Northeastern United States, U.S. Department of Commerce, Washington, D.C., 35 pp.

U.S. Weather Bureau. 1960. *Rainfall Intensity Frequency Regime*. Technical Paper No. 29, Part 5, Great Lakes Region, U.S. Department of Commerce, Washington, D.C., 31 pp.

Vogel, R. M., and N. M. Fennessey. 1993. L-moment diagrams should replace product moment diagrams. *Water Resour. Res.* 29(6):1745–1752.

Westcott, N. E., K. L. Rennels, and S. D. Wilson. 2009. *Operation of Rain Gauge and Groundwater Monitoring Networks for the Imperial Valley Water Authority Year Fifteen: September 2006-August 2007*. Illinois State Water Survey Contract Report 2009-05, Champaign, IL.

Winters, B., J. Angel, C. Ballerine, J. Byard, A. Flegel, D. Gambill, E. Jenkins, S. McConkey, M. Markus, B. Bender, and M. O'Toole. 2015. *Report for the Urban Flooding Awareness Act*. Illinois Department of Natural Resources, 89 pp., https://www.dnr.illinois.gov/waterresources/documents/final_ufaa_report.pdf.

Yarnell, D. L. 1935. *Rainfall Intensity-Frequency Data*. U.S. Department of Agriculture, Miscellaneous Publication No. 204, Washington, DC, 35 pp.

Appendices

Appendix 1. Daily Precipitation Stations Used in This Study

#	State	Section	Site Name	Station ID	Latitude	Longitude	Elevation	Start Date	End Date
1	IL	C	MOUNT STERLING	GHCND:USC00115935	39.9841	-90.7525	216.1	10/1/1942	4/16/2017
2	IL	C	BRADFORD 3 SSE	GHCND:USC00110868	41.146	-89.629	237.7	8/1/1980	2/23/2013
3	IL	C	CLINTON 1 SSW	GHCND:USC00111743	40.1375	-88.9675	210.3	1/1/1910	3/7/2017
4	IL	C	FARMER CITY 3 W	GHCND:USC00112993	40.2538	-88.7075	227.1	7/1/1948	5/20/2015
5	IL	C	AVON	GHCND:USC00110356	40.6632	-90.4447	193.5	11/1/1950	3/18/2017
6	IL	C	CANTON	GHCND:USC00111250	40.5379	-90.0421	195.1	10/1/1940	3/18/2017
7	IL	C	HAVANA	GHCND:USC00113940	40.303	-90.0647	141.1	3/1/1917	3/17/2017
8	IL	C	LINCOLN	GHCND:USC00115079	40.152	-89.3387	177.7	2/1/1906	3/20/2017
9	IL	C	MOUNT PULASKI	GHCND:USC00115927	40.0076	-89.2832	201.5	6/1/1893	3/21/2017
10	IL	C	DECATUR WTP	GHCND:USC00112193	39.8288	-88.9505	194.8	1/1/1893	3/20/2017
11	IL	C	LACON	GHCND:USC00114805	41.0187	-89.4153	139.6	11/1/1950	3/21/2017
12	IL	C	MASON CITY 4 SE	GHCND:USC00115413	40.1643	-89.6511	182.9	5/1/1937	10/4/2013
13	IL	C	BLOOMINGTON WATERWORKS	GHCND:USC00110761	40.4962	-88.9994	233.5	9/1/1949	3/20/2017
14	IL	C	CHENOA	GHCND:USC00111475	40.7394	-88.7109	216.4	6/1/1948	5/31/2015
15	IL	C	NORMAL 4 NE	GHCND:USC00110766	40.5493	-88.9501	240.8	1/1/1893	6/30/1977
16	IL	C	CHILLICOTHE	GHCND:USC00111627	40.9152	-89.5031	163.1	1/1/1941	4/2/2017
17	IL	C	PRINCEVILLE 2 W	GHCND:USC00117004	40.9274	-89.7563	228.6	1/1/1905	8/31/2013
18	IL	C	MONTICELLO RIVER	GHCND:USC00115792	40.0383	-88.5852	189	12/1/1964	10/5/2009
19	IL	C	RUSHVILLE 4 NE	GHCND:USC00117551	40.1347	-90.4791	203.9	1/1/1893	3/14/2017
20	IL	C	MACKINAW 1 N	GHCND:USC00115272	40.5515	-89.334	212.1	10/1/1940	4/2/2017
21	IL	C	MINONK	GHCND:USC00115712	40.9126	-89.034	228.6	10/1/1895	4/2/2017
22	IL	C	PEORIA INTERNATIONAL AIRPORT	GHCND:USW00014842	40.6675	-89.6839	198.1	5/4/1943	4/2/2017
23	IL	C	PEORIA	GHCND:USC00116701	40.7	-89.57	140.2	1/1/1940	1/31/1986
24	IL	C	TOULON	GHCND:USC00118630	41.09	-89.86	217	5/1/1942	4/1/2017
25	IL	E	CHAMPAIGN 3 S	GHCND:USC00118740	40.084	-88.2404	219.8	8/1/1902	4/18/2017
26	IL	E	GIBSON CITY	GHCND:USC00113413	40.47306	-88.3653	228.6	7/1/1935	3/31/2008
27	IL	E	PIPER CITY	GHCND:USC00116819	40.7569	-88.1827	204.2	11/1/1940	12/31/2012

28	IL	E	WATSEKA 2 NW	GHCND:USC00119021	40.7928	-87.7556	189	1/1/1893	3/18/2017
29	IL	E	STREATOR	GHCND:USC00118353	41.0908	-88.8158	185.9	4/8/1893	3/21/2017
30	IL	E	FAIRBURY WWTP	GHCND:USC00112923	40.7511	-88.4983	202.7	7/1/1948	3/20/2017
31	IL	E	PONTIAC	GHCND:USC00116910	40.8777	-88.6364	198.1	1/1/1903	3/18/2017
32	IL	E	DANVILLE SEWAGE PLANT	GHCND:USC00112145	40.1019	-87.5961	163.4	7/1/1948	4/2/2017
33	IL	E	HOOPESTON	GHCND:USC00114198	40.4664	-87.6851	216.4	6/1/1902	4/2/2017
34	IL	E	SIDELL 4 N	GHCND:USC00117952	39.9677	-87.8228	204.8	9/1/1913	4/2/2017
35	IL	E	RANTOUL	GHCND:USW00014806	40.313	-88.1598	230.1	1/1/1893	4/18/2017
36	IL	ESE	MOWEAQUA 2 S	GHCND:USC00115950	39.5879	-89.0159	190.5	8/22/1963	4/18/2017
37	IL	ESE	CASEY	GHCND:USC00111329	39.2975	-87.9746	189	1/1/1893	4/18/2017
38	IL	ESE	CHARLESTON	GHCND:USC00111436	39.4762	-88.1652	213.4	1/1/1896	4/18/2017
39	IL	ESE	MATTOON	GHCND:USC00115430	39.4726	-88.3545	213.7	1/1/1893	4/18/2017
40	IL	ESE	HUTSONVILLE	GHCND:USC00114317	39.1138	-87.6563	133.2	5/3/1946	4/2/2017
41	IL	ESE	PALESTINE	GHCND:USC00116558	39.0029	-87.6226	136.9	1/1/1893	3/5/2017
42	IL	ESE	GREENUP 3 SE	GHCND:USC00113683	39.2283	-88.1261	166.1	6/1/1942	8/31/2003
43	IL	ESE	TUSCOLA	GHCND:USC00118684	39.7946	-88.2909	199.6	3/1/1893	3/7/2017
44	IL	ESE	PARIS STP	GHCND:USC00116610	39.6185	-87.6672	197.8	4/1/1893	3/18/2017
45	IL	ESE	BEECHER CITY	GHCND:USC00110500	39.18122	-88.7827	185.3	9/1/1974	3/18/2017
46	IL	ESE	EFFINGHAM	GHCND:USC00112687	39.1181	-88.6244	190.5	1/1/1893	3/18/2017
47	IL	ESE	RAMSEY	GHCND:USC00117126	39.1483	-89.1022	182.9	2/1/1974	3/18/2017
48	IL	ESE	VANDALIA	GHCND:USC00118781	38.958	-89.0952	152.4	10/1/1899	3/17/2017
49	IL	ESE	WINDSOR	GHCND:USC00119354	39.4459	-88.5962	210.3	1/1/1904	4/2/2017
50	IL	ESE	MARSHALL	GHCND:USC00115380	39.39	-87.7	195.1	11/27/1939	11/30/2004
51	IL	NE	KANKAKEE METRO WWTP	GHCND:USC00114603	41.138	-87.8855	195.1	7/1/1948	3/21/2017
52	IL	NE	PERU	GHCND:USC00116753	41.3503	-89.1072	189	8/9/1963	12/27/2011
53	IL	NE	BARRINGTON 3 SW	GHCND:USC00110442	42.1153	-88.1639	266.7	11/1/1962	3/14/2017
54	IL	NE	CHICAGO BOTANICAL GARDEN	GHCND:USC00111497	42.1398	-87.7854	192	10/1/1981	3/14/2017
55	IL	NE	CHICAGO MIDWAY AIRPORT 3 SW	GHCND:USC00111577	41.7372	-87.7775	189	2/29/1928	3/13/2017
56	IL	NE	PARK FOREST	GHCND:USC00116616	41.4947	-87.6802	216.4	6/1/1952	3/14/2017
57	IL	NE	DEKALB	GHCND:USC00112223	41.9342	-88.7756	266.1	3/1/1966	3/7/2017
58	IL	NE	WHEATON 3 SE	GHCND:USC00119221	41.8127	-88.0727	207.3	5/1/1895	12/6/2011
59	IL	NE	CHANNAHON DRESDEN ISLAND	GHCND:USC00111420	41.3978	-88.2819	153.9	6/1/1943	3/11/2013
60	IL	NE	MORRIS 1 NW	GHCND:USC00115825	41.3708	-88.4336	159.7	12/1/1911	3/21/2017
61	IL	NE	AURORA	GHCND:USC00110338	41.7805	-88.3091	201.2	1/1/1893	3/21/2017

62	IL	NE	ELGIN	GHCND:USC00112736	42.0628	-88.2861	232.6	12/1/1897	3/21/2017
63	IL	NE	MARSEILLES LOCK	GHCND:USC00115372	41.3286	-88.7533	149.4	1/1/1941	3/21/2017
64	IL	NE	OTTAWA 5 SW	GHCND:USC00116526	41.3283	-88.9106	160	5/1/1892	3/21/2017
65	IL	NE	ANTIOCH	GHCND:USC00110203	42.4811	-88.0994	228.6	7/1/1901	6/19/2010
66	IL	NE	WAUKEGAN	GHCND:USC00119029	42.34917	-87.8828	213.4	1/1/1923	7/31/2002
67	IL	NE	MARENGO	GHCND:USC00115326	42.2637	-88.6079	248.4	1/1/1893	3/13/2017
68	IL	NE	MCHENRY WG STRATTON LOCK&DAM	GHCND:USC00115493	42.3091	-88.2533	224.3	7/1/1948	3/20/2017
69	IL	NE	JOLIET BRANDON RD DM	GHCND:USC00114530	41.5033	-88.1027	165.5	6/1/1943	4/2/2017
70	IL	NE	PEOTONE	GHCND:USC00116725	41.3269	-87.7858	219.5	11/1/1940	2/28/2017
71	IL	NE	CHICAGO OHARE INT. AIRPORT	GHCND:USW00094846	41.995	-87.9336	201.8	11/1/1958	3/12/2017
72	IL	NE	CHICAGO UNIVERSITY	GHCND:USW00014892	41.78333	-87.6	181.1	1/1/1926	10/31/1994
73	IL	NW	TISKILWA 2 SE	GHCND:USC00118604	41.26667	-89.4667	195.1	5/1/1895	9/30/1990
74	IL	NW	WALNUT	GHCND:USC00118916	41.5603	-89.6024	204.5	1/1/1893	4/16/2017
75	IL	NW	MOUNT CARROLL	GHCND:USC00115901	42.098	-89.9841	195.1	4/20/1895	4/18/2017
76	IL	NW	GALVA	GHCND:USC00113335	41.1738	-90.0351	246.9	1/1/1893	1/31/2017
77	IL	NW	GENESEO	GHCND:USC00113384	41.4511	-90.1487	194.8	1/1/1895	3/20/2017
78	IL	NW	KEWANEE 1 E	GHCND:USC00114710	41.2429	-89.8997	237.7	8/1/1939	3/21/2017
79	IL	NW	GALENA	GHCND:USC00113312	42.3995	-90.386	229.5	8/1/1895	3/21/2017
80	IL	NW	STOCKTON 3 NNE	GHCND:USC00118293	42.3996	-89.9902	295.7	11/1/1943	3/20/2017
81	IL	NW	DIXON 1 W	GHCND:USC00112348	41.835	-89.5136	201.2	1/1/1893	3/21/2017
82	IL	NW	PAW PAW 2 S	GHCND:USC00116661	41.6652	-88.978	271	9/1/1912	3/21/2017
83	IL	NW	ALEDO	GHCND:USC00110072	41.1977	-90.7447	222.5	1/1/1901	3/21/2017
84	IL	NW	KEITHSBURG	GHCND:USC00114655	41.09944	-90.9394	167.6	3/1/1896	9/30/2009
85	IL	NW	NEW BOSTON DAM 17	GHCND:USC00116080	41.1924	-91.0579	167	1/1/1938	3/21/2017
86	IL	NW	ROCHELLE	GHCND:USC00117354	41.9116	-89.0708	236.2	10/1/1978	3/21/2017
87	IL	NW	HENNEPIN POWER PLANT	GHCND:USC00114013	41.26472	-89.3381	140.2	8/1/1962	6/30/2009
88	IL	NW	ILLINOIS CITY DAM 16	GHCND:USC00114355	41.4255	-91.0094	167.6	6/1/1943	4/1/2017
89	IL	NW	FREEPORT WWP	GHCND:USC00113262	42.2972	-89.6038	228.6	6/1/1948	4/2/2017
90	IL	NW	FULTON DAM	GHCND:USC00113290	41.8978	-90.1545	180.4	1/1/1938	4/1/2017
91	IL	NW	MORRISON	GHCND:USC00115833	41.804	-89.9744	183.8	5/1/1895	4/2/2017
92	IL	NW	MOLINE QUAD CITY INT. AIRPORT	GHCND:USW00014923	41.46528	-90.5233	180.4	5/24/1943	4/2/2017
93	IL	NW	ROCKFORD GREATER RCKFRD AIRPORT	GHCND:USW00094822	42.1927	-89.093	222.5	1/1/1951	4/2/2017
94	IL	NW	PRINCETON	GHCND:USC00116998	41.37	-89.45	212.4	12/1/1987	4/18/2017
95	IL	NW	ROCK ISLAND LOCK AND DAM 15	GHCND:USC00117391	41.52	-90.56	173.1	2/1/1866	4/2/2017

96	IL	S	HARRISBURG	GHCND:USC00113879	37.7408	-88.5244	111.3	3/1/1898	8/20/2013
97	IL	S	SHAWNEETOWN OLD TOWN	GHCND:USC00117859	37.6977	-88.1336	106.7	1/6/1892	3/21/2017
98	IL	S	ROSICLARE 5 NW	GHCND:USC00117487	37.4747	-88.4122	121.9	2/1/1968	3/21/2017
99	IL	S	CARBONDALE SEWAGE PLANT	GHCND:USC00111265	37.7308	-89.1658	118.9	1/1/1894	3/21/2017
100	IL	S	GRAND TOWER 2 N	GHCND:USC00113595	37.6591	-89.5102	116.7	10/1/1940	9/30/2009
101	IL	S	BROOKPORT DAM 52	GHCND:USC00110993	37.1275	-88.653	100.6	11/1/1928	3/21/2017
102	IL	S	DIXON SPRINGS AGR CE	GHCND:USC00112353	37.4388	-88.6678	160.6	9/22/1967	3/14/2017
103	IL	S	ANNA 2 NNE	GHCND:USC00110187	37.4813	-89.2344	195.1	5/7/1895	12/2/2013
104	IL	S	MARION 4 NNE	GHCND:USC00115342	37.77483	-88.8982	145.4	5/1/1942	7/31/1998
105	IL	S	SMITHLAND LOCK AND DAM, KY US	GHCND:USC00118020	37.1644	-88.4311	108.8	12/1/1980	4/2/2017
106	IL	S	CAIRO 3 N	GHCND:USW00093809	37.0422	-89.1855	95.4	1/1/1908	12/4/2013
107	IL	S	GOLCONDA RIVER	GHCND:USC00113522	37.38	-88.49	107.9	1/1/1893	9/30/1980
108	IL	SE	CLAY CITY 6 SSE	GHCND:USC00111700	38.6058	-88.3117	140.2	6/1/1977	4/18/2017
109	IL	SE	FLORA 5 NW	GHCND:USC00113109	38.7103	-88.5758	152.4	1/1/1893	11/30/2009
110	IL	SE	CENTRALIA	GHCND:USC00111386	38.5547	-89.1297	140.2	11/1/1899	4/18/2017
111	IL	SE	ALBION	GHCND:USC00110055	38.3777	-88.0569	161.5	12/1/1893	4/30/2006
112	IL	SE	BENTON	GHCND:USC00110608	38.0336	-88.9202	135.6	6/1/1948	2/28/2009
113	IL	SE	PLUMFIELD	GHCND:USC00116874	37.9116	-89.0091	123.4	10/1/1974	3/17/2017
114	IL	SE	MCLEANSBORO	GHCND:USC00115515	38.08444	-88.5425	135.9	1/1/1893	7/31/2002
115	IL	SE	DIX	GHCND:USC00112344	38.4627	-88.9433	183.5	3/1/1972	7/31/2008
116	IL	SE	MOUNT VERNON 3 NE	GHCND:USC00115943	38.3483	-88.8533	149.4	5/1/1895	3/21/2017
117	IL	SE	LAWRENCEVILLE 2 WSW	GHCND:USC00114957	38.7239	-87.7196	137.5	10/1/1962	3/21/2017
118	IL	SE	SALEM	GHCND:USC00117636	38.6452	-88.9461	167.6	7/1/1915	3/21/2017
119	IL	SE	OLNEY 2 S	GHCND:USC00116446	38.7003	-88.0816	139.9	1/1/1893	4/2/2017
120	IL	SE	MOUNT CARMEL	GHCND:USC00115888	38.4105	-87.7577	131.1	7/1/1891	9/30/2011
121	IL	SE	FAIRFIELD RADIO WFIW	GHCND:USC00112931	38.3805	-88.3263	131.1	7/7/1895	3/1/2017
122	IL	SE	CARMI 6 NW	GHCND:USC00111296	38.14972	-88.2244	118.9	5/22/1911	12/31/2000
123	IL	SE	WAYNE CITY 1 N	GHCND:USC00119040	38.35	-88.58	134.1	8/23/1946	4/26/2016
124	IL	SW	GREENVILLE	GHCND:USC00113693	38.8665	-89.4051	164.9	1/1/1983	4/17/2017
125	IL	SW	CARLYLE RESERVOIR	GHCND:USC00111290	38.6308	-89.3658	152.7	8/1/1962	4/18/2017
126	IL	SW	ALTON MELVIN PRICE	GHCND:USC00110137	38.8663	-90.1463	132.6	12/2/1892	3/21/2017
127	IL	SW	EDWARDSVILLE 2 W	GHCND:USC00112679	38.80972	-90.0028	152.4	2/1/1893	3/21/2017
128	IL	SW	HIGHLAND	GHCND:USC00114089	38.75833	-89.6556	160	10/1/1977	3/20/2017
129	IL	SW	WATERLOO	GHCND:USC00119002	38.36639	-90.1619	201.5	11/1/1911	7/2/2014

130	IL	SW	DU QUOIN 4 SE	GHCND:USC00112483	37.9877	-89.193	128	1/1/1893	3/23/2017
131	IL	SW	CHESTER	GHCND:USC00111491	37.9022	-89.8308	130.5	3/1/1905	4/2/2017
132	IL	SW	KASKASKIA RIV NAV LO	GHCND:USC00114629	37.9842	-89.9492	115.8	4/1/1974	4/2/2017
133	IL	SW	PRAIRIE DU ROCHER	GHCND:USC00116973	38.08861	-90.1619	123.1	10/16/1948	1/31/2017
134	IL	SW	RED BUD 5 SE	GHCND:USC00117157	38.1852	-89.9283	131.1	8/1/1947	4/2/2017
135	IL	SW	SPARTA 1 W	GHCND:USC00118147	38.11667	-89.7167	163.1	1/1/1893	1/26/2015
136	IL	SW	CAHOKIA	GHCND:USC00111160	38.56694	-90.1942	121.9	5/1/1969	5/31/2012
137	IL	SW	NASHVILLE 1 E	GHCND:USC00116011	38.343	-89.3586	156.4	8/1/1895	4/2/2017
138	IL	SW	BELLEVILLE SIU RSRCH	GHCND:USW00013802	38.5199	-89.8466	137.2	6/1/1948	4/2/2017
139	IL	SW	PINCKNEYVILLE 2 N	GHCND:USC00116779	38.1	-89.38	131.1	3/1/1972	3/31/2017
140	IL	W	GOLDEN	GHCND:USC00113530	40.10639	-91.0222	218.8	5/1/1913	2/14/2011
141	IL	W	PAYSON	GHCND:USC00116670	39.8208	-91.2436	232.9	6/1/1948	12/31/2010
142	IL	W	QUINCY DAM 21	GHCND:USC00117077	39.9058	-91.4281	147.2	5/1/1937	4/18/2017
143	IL	W	BENTLEY	GHCND:USC00110598	40.3444	-91.1124	198.1	6/1/1948	3/21/2017
144	IL	W	LA HARPE	GHCND:USC00114823	40.5838	-90.9686	210.3	4/1/1895	3/20/2017
145	IL	W	GLADSTONE DAM 18	GHCND:USC00113455	40.8821	-91.0234	164	1/1/1938	3/21/2017
146	IL	W	GALESBURG	GHCND:USC00113320	40.9464	-90.3856	232	1/15/1895	3/21/2017
147	IL	W	MACOMB	GHCND:USC00115280	40.4786	-90.6698	185.9	8/1/1902	3/21/2017
148	IL	W	MONMOUTH	GHCND:USC00115768	40.9443	-90.6381	219.5	2/1/1893	3/31/2017
149	IL	W	QUINCY REGIONAL AIRPORT	GHCND:USW00093989	39.93694	-91.1919	234.4	6/1/1948	4/18/2017
150	IL	WSW	BEARDSTOWN	GHCND:USC00110492	40.0165	-90.4277	136.2	1/1/1896	8/31/2014
151	IL	WSW	VIRGINIA	GHCND:USC00118870	39.9495	-90.2084	185.9	6/14/1963	4/18/2017
152	IL	WSW	KINCAID	GHCND:USC00114739	39.5894	-89.4556	176.8	4/1/1973	4/18/2017
153	IL	WSW	MORRISONVILLE	GHCND:USC00115841	39.4157	-89.4615	192	7/1/1948	10/28/2015
154	IL	WSW	PANA	GHCND:USC00116579	39.3686	-89.0866	198.1	1/1/1893	4/18/2017
155	IL	WSW	GREENFIELD	GHCND:USC00113666	39.3425	-90.2058	167	7/1/1948	4/7/2017
156	IL	WSW	WHITE HALL 1 E	GHCND:USC00119241	39.4411	-90.379	176.8	1/1/1893	4/20/2017
157	IL	WSW	GRAFTON	GHCND:USC00113572	38.9681	-90.4289	135	4/1/1894	3/21/2017
158	IL	WSW	JERSEYVILLE 2 SW	GHCND:USC00114489	39.1025	-90.343	192	8/10/1940	3/21/2017
159	IL	WSW	CARLINVILLE	GHCND:USC00111280	39.2883	-89.8702	189.3	1/1/1893	7/31/2014
160	IL	WSW	MEDORA	GHCND:USC00115539	39.1563	-90.1391	185	6/1/1942	3/20/2017
161	IL	WSW	MOUNT OLIVE 1 E	GHCND:USC00115917	39.0719	-89.7008	210.3	10/1/1940	3/21/2017
162	IL	WSW	VIRDEN	GHCND:USC00118860	39.50611	-89.7689	205.7	4/1/1941	9/14/2011
163	IL	WSW	HILLSBORO	GHCND:USC00114108	39.16111	-89.4919	192	4/1/1895	3/14/2017

164	IL	WSW	JACKSONVILLE 2 E	GHCND:USC00114442	39.7346	-90.1979	185.9	5/21/1895	3/19/2017
165	IL	WSW	GRIGGSVILLE	GHCND:USC00113717	39.7377	-90.7086	191.4	1/1/1893	4/15/2015
166	IL	WSW	SPRINGFIELD A. LINCOLN CAP. AIRPRT	GHCND:USW00093822	39.8447	-89.6839	181.1	1/1/1901	4/2/2017
167	IL	WSW	TAYLORVILLE 2 SW	GHCND:USC00118491	39.53	-89.31	191.4	7/1/1941	1/10/2017
168	IL	WSW	BLUFFS	GHCND:USC00110781	39.75	-90.53	164.6	6/1/1940	10/31/1986
169	IN	S	MT VERNON	GHCND:USC00126001	37.9286	-87.8956	108.8	10/1/1888	10/31/2017
170	KY	S	PADUCAH	GHCND:USW00003816	37.0683	-88.7719	119.5	8/1/1949	10/31/2017
171	MO	S	JACKSON	GHCND:USC00234226	37.3781	-89.6678	134.1	1/1/1893	4/30/2017
172	MO	S	CAPE GIRARDEAU MUNI AP	GHCND:USW00003935	37.2253	-89.5706	102.4	6/1/1960	4/30/2017
173	MO	SW	ST LOUIS LAMBERT INTL AP	GHCND:USW00013994	38.7525	-90.3736	161.8	4/1/1938	4/30/2017
174	MO	W	CANTON L&D 20	GHCND:USC00231275	40.1433	-91.5158	149.4	1/1/1893	4/30/2017
175	IA	W	BURLINGTON 2S	GHCND:USC00131060	40.7747	-91.1164	210.3	12/1/1964	4/30/2017
176	IA	W	DONNELSON	GHCND:USC00132299	40.6458	-91.5639	214.9	1/1/1938	4/30/2017

Appendix 2. Hourly Precipitation Stations Used in This Study (HPD)

#	State	Section	Site Name	Station ID	Latitude	Longitude	Elevation	Start Date	End Date
1	IL	C	DOWNS 2 NE	COOP:112417	40.43333	-88.8667	242	7/1/1948	5/1/1987
2	IL	C	EDELSTEIN	COOP:112642	40.93333	-89.6333	244	12/1/1950	3/1/1984
3	IL	C	FARMER CITY 3 W	COOP:112993	40.2538	-88.7075	227	7/1/1948	1/1/2003
4	IL	C	MARIETTA	COOP:115334	40.501	-90.3915	195	7/1/1948	8/1/2011
5	IL	C	MAROA	COOP:115364	40.03639	-88.9542	220	7/1/1948	1/1/1984
6	IL	C	MASON CITY 4 SE	COOP:115413	40.1643	-89.6511	183	7/1/1948	11/1/2011
7	IL	C	PEORIA INTERNATIONAL AIRPORT	COOP:116711	40.6675	-89.6839	198	7/1/1948	12/30/2013
8	IL	C	WASHINGTON 2 W	COOP:118990	40.6994	-89.4477	230	7/1/1948	9/1/2001
9	IL	E	DANVILLE	COOP:112140	40.1391	-87.6479	169	5/1/1951	12/22/2013
10	IL	E	FAIRBURY WWTP	COOP:112923	40.7511	-88.4983	203	7/1/1948	12/30/2013
11	IL	E	HOOPESTON	COOP:114198	40.4664	-87.6851	216	7/1/1948	12/22/2013
12	IL	E	PIPER CITY	COOP:116819	40.7569	-88.1827	204	2/1/1949	3/1/2013
13	IL	E	RANTOUL	COOP:117150	40.313	-88.1598	230	7/1/1948	12/22/2013
14	IL	E	CHAMPAIGN 3 S	COOP:118740	40.084	-88.2404	220	1/1/1959	12/21/2013
15	IL	ESE	EFFINGHAM	COOP:112687	39.1181	-88.6244	190	7/1/1948	12/21/2013
16	IL	ESE	HUTSONVILLE	COOP:114317	39.1138	-87.6563	133	7/1/1957	12/22/2013
17	IL	ESE	NEWTON 6 SSE	COOP:116159	38.91361	-88.1183	155	7/1/1948	9/1/2003
18	IL	ESE	PARIS 1 N	COOP:116605	39.63333	-87.7	222	7/1/1948	11/1/1992
19	IL	ESE	SHELBYVILLE DAM	COOP:117876	39.4079	-88.7739	200	7/1/1970	12/22/2013
20	IL	ESE	SULLIVAN 3 S	COOP:118389	39.5608	-88.6066	196	7/1/1948	12/21/2013
21	IL	ESE	VANDALIA	COOP:118781	38.958	-89.0952	152	7/1/1948	12/21/2013
22	IL	NE	WENONA	COOP:119090	41.06667	-89.0667	210	7/1/1948	9/1/1990
23	IL	NE	CHICAGO OHARE INTERNATIONAL AIRPORT	COOP:111549	41.995	-87.9336	202	6/1/1962	1/1/2014
24	IL	NE	CHICAGO UNIVERSITY	COOP:111572	41.78333	-87.6	181	7/1/1948	2/1/1995
25	IL	NE	CHICAGO MIDWAY AIRPORT 3 SW	COOP:111577	41.7372	-87.7775	189	7/1/1948	1/1/2014
26	IL	NE	CRETE	COOP:112011	41.44919	-87.6221	216	7/1/1948	1/1/2014
27	IL	NE	KANKAKEE METRO WWTP	COOP:114603	41.138	-87.8855	195	7/1/1948	12/22/2013
28	IL	NE	MCHENRY WG STRATTON LOCK AND DAM	COOP:115493	42.3091	-88.2533	224	7/1/1948	1/1/2014
29	IL	NW	BELVIDERE	COOP:110583	42.2551	-88.864	230	7/1/1948	1/1/2014
30	IL	NW	FREEPORT WWP	COOP:113262	42.2972	-89.6038	229	7/1/1948	1/1/2014
31	IL	NW	FULTON DAM	COOP:113290	41.8978	-90.1545	180	7/1/1948	12/29/2013

32	IL	NW	ILLINOIS CITY DAM 16	COOP:114355	41.4255	-91.0094	168	7/1/1948	12/22/2013
33	IL	NW	KEWANEE 1 E	COOP:114710	41.2429	-89.8997	238	5/1/1951	12/30/2013
34	IL	NW	LANARK	COOP:114879	42.0919	-89.8421	253	7/1/1948	12/31/2013
35	IL	NW	MOLINE QUAD CITY INTERNATIONAL AIRPORT	COOP:115751	41.46528	-90.5233	180	7/1/1948	12/30/2013
36	IL	NW	OREGON	COOP:116490	42.00544	-89.3279	207	11/1/1949	9/1/2002
37	IL	NW	PROPHETSTOWN	COOP:117014	41.6752	-89.9374	184	7/1/1948	12/30/2013
38	IL	NW	ROCKFORD GREATER ROCKFORD AIRPORT	COOP:117382	42.1927	-89.093	222	1/1/1951	1/1/2014
39	IL	NW	DAVENPORT LOCK AND DAM 15	COOP:132069	41.51667	-90.5667	173	8/1/1948	5/28/1984
40	IL	S	CAIRO 3 N	COOP:111166	37.0422	-89.1855	95	7/1/1948	1/1/2014
41	IL	S	DIXON SPRINGS AGR CE	COOP:112353	37.4388	-88.6678	161	9/1/1967	12/29/2013
42	IL	S	GOLCONDA RIVER	COOP:113522	37.37889	-88.4894	108	7/1/1948	10/1/1980
43	IL	S	MURPHYSBORO 2 SW	COOP:115983	37.7608	-89.3655	168	7/1/1948	12/21/2013
44	IL	SE	CISNE 2 S	COOP:111664	38.5047	-88.4094	138	7/1/1946	12/21/2013
45	IL	SE	MOUNT CARMEL 4 NW	COOP:115893	38.45	-87.7833	143	7/1/1948	12/1/1976
46	IL	SE	WEST SALEM	COOP:119193	38.525	-88.013	136	1/1/1971	1/1/2014
47	IL	SW	ASHLEY	COOP:110281	38.3306	-89.1769	162	11/1/1965	1/1/2014
48	IL	SW	BELLEVILLE SIU RSRCH	COOP:110510	38.5199	-89.8466	137	7/1/1948	12/21/2013
49	IL	SW	CARLYLE RESERVOIR	COOP:111290	38.6249	-89.363	153	7/1/1970	12/21/2013
50	IL	SW	COULTERVILLE 3 NW	COOP:111944	38.21667	-89.65	152	7/1/1948	5/28/1984
51	IL	SW	PRAIRIE DU ROCHER 3 WNW	COOP:116973	38.0886	-90.1619	123	7/1/1948	3/1/2007
52	IL	SW	SPARTA 1 W	COOP:118147	38.11667	-89.7167	163	1/1/1976	9/26/2010
53	IL	W	ALEXIS 1 SW	COOP:110082	41.0579	-90.5654	207	7/1/1948	12/30/2013
54	IL	W	AUGUSTA	COOP:110330	40.2333	-90.9471	207	7/1/1948	12/22/2013
55	IL	W	QUINCY DAM 21	COOP:117077	39.9035	-91.4284	147	7/1/1948	12/22/2013
56	IL	W	YATES CITY	COOP:119816	40.7763	-90.0203	206	12/1/1950	12/26/2013
57	IL	WSW	CARLINVILLE 2	COOP:111284	39.288	-89.8699	189	9/1/1968	1/1/2014
58	IL	WSW	GREENFIELD	COOP:113666	39.3423	-90.2059	167	7/1/1948	12/21/2013
59	IL	WSW	JACKSONVILLE 2 E	COOP:114442	39.7346	-90.1979	186	4/1/1963	12/26/2013
60	IL	WSW	MORRISONVILLE	COOP:115841	39.4157	-89.4615	192	7/1/1948	12/26/2013
61	IL	WSW	NOKOMIS	COOP:116185	39.3052	-89.2827	207	1/1/1971	1/1/2014
62	IL	WSW	SPRINGFIELD ABRAHAM LINCOLN CAPITAL AIRPRT	COOP:118179	39.8447	-89.6839	181	7/1/1948	12/25/2013
63	IN	SE	JOHNSON EXPERIMENT F	COOP:124407	38.26667	-87.75	134	11/1/1949	4/1/1980
64	KY	S	FORDS FERRY DAM 50	COOP:152961	37.46667	-88.1	110	8/1/1948	3/1/1984
65	KY	S	PADUCAH BARKLEY REGIONAL AIRPORT	COOP:156110	37.0563	-88.7744	126	8/1/1949	12/29/2013

66	KY	S	PADUCAH WALKER	COOP:156117	37.05	-88.55	104	8/1/1948	3/1/1996
67	MO	SW	ST LOUIS LAMBERT INTERNATIONAL AIRPORT	COOP:237455	38.7525	-90.3736	162	8/1/1948	12/23/2013
68	MO	WSW	CAP AU GRIS LOCK AND DAM 25	COOP:231283	39.003	-90.6886	137	8/1/1948	12/21/2013
69	MO	WSW	CLARKSVILLE LOCK AND DAM 24	COOP:231640	39.373	-90.9052	140	8/1/1948	12/25/2013
70	MO	WSW	HANNIBAL WATER WORKS	COOP:233601	39.7233	-91.3719	217	4/1/1950	12/26/2013
71	IA	NW	BELLEVUE L AND D 12	COOP:130608	42.2611	-90.4231	184	8/1/1948	12/31/2013
72	IA	NW	DUBUQUE REGIONAL AIRPORT	COOP:132367	42.39778	-90.7036	322	2/1/1951	12/31/2013
73	IA	W	BURLINGTON 2 S	COOP:131060	40.7747	-91.1165	210	12/1/1964	12/22/2013

KENDALL COUNTY TIMETABLE 2021
for TEXT AMENDMENTS, MAP AMENDMENTS, RPD's (Residential Planned Developments), NON-RESIDENTIAL PUDS,
SPECIAL USES AND MAJOR AMENDMENTS TO A SPECIAL USE

Application Deadline	ZPAC	COMBINED KCRPC & ZBA PUBLICATIONS**		Deadline to submit proof of publication to PBZ Dept.***	KCRPC	ZBA	PBZ	CB
By 4:30 p.m.	(9:00 A.M.)	BEGIN	END		(7:00 P.M.)	(7:00 P.M.)	(6:30 P.M.)	(9:00 A.M.)
11/17/20	12/01/20	11/14/20	11/29/20	12/02/20	12/09/20	12/14/20	01/11/21	01/19/21
12/22/20	01/05/21	01/02/21	01/17/21	01/20/21	01/27/21	02/01/21	02/08/21	02/16/21
01/19/21	02/02/21	01/30/21	02/14/21	02/17/21	02/24/21	03/01/21	03/08/21	03/16/21
02/16/21	03/02/21	02/27/21	03/14/21	03/17/21	03/24/21	03/29/21	04/12/21	04/20/21
03/23/21	04/06/21	04/03/21	04/18/21	04/21/21	04/28/21	05/03/21	05/10/21	05/18/21
04/20/21	05/04/21	05/03/21	05/16/21	05/19/21	05/26/21	06/02/21	06/07/21	06/15/21
05/18/21	06/01/21	05/29/21	06/13/21	06/16/21	06/23/21	06/28/21	07/12/21	07/20/21
06/22/21	07/06/21	07/03/21	07/18/21	07/21/21	07/28/21	08/02/21	08/09/21	08/17/21
07/20/21	08/03/21	07/31/21	08/15/21	08/18/21	08/25/21	08/30/21	09/13/21	09/21/21
08/24/21	09/07/21	08/28/21	09/12/21	09/15/21	09/22/21	09/27/21	10/12/21	10/19/21
09/21/21	10/05/21	10/02/21	10/17/21	10/20/21	10/27/21	11/01/21	11/08/21	11/16/21
10/19/21	11/02/21	11/13/21	11/28/21	12/01/21	12/08/21	12/13/21	01/10/22	01/18/22
11/12/21	12/07/21	11/13/21	11/28/21	12/01/21	12/08/21	12/13/21	01/10/22	01/18/22
12/21/21	01/04/22	12/31/21	01/16/22	01/19/22	01/26/22	01/31/22	02/07/22	02/15/22

TIMELINE IS SUBJECT TO CHANGE-REVIEW BY TOWNSHIPS, MUNICIPALITIES AND ADVISORY BOARDS COULD DELAY THE ADOPTION PROCESS

**** Petitioners must adhere to KCRPC & ZBA publication timeframe as listed. All notifications must be given to property owners and published in the newspaper no earlier than the "begin" date listed and no later than the "end" date listed for the appropriate KCRPC & ZBA meeting. Notices submitted to the paper for publication must also include the legal description of the property that is the subject of the hearing. The "Kendall County Record" and "Beacon News" are the preferred papers for publication of notices. The "Beacon News" is published daily. The Kendall County Record is a weekly publication issued each Thursday. Please check with each publication regarding publication deadlines. For further information regarding the cost and deadlines related to each paper, contact the "Kendall County Record" at (630) 553-7034 (publicnotice@kendallcountynow.com) or the "Beacon News" (suburban.legal@tribpub.com)**

***** Proof of notification must be submitted to the Planning, Building & Zoning Department prior to the KCRPC meeting. The deadline is specified above.**

KENDALL COUNTY VARIANCE TIMETABLE 2021

Application Deadline	**ZBA PUBLICATIONS		***Deadline for proof of publication	ZBA	CB (if objection by Twp.)
By 4:30pm	BEGIN	END		(7:00 P.M.)	
11/13/20	11/14/20	11/29/20	12/07/20	12/14/20	01/05/21
12/31/20	01/02/21	01/17/21	01/25/21	02/01/21	02/16/21
01/29/21	01/30/21	02/14/21	02/22/21	03/01/21	03/16/21
02/26/21	02/27/21	03/14/21	03/22/21	03/29/21	04/20/21
04/02/21	04/03/21	04/18/21	04/26/21	05/03/21	05/18/21
04/30/21	05/03/21	05/18/21	05/26/21	06/02/21	07/06/21
05/28/21	05/29/21	06/13/21	06/21/21	06/28/21	07/20/21
07/02/21	07/03/21	07/18/21	07/26/21	08/02/21	08/17/21
07/30/21	07/31/21	08/15/21	08/23/21	08/30/21	09/21/21
08/27/21	08/28/21	09/12/21	09/20/21	09/27/21	10/19/21
10/01/21	10/02/21	10/17/21	10/25/21	11/01/21	11/16/21
11/12/21	11/13/21	11/28/21	12/06/21	12/13/21	01/04/22

TIMELINE IS SUBJECT TO CHANGE-REVIEW BY TOWNSHIPS, MUNICIPALITIES AND ADVISORY BOARDS COULD DELAY THE ADOPTION PROCESS

**** Petitioners must adhere to ZBA publication timeframe as listed. All notifications must be given to property owners and published in the newspaper no earlier than the "begin" date listed and no later than the "end" date listed for the appropriate ZBA hearing. Notices submitted to the paper for publication must also include the legal description of the property that is the subject of the hearing. The "Kendall County Record" and "Beacon News" are the preferred papers for publication of notices. The "Beacon News" is published daily. The Kendall County Record is a weekly publication issued each Thursday. Please check with each publication regarding publication deadlines. For further information regarding the cost and deadlines related to each paper, contact the "Kendall County Record" at (630) 553-7034 (publicnotice@kendallcountynow.com) or the "Beacon News" (suburban.legal@tribpub.com)**

***** Proof of notification must be submitted to the Planning, Building & Zoning Department prior to the ZBA hearing. The deadline for each hearing is specified above.**

The Annual Kendall County Regional Planning Commission Workshop Meeting

The Kendall County Regional Planning Commission is pleased to announce its annual workshop meeting will take place on **Saturday, February 6, 2021**, at **9:00 am**, in the East Wing Conference Room of the Kendall County Historic Courthouse – 109 West Ridge Street, Yorkville.

The remote attendance instructions for this meeting are as follows:

Microsoft Teams Meeting-**Join on Your Computer or Mobile App**

[Click here to join the meeting](#)

Or Call-In (Audio Only)

+1 309-248-0701 United States, Rock Island

Phone Conference ID: 533 983 581#

[Find a local number](#) | [Reset PIN](#)

Kendall County

[Learn More](#) | [Meeting options](#) | [Legal](#)

Participants are encouraged to attend the meeting remotely. Participants that attend the meeting in-person must wear a mask and observe social distancing.

One of the main objectives of this workshop meeting is to give the public and any other interested parties an opportunity to comment on the County's existing Land Resource Management Plan (LRMP) and to suggest and recommend proposed changes or modifications to the Plan.

The Annual Meeting is also an opportunity for County Staff, townships, communities, nearby counties, fire districts, school districts, park/forest preserves, economic development organizations, and non-profit organizations to share with everyone an overview of the activities and accomplishments from their organization from 2020 and the goals and objectives for 2021.

For additional information, please contact Matt Asselmeier at the Kendall County Planning, Building and Zoning Department at (630) 553-4139 or email at masselmeier@co.kendall.il.us. We hope to see you on February 6th!

No RSVP is needed.



Historic Preservation Organization Meeting

The Kendall County Historic Preservation Commission would like to invite you to a meeting on **February 10, 2021, at 6:30 p.m.** to explore collaborative opportunities between historic preservation groups in Kendall County and to receive updates on the activities of local historic preservation groups.

The remote attendance instructions for this meeting are as follows:

Microsoft Teams Meeting
Join on your computer or mobile app
[Click here to join the meeting](#)
Or call in (audio only)
[+1 309-248-0701](#) United States, Rock Island
Phone Conference ID: 658 371 409#

The meeting will physically occur at the East Wing Conference Room of the Kendall County Historic Courthouse at 109 W. Ridge Street, Yorkville. If you wish to attend in-person, masks will be required and social distancing will be observed.

Participants are encouraged to attend remotely.

Please RSVP to Matt Asselmeier at masselmeier@co.kendall.il.us or 630-553-4139 by **February 3, 2021**, and let Mr. Asselmeier know if you plan to attend remotely or in-person. Any questions or requests for additional information should also be sent to Mr. Asselmeier.



2018 VIOLATIONS

V18-097	Ortiz	03-09-104-009	63 Old Post Rd	Boulder Hill	Illegal Home Occupation/Commercial Vans	11/7/2018	12/3/2018			12/3/2018
V18-098	Stukas	03-05-428-002	29 Circle Drive E	Boulder Hill	Inoperable Vehicle	11/7/2018	11/21/2018			11/13/2018
V18-099	Auer	02-06-400-005	West Beecher Rd		Stormwater Violation	11/14/2018	12/14/2018			11/20/2018
V18-100	Schmidt	03-07-252-012	120 Augusta Rd		Junk & Debris	11/14/2018	7/31/2019			
V18-101	Coulouris & Dublin	02-15-177-005	2480 A Bristol Rdg Rd		Multiple Violations	11/19/2018	12/14/2018			12/21/2018
V18-102	Allen	09-04-300-017	3827 Van Dyke Rd		Mobile Home Violation	11/21/2018	12/2/2019			11/13/2019

2019 VIOLATIONS

19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019		2/27/2020	
19-051	Likar	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-053	Rudow/Andrews	03-08-253-016	3 CeboId Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019			6/17/2019
19-054	Tienney	03-04-405-017	44 Winrock Rd	Boulder Hill	Sned - no permit	5/15/2019	5/29/2019			5/23/2019
19-055	Henn	03-08-280-008	16 CeboId Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019			6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019			7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019			6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019			8/28/2019
19-063	Reinert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019			6/10/2019
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019			6/19/2019
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019			6/19/2019
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019			6/3/2019
19-067	Void									
19-068	Lamberty	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019			6/5/2019
19-069	C TR# 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019			6/5/2019
19-070	Aiers	03-04-379-002	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019			9/11/2019
19-071	Garcia	03-04-478-005	51 Springdale Rd	Boulder Hill	Junk & Debris	5/29/2019	6/28/2019			6/28/2019
19-072	Persons	03-09-155-005	131 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019			7/1/2019
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019			6/28/2019
19-074	Weder	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019			7/23/2019
19-075	Brooks	03-04-177-023	16 Ingleshtre Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019			6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019			6/27/2019
19-077	Gossett	03-04-155-004	6 Pembroke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019			7/2/2019
19-078	Smith	03-04-476-002	53 Sherfield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019			7/30/2019
19-079	Gervias	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019			7/10/2019
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019			7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019			9/11/2019
19-082	Cerny/Gzretic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parket in required front yard	6/12/2019	7/24/2019			7/24/2019
19-083	Forbes	02-35-314-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019			7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019			7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019			7/10/2019
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019			7/1/2019
19-087	Majey Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019			8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgfield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020			12/16/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019			7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019			7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019			8/23/2019
19-092	Stradel	03-04-380-008	32 Saugatuck Rd	Boulder Hill	Prohibited Trailer parking	7/23/2019	9/9/2019			9/11/2019
19-093	Rangel	02-34-276-003	8042 Van Emmon Rd.		Multiple Violations	7/24/2019	8/7/2019			8/14/2019
19-094	White	01-25-378-001	12573 Woodview St	Schaefer Woods N	Inoperable Vehicle	7/24/2019	8/18/2019			8/13/2019
19-095	Morelli	03-04-352-025	180 Boulder Hill Pass	Boulder Hill	Prohibited Trailer Parking	7/24/2019	8/7/2019			8/8/2019
19-096	Boff	03-04-328-013	50 Longbeach Rd	Boulder Hill	Prohibited Boat Parking	7/24/2019	8/7/2019			8/8/2019
19-097	McNeilly	03-04-326-001	44 Marnel Rd	Boulder Hill	Prohibited Camper Parking	7/25/2019	8/8/2019			8/12/2019
19-098	McBroom	03-04-305-025	20 Wyndham Dr	Boulder Hill	Multiple Violations	7/25/2019	10/25/2019			11/5/2019

2020 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020			3/9/2020
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgefield Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besir Adil	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-006	Municipal Bank%Besir Adil	02-35-301-007	Fields Dr	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-007	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Prohibited Trailer parking	12/17/2019	1/31/2020			1/30/2020
20-008	Franzen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Nararro	03-12-100-002	1026 Harvey Rd		Multiple Violations	11/26/2019	2/27/2020			7/6/2020
20-010	Drake	05-18-300-005	8751 C.E. Highpoint Rd	Highpoint Hills	Operating Business in R-2	1/28/2020	3/6/2020			12/3/2020
20-011	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited commercial truck	1/31/2020	2/29/2020			3/11/2020
20-012	Chamberlain	03-05-454-028	3 Creve Ct.	Boulder Hill	Prohibited Trailer parking	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	Crisci	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			8/5/2020
20-015	ERB Properties LLC	09-13-400-006	276 Route 52		Multiple Zoning Violations	3/6/2020	4/5/2020			5/6/2020
20-016	Campos	03-08-303-001	117 Dolores St.	Shore Heights	Prohibited Trailer parking	3/3/2020	3/26/2020			6/10/2020
20-017	Henn	03-08-280-008	16 Cebold Dr.	Boulder Hill	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited semi tractor parking	3/19/2020	4/2/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugarbrook Estates	Stormwater & Junk and Debris	4/28/2020	5/29/2020			8/25/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Fox Lawn	Multiple Violations	6/15/2020	12/31/2020			
20-026	Niles	08-02-402-002	94 Pletcher Dr	Platville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	135 Route 52		Multiple Violations	7/17/2020	9/22/2020			10/21/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			8/28/2020
20-029	Anich	03-27-301-002	3195 Plainfield Rd		Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%arrett Realty	03-08-230-005	38 Old Post Rd	Boulder Hill	Pool - No permit	7/24/2020	9/3/2020			9/2/2020
20-031	Ramirez	06-14-200-003	1152 Route 126		Deck - No permit	8/20/2020	10/23/2020			10/20/2020
20-032	Gates / Cox Landscaping	02-27-151-003	9000 Route 34	Bakers	Possible Landscaping Business	8/20/2020	10/19/2020			
20-033	Oliver/Balog	03-26-300-007	Lot 22	Red Hawk Landing	Possible Gun Range	8/26/2020	9/28/2020			9/28/2020
20-034	Staudacher Family Trust	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	9/16/2020	10/19/2020			10/16/2020
20-035	Wieschhaus	02-21-200-028			Stormwater Violation	9/21/2020	11/13/2020			11/19/2020
20-036	Marmolejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Driveway - No Permit	10/7/2020	10/21/2020			12/10/2020
20-037	Briscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/19/2020			12/14/2020
20-038	Plainfield Board of Education	06-23-200-004	Wheeler Rd		Multiple Zoning Violations	10/22/2020	11/22/2020			12/3/2020
20-039	Moreno, Luis & Cesario	09-09-100-002	13039 McKanna Rd		Trucking Business in A-1 zoning	10/22/2020	1/15/2021			
20-040	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscape Bus/Commercial Vehicle link-6	10/22/2020	1/8/2021			
20-041	Neal	03-04-456-001	3 Wembley Rd	Boulder Hill	Prohibited Trailer parking	8/11/2020	11/28/2020			12/3/2020
20-042	Amwora	03-09-155-021	303 Boulder Hill Pass	Boulder Hill	Junk & Debris/Prohibited Parking	7/13/2020	11/28/2020			12/21/2020
20-043	Cushing	03-04-306-007	63 Circle Dr. E	Boulder Hill	Prohibited Boat parking	9/10/2020	11/28/2020			12/3/2020
20-044	Seidelman	03-04-303-014	10 Marnel Rd.	Boulder Hill	Inoperable Vehicle	9/25/2020	11/28/2020			11/10/2020
20-045	Vorin	02-35-312-002	7768 Madeline Dr	FOFC	Building w/o permit	10/26/2020	12/2/2020			12/28/2020
20-046	Ratu	02-27-328-007	56 Riverside Dr	Fox River Garden	Junk & Debris	8/11/2020	1/15/2021			12/28/2020
20-047	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited camper parking	10/23/2020	12/2/2020			12/3/2020
20-048	Moran	03-04-476-019	93 Longbeach Rd	Boulder Hill	Inoperable Vehicles	7/7/2020	12/2/2020			

2020 VIOLATIONS

20-049	Ybarra	03-05-276-021	29 Aldon Rd	Boulder Hill	Inoperable Vehicle	9/2/2020	12/2/2020		
20-050	Bristol Park Properties LLC	02-15-153-007	43 Oak Street		Multiple Violations	10/16/2020	12/3/2020		12/13/2020
20-051	Vancil	01-20-302-003	37 Woodland Dr	Sugarbrook	2 Occupied RV's	8/14/2020	1/15/2021		12/28/2020
20-052	Aulabaugh	09-22-400-002	2154 Bell Rd.		Junk & Debris	10/21/2020	12/17/2020		12/21/2020
20-053	Kline	03-04-277-017	247 Fernwood Rd	Boulder Hill	Prohibited camper parking	11/9/2020	12/17/2020		12/21/2020
20-054	Sexton	02-34-276-002	8070 Van Emmon Rd		Prohibited Trailer parking	11/5/2020	12/17/2020		12/10/2020
20-055	White	02-34-276-001	8100 Van Emmon Rd.		Prohibited RV/trailer parking	11/5/2020	12/17/2020		12/10/2020
20-056	Kelley	09-22-400-003	2100 Bell Rd.		Multiple Violations	10/21/2020	12/17/2020		
20-057	Boulder Hill Property LLC	03-05-401-003	81 Boulder Hill Pass		Sign - Zoning Violation	11/16/2020	12/18/2020		12/10/2020
20-058	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Inoperable Vehicles	11/16/2020	12/30/2020		
20-059	Lemaster	03-04-253-024	16 Wynrock Rd	Boulder Hill	Inoperable Vehicle	11/19/2020	12/30/2020		
20-060	McBroom	03-04-305-025	20 Wyncham Dr.	Boulder Hill	Inoperable Vehicle	10/6/2020	12/30/2020		
20-061	Sutphin, Jr.	03-09-105-004	118 Circle Drive East	Boulder Hill	Inoperable Vehicle	9/10/2020	12/30/2020		12/28/2020
20-062	Sanchez	03-12-203-011	29 Gastville St.	Gastville Acreage	Landscape Bus. in R-3 zoning	11/19/2020	12/30/2020		

2021 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V21-001	Tanner/CTLTC FNY2871	02-34-253-005			R-3 RV violations-multiple	12/10/2020	1/10/2021			
V21-002	BO Transmissions	03-12-251-001	1214 Route 30 Aurora		Junk & Debris	7/13/2020	1/10/2021			
V21-003	Jeff Crisci	01-05-203-003	16388 Galena Rd. Plano	Vil of Little Rock	Business w/o Zoning	12/10/2020	1/16/2021			

Fiscal Year 2020 Detailed Inspection Report

Site Visit	213 (2019: 237)
Footing	83 (2019: 60)
Backfill	20 (2019: 11)
Wall	22 (2019: 13)
Slab	37 (2019: 31)
Electric Service	14 (2019: 15)
Frame/Wire	101 (2019: 61)
Insulation	24 (2019: 24)
Final	185 (2019: 163)
Red Tag	0 (2019: 0)
Hearing Signs	6 (2019: 16)
Meetings in Field	85 (2019: 141)
Violation Investigations	256 (2019: 406)
NPDES	0 (2019: 0)
Yorkville Back for County	3 (2019: 5)
Zoning Issues	14 (2019: 7)

Total Field Visits and Investigations: 1063 (2019: 1107)

Total Permit Reviewed and Issued: 330; 6 Void (2019: 261; 5 Void)

Contracted Plumbing Inspections: 101 (2019: 103)

Inspections for Yorkville per IGA: 0 (2019: 0)

2021

303

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	1	\$150,000	\$3,714	\$1,814
Accessory Buildings	1	\$4,500	\$200	\$0
Remodeling	2	\$8,000	\$160	\$0
Commercial - M Zone	1	\$405,817	\$435	\$0
Commercial - B Zone	1	\$385,000	\$1,670	\$0
Swimming Pools	1	\$110,000	\$200	\$0
Demolitions	2	\$0	\$0	\$0
Driveway	1	\$2,000	\$200	\$0
Fire Restoration	1	\$3,700	\$260	\$0
Solar	2	\$33,683	\$550	\$0
	13	\$1,102,700	\$7,389	\$1,814

November 2019 - 2 Houses
- 15 Total

2019 YTD - 19 Houses
248 Permits

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	34	2	1	4	4	4	4	6	1	5	2	1	0
Garage	9	0	1	0	0	1	4	1	0	2	0	0	0
Accessory Buildings	55	2	0	5	2	4	9	7	11	9	4	1	1
Additions	9	0	0	0	0	2	1	0	1	3	2	0	0
Remodeling	22	2	1	2	1	4	1	1	1	2	4	2	1
Commercial - M Zone	3	0	0	0	0	0	0	0	0	2	0	1	0
Commercial - B Zone	2	0	0	0	0	0	1	0	0	0	0	1	0
Barns/Farm Buildings	19	0	0	0	2	0	2	2	3	5	5	0	0
Signs	1	0	0	0	0	0	0	1	0	0	0	0	0
Other	1	0	0	0	0	0	0	0	0	0	1	0	0
Swimming Pools	52	2	2	2	5	9	15	5	8	3	0	1	0
Decks	20	0	1	0	2	5	5	2	1	0	4	0	0
Demolitions	18	1	1	1	2	1	0	2	1	4	3	2	0
Electrical Upgrades	3	0	0	0	1	0	0	2	0	0	0	0	0
Towers (Comm.)	1	0	0	0	0	0	0	0	0	0	0	0	1
Change in Occupancy	3	0	0	0	1	0	0	1	0	1	0	0	0
Driveway	12	0	0	1	0	1	2	2	2	2	1	1	0
Fire Restoration	3	0	0	1	0	0	0	1	0	0	0	1	0
Patio	6	0	0	0	0	0	1	2	2	0	1	0	0
Generator	8	0	2	0	0	0	0	1	1	3	1	0	0
Solar	38	5	1	7	3	5	3	4	3	3	1	2	1
	319	14	10	23	23	36	48	40	35	44	29	13	4

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/30/2020	012020328	01 House	03-08-303-013	KEITH WEST	1721 ROUTE 31 OSWEGO, IL. 60543		SD HOME - DONNA SAWICKI
11/10/2020	032020299	03 Accessory Buildings	03-04-281-003	GALLEGOS EDUARDO & RAMIREZ ANDREA	5 PENDLETON PL MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
11/10/2020	032020323	03 Accessory Buildings	02-29-281-006	HAGEN PAUL D & EILEEN M	215 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	
11/9/2020	052020320	05 Remodeling	05-07-427-003	RUTKAS ROBERT G & SANDRA E	11130 B LEGION RD YORKVILLE, IL 60560-		AM KITCHEN & BATH
11/9/2020	052020316	05 Remodeling	08-19-100-009	GONZALEZ RAUL A	15390 ROUTE 52 NEWARK, IL 60541-		OWNER
11/10/2020	062020319	06 Commercial - M Zone	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
11/16/2020	072020324	07 Commercial - B Zone	09-24-100-012	JADE RESTORATIONS INC	949 BELL ROAD MINOOKA, IL. 60447		BULLMASTIFF CONSTRUCTION CO.
11/30/2020	122020330	12 Swimming Pools	06-08-101-025	KAY CHRISTOPHER N & JANINE	7141 JOYCE CT OSWEGO, IL GROVE ESTATES 60543-		BARRINGTON POOLS, INC.
11/18/2020	142020327	14 Demolitions	02-09-300-008	9619 CORNELIS LLC/ AWF, INC.	9619 CORNELIS RD. BRISTOL, IL. 60512		
11/13/2020	142020325	14 Demolitions	05-10-200-009	EDWARD L BLOCK TRUST	8025 ROUTE 126 YORKVILLE, IL 60560-		
11/3/2020	192020318	19 Fire Restoration	03-18-402-003	GAPA GERALD R & LEIANN E	19 N CHERRY DR OSWEGO, IL 60543-		BAKER ELECTRIC

Permit Approval Date Report **Kendall County**

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
11/2/2020	232020317 23 Generator	02-21-151-010 SCHICK GEORGINE	7 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	INDEPENDENCE RENEWABLE ENERGY
11/17/2020	242020326 24 Solar	02-35-279-001 DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	HEADLINE SOLAR
11/10/2020	242020321 24 Solar	03-05-326-015 HOLDRIDGE SCOTT	806 ROUTE 25 OSWEGO, IL 60543-	SUNSET VIEW ESTATES	VIVINT SOLAR

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
6/2/2020	012020039	01 House	03-31-426-001 GLEN AND ASHLEE SCHNEIDER	5171 RESERVATION RD OSWEGO, IL 60543-		T4 CONSTRUCTION INC.
6/2/2020	012020109	01 House	04-21-105-004 FRIEL BRIAN & PARA DONNA	9287 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	CL DESIGN BUILD
5/8/2020	012020067	01 House	01-19-476-005 LASOURD LONNIE & TRINA	17224 FRAZIER ROAD PLANO, IL. 60545	HRVATIN SUB	
8/4/2020	012020187	01 House	07-07-400-003 HARVEY MICHAEL E & CHERYL A	17418 LISBON CENTER RD NEWARK, IL 60541-		
6/23/2020	012020146	01 House	05-08-352-002 JONES ANDREW	7782 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	HOMEOWNER
4/2/2020	012020036	01 House	05-12-228-008 SHARAR SHAHID	7130 CLUBHOUSE DRIVE YORKVILLE, IL. 60560	WHITETAIL RIDGE	OWNER
8/18/2020	012020191	01 House	05-12-220-007 MARCHINI/AK ANDREW A & KRISTIN M	7317 CLUBHOUSE DRIVE YORKVILLE, IL. 60560	WHITETAIL RIDGE	CL DESIGN-BUILD, INC.
5/8/2020	012020082	01 House	06-08-151-004 OVERSTREET, GREG AND MEGAN	4902 LEES CT OSWEGO, IL 60543-	GROVE ESTATES	OVERSTREET BUILDERS, INC.
5/26/2020	012020092	01 House	04-21-125-034 KATH RODNEY L	9186 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	THORNBROOK CONSTRUCTION, INC.
8/21/2020	012020201	01 House	09-21-100-007 FLEMING PETER M & SARA	3911 BELL RD MINOOKA, IL 60447-		
11/30/2020	012020328	01 House	03-08-303-013 KEITH WEST	1721 ROUTE 31 OSWEGO, IL. 60543		SD HOME - DONNA SAWICKI

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/11/2020	012020079	01 House	06-05-394-003	STRATTON BRIAN & LORENA	4720 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	DJK CUSTOM HOMES, INC.
7/31/2020	012020205	01 House	04-08-400-013	PAKENHAM ANDREW & MARCIA	65 RANCE RD OSWEGO, IL 60543-		
7/6/2020	012020174	01 House	03-13-400-014	CAMPBELL VICKY	65 RANCE RD OSWEGO, IL 60543-		
8/20/2020	012020193	01 House	05-35-300-001	MEADOW CREEK FARMS INC	7621 HELMAR RD YORKVILLE, IL 60560-		
9/2/2020	012020246	01 House	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS ROAD NEWARK, IL. 60541		
5/29/2020	012020096	01 House	06-08-101-025	KAY NEIL & JANINE	7141 JOYCE CT OSWEGO, IL 60543-	7141 GROVE ESTATES	CRESTVIEW BUILDERS
4/14/2020	012020043	01 House	04-33-400-002	HUGHES, DAVID R & MARY KATHLEEN	15288 HUGHES ROAD NEWARK, IL. 60541		
6/10/2020	012020121	01 House	05-14-400-001	DWIGHT BAIRD	7524 AMENT RD YORKVILLE, IL 60560-		JPM CUSTOM HOMES
4/16/2020	012020066	01 House	05-02-126-006	ENGELHARDT LUKE & TIFFANY	7487 AUDREY AVENUE YORKVILLE, IL. 60560	ROSEHILL	JPM CUSTOM HOMES
10/21/2020	012020304	01 House	01-10-301-005	ROBERT & DIANE MCQUADE	1594 LITTLE ROCK RD PLANO, IL 60545-	BERNS FIRST SUB	MCQUADE
10/19/2020	012020274	01 House	06-05-402-004	DOUGLAS JAMAL	4332 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/10/2020	012020013	01 House	05-12-277-011	WESTPHAL GRANT R	6073 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	WILLMAN & GROESCH G.C.
9/17/2020	012020269	01 House	07-19-200-007	JACOB SPRAGGON	17075 INDIAN RD. NEWARK, IL. 60541		
6/10/2020	012020122	01 House	06-05-402-025	STEVENS RICK & DEBORAH	4098 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	DJK CUSTOM HOMES, INC.
10/6/2020	012020261	01 House	05-06-351-009	LAWRENCE SHAWN J	3 HILLSIDE DRIVE YORKVILLE, IL. 60560	PAVILLION HEIGHTS UNIT 4	
6/2/2020	012020108	01 House	05-17-103-005	CRACKEL TODD & CASSANDRA	10910 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	CLEAN EDGE CONSTRUCTION
10/14/2020	012020292	01 House	05-12-220-006	RAHN AARON & LAUREN	6306 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS, INC.
1/10/2020	012020012	01 House	06-05-402-018	MURATORE FLORENTINO & ABBY T	4125 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CONSTRUCTION
7/21/2020	012020160	01 House	05-12-205-001	GRINTER BRIAN R & KATHLEEN M	6285 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	J. STRAHANSKI BUILDERS, INC.
3/23/2020	012020047	01 House	05-12-228-018	HORENI KELLY	7250 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	JOHN WATTS JPM CUSTOM HOMES
9/1/2020	012020235	01 House	02-26-402-003	TIM GREYER BUILDERS	10 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	SAME
7/8/2020	022020177	02 Garage	03-04-480-008	MONNETT DEBRA S	124 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/3/2020	022020243	02 Garage	02-34-151-016	MEDLICOTT ROBERTA J	52 QUINSEY LANE YORKVILLE, IL 60560-	QUINSEY SUB	LEW KORTAS
6/16/2020	022020141	02 Garage	05-07-328-002	SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	RLK BUILDERS INC
6/12/2020	022020140	02 Garage	02-26-476-003	WADE, KATHRYN A & DAVIS, MICHAEL D	36 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	AJ SCHAIBLEY INC.
1/14/2020	022020004	02 Garage	02-22-103-002	VALENCIA ERICA	62 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	Self
2/10/2020	022020029	02 Garage	03-18-427-002	TRACY WILLIAM ALFRED	53 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
9/28/2020	022020281	02 Garage	02-22-104-003	BRUMMEL KENNETH J & MARY	13 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	SAME
6/18/2020	022020144	02 Garage	03-03-351-009	DIAZ JOSE R	135 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
7/30/2020	022020162	02 Garage	04-09-351-018	SMITH BENJAMIN D & KELLY A	15 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	CARMODY CONSTRUCTION
9/11/2020	032020256	03 Accessory Buildings	04-20-226-005	GOODLET TIMOTHY J & MARISSA	16077 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	
5/8/2020	032020068	03 Accessory Buildings	01-19-476-005	LASOURD LONNIE & TRINA	17224 FRAZIER ROAD PLANO, IL. 60545	HRVATIN SUB	
8/6/2020	032020214	03 Accessory Buildings	03-04-379-008	BURKE DEBORAH	53 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/24/2020	032020148	03 Accessory Buildings	03-04-253-012	MOYER HEATHER R & CHAMBERLAIN AUDIE T	48 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TUFF SHED
3/12/2020	032020041	03 Accessory Buildings	02-11-127-006	DARBY TYLER & THOMAS TIFFANY	40 N CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	HOMEOWNER
8/12/2020	032020216	03 Accessory Buildings	04-08-200-034	ROBIN & TRICIA KLECKNER	7100 OAKBROOK RD NEWARK, IL 60541-	OAK BROOK CREEK SUB	A&B EXTERIORS, LLC
8/10/2020	032020221	03 Accessory Buildings	05-16-300-009	CROSS EVANGELICAL LUTHRN CHRCH	8535 ROUTE 47 YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
3/25/2020	032020058	03 Accessory Buildings	09-30-200-007	LARKIN DONALD SR & JOBETH			
7/1/2020	032020165	03 Accessory Buildings	03-04-179-015	MYERS GREGORY	25 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
1/14/2020	032020021	03 Accessory Buildings	01-19-301-005	SKILLIN SHANE W & STACY M	17879 FRAZIER RD SANDWICH, IL 60548-	LETT SUB	MORTON BUILDINGS
9/25/2020	032020282	03 Accessory Buildings	04-21-127-001	RIZZO ANTHONY C & JANNETTE K	15796 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	WILLMAN & GROESCH GC
10/2/2020	032020286	03 Accessory Buildings	03-04-326-006	SAENZ JUAN FRANCISCO	54 MARNEI RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
9/30/2020	032020285	03 Accessory Buildings	08-11-226-003	BD OF TR OF TWP OF LISBON	7095 CHICAGO ROAD YORKVILLE, IL. 60560		
6/9/2020	032020131	03 Accessory Buildings	01-05-176-005	BOND MICHAEL E & CHERIE L	232 CREEK RD PLANO, IL 60545-		CLEARY BUILDING CORP

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/5/2020	032020208	03 Accessory Buildings	03-08-106-013	YACOVELLI NICHOLAS A	27 BOAT LN OSWEGO, IL 60543-	MARINA VILLAGE RESUB	TUFF SHED
6/10/2020	032020138	03 Accessory Buildings	02-28-453-007	KLEIN JEFFREY & MICHELLE	602 VICTORIA AVE YORKVILLE, IL 60560-	WACKERLIN SUB	
8/27/2020	032020237	03 Accessory Buildings	03-08-281-007	JENSEN MICHAEL J SR & ELIZABETH M	111 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
6/5/2020	032020125	03 Accessory Buildings	04-13-277-007	ELLIS WILLIAM & SUSAN M	8558 W HIGHPOINT RD YORKVILLE, IL 60560-	COTSWOLD FEN PUD RESUB LOT 12 PHASE 2	
7/14/2020	032020181	03 Accessory Buildings	06-02-103-003	BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
6/24/2020	032020149	03 Accessory Buildings	03-04-454-019	RAINEY GORDON	71 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	BOB LEE CONSTRUCTION
9/15/2020	032020247	03 Accessory Buildings	03-08-277-031	RAMIREZ, RAMON & RAMOS, IRENE	33 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	HOMEOWNER
7/29/2020	032020178	03 Accessory Buildings	08-29-400-002	KENDALL COUNTY SHERIFF'S OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
4/8/2020	032020063	03 Accessory Buildings	02-35-381-006	LAVERY RAYMOND T & KELLEY	5985 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
9/4/2020	032020248	03 Accessory Buildings	03-05-454-011	PIEL, NICHOLAS & ANDRE, LINDA	4 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
6/24/2020	032020151	03 Accessory Buildings	07-29-200-005	WALKER BRIAN	16430 STEPHENS RD NEWARK, IL 60541-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/28/2020	032020114	03 Accessory Buildings	03-04-454-012	LIFF DALE R & JILL M	82 AMESBURY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	
8/18/2020	032020223	03 Accessory Buildings	04-02-230-002	MOUIS KEITH F & JESSICA	6160 RED GATE LN YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	PAT CLARK
8/31/2020	032020239	03 Accessory Buildings	03-24-100-003	GENTILE DAVE	680 RANCE RD OSWEGO, IL 60543-		CLEARY BUILDINGS
7/1/2020	032020163	03 Accessory Buildings	04-20-300-002	WHITFIELD R W & K J	9911 B FOX RIVER DR NEWARK, IL 60541-		
8/5/2020	032020213	03 Accessory Buildings	02-14-151-002	SCHOOOF GREGORY S & BAUER-SCHOOOF VICTORIA	84 S ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	TUFF SHED
8/3/2020	032020207	03 Accessory Buildings	04-16-350-016	GRANT BRIAN & KAREN	9029 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	
8/31/2020	032020241	03 Accessory Buildings	03-15-126-005	KOPACZ REVOCABLE LIVING TRUST	2150 DOUGLAS RD OSWEGO, IL 60543-		
3/16/2020	032020051	03 Accessory Buildings	03-07-403-003	NINO SERGIO YIRE	183 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
8/18/2020	032020226	03 Accessory Buildings	03-08-277-023	PETERSEN JACKIE	15 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SHED CRAFT
7/16/2020	032020185	03 Accessory Buildings	03-04-408-004	REED, GENE M & RUFF, KIMBERLY M	108 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	HOMEOWNER
7/29/2020	032020182	03 Accessory Buildings	03-08-227-023	TRUEMPER DEAN & TERRY	7 BRIGHTON WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/11/2020	032020048	03 Accessory Buildings	01-26-300-024	HAAG DONALD L & LOIS K	13625 HALE RD PLANO, IL 60545-		CLEARLY BUILDINGS
3/24/2020	032020049	03 Accessory Buildings	02-22-102-007	SCHOMER WILLIAM & KIMBERLY	71 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	SAME
5/8/2020	032020085	03 Accessory Buildings	05-07-403-012	SEIDELMAN DANNY & CINDY	15 TIMBERCREEK CT YORKVILLE, IL 60560-	TIMBER CREEK SUB	GUYS CONSTRUCTION INC
10/2/2020	032020289	03 Accessory Buildings	03-05-454-007	ROBLES JUAN L PENIA & BELTRAN MARIA DEL ROSARIO VASQUEZ	32 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	JP CONSTRUCTION
8/18/2020	032020227	03 Accessory Buildings	03-08-302-002	LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
5/18/2020	032020098	03 Accessory Buildings	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	
7/1/2020	032020166	03 Accessory Buildings	03-05-430-040	WEISENBORN GROEGE W JR & WENDY A	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	TUFF SHED
9/22/2020	032020276	03 Accessory Buildings	03-35-375-002	CROSLEY CHAD & ELIZABETH	5906 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
7/7/2020	032020176	03 Accessory Buildings	03-05-429-008	BRAVES REALTY LLC	18 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
11/10/2020	032020299	03 Accessory Buildings	03-04-281-003	GALLEGOS EDUARDO & RAMIREZ ANDREA	5 PENDLETON PL MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
9/24/2020	032020280	03 Accessory Buildings	05-07-201-005	CORWIN SCOTT E & AMY L	7255 PAVILLION RD YORKVILLE, IL 60560-	MATLOCK MEADOWS	

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
11/10/2020	032020323 03 Accessory Buildings	02-29-281-006 HAGEN PAUL D & EILEEN M	215 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	
10/27/2020	032020309 03 Accessory Buildings	08-02-476-005 SCHEIBE DARLES L & VIVIAN K	YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	TCB CONSTRUCTION INC
10/6/2020	032020290 03 Accessory Buildings	02-35-310-001 VICK ADAM & MELISSA	7783 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
5/21/2020	032020104 03 Accessory Buildings	02-15-161-001 WALKER ROBERT & SARAH	33 PLUM ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	
1/22/2020	032020022 03 Accessory Buildings	09-07-200-030 SHARKEY ERIN	13315 D GROVE RD MINOOKA, IL 60447-	HIGHGROVE	ZENZ BUILDINGS
8/17/2020	032020179 03 Accessory Buildings	05-09-154-001 JENSEN BRADLEY & NICOLE & RUNKLE DARRA D	7344 ROUTE 47 YORKVILLE, IL 60560-	BAKERS SUB	CARMODY CONSTRUCTION INC.
10/6/2020	042020291 04 Additions	03-23-201-002 FISCHER CINDY	3021 ROTH RD OSWEGO, IL 60543-		
9/10/2020	042020257 04 Additions	02-27-177-013 DEARBORN DEREK & JACQUELINE	8940 D ROUTE 34 YORKVILLE, IL 60560-		
5/28/2020	042020110 04 Additions	02-35-301-004 SHULDA JOSEPH D & BETTY	343 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	AM KITCHEN AND BATH
8/10/2020	042020222 04 Additions	02-21-151-010 SCHICK GEORGINE	7 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	JOSEPH BARRY
6/15/2020	042020133 04 Additions	03-04-329-009 KUSNIERZ MALGORZATA	25 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	OWNER

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/16/2020	042020300	04 Additions	01-29-351-006	CHAPMAN DARRELL & SHARON	16919 GRISWOLD SPRINGS RD PLANO, IL 60545-	BILLY R WILLIAMS SUB	CARL WUNSCHHEL
10/6/2020	042020284	04 Additions	03-05-453-008	CERDA MOISES & ANA L	143 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
6/2/2020	042020117	04 Additions	05-04-176-010	HACKERSON STEVEN & JANE	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	RLK BUILDERS INC
9/9/2020	042020254	04 Additions	06-24-400-005	ZAVALA SALOMON	9699 LINE RD PLAINFIELD, IL 60544-		
9/14/2020	052020260	05 Remodeling	06-03-251-001	WOODS ANDREW W & ASHLEY D	2017 DEVONSHIRE CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TRANQUILITY BUILDERS INC.
3/25/2020	052020057	05 Remodeling	02-36-102-003	HENCZEL DAVID C DECL OF TRUST & PAMILLA MACZKA DENISE	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	MICHAEL ANTHONY BUILDERS, INC.
2/19/2020	052020033	05 Remodeling	03-18-453-007	SCHAUER STEVEN & SUSAN	120 RIVERVIEW CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS SUB AM LOT 82	KITCHEN AND BATH
1/31/2020	052020025	05 Remodeling	03-08-303-007	BAYLOR TROY R & DAWN M	105 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
1/9/2020	052020016	05 Remodeling	02-35-382-002	HERBER JASON J & PAMELA A	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	ARTISAN ENTERPRISES
11/9/2020	052020316	05 Remodeling	08-19-100-009	GONZALEZ RAUL A	15390 ROUTE 52 NEWARK, IL 60541-		OWNER
10/23/2020	052020308	05 Remodeling	02-23-153-015	RANGE SHANNON L	6 OAKLAWN AVE YORKVILLE, IL 60560-	RIVER RIDGE UNIT 1	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/20/2020	052020303	05 Remodeling	02-21-151-002	JAMES & RITA FELTES	4 PATRICIA LN YORKVILLE, IL 60560-	THE RICHARDS BLACKBERRY ESTATES	
3/12/2020	052020046	05 Remodeling	02-15-278-003	PROCHASKA GEORGE F & REGINA K	50 S ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	AM KITCHEN AND BATH
6/3/2020	052020077	05 Remodeling	04-08-200-026	FRIEDERS MARK & TRACY	7425 OAKBROOK RD NEWARK, IL 60541-		CHARLES RUH
10/14/2020	052020296	05 Remodeling	02-29-401-004	BIANCHI STACY K	703 CONOVER LN YORKVILLE, IL 60560-	RESUB LOT 3 CONOVERS 3RD SUB	
5/12/2020	052020088	05 Remodeling	03-27-376-003	FARIES STANLEY C & PATRICIA M	94 LEISURE LN OSWEGO, IL 60543-	LEISURE LEA UNIT 3	BMF REMODELING LLC
5/21/2020	052020106	05 Remodeling	04-09-352-003	HEIM ROBERT R & JUDITH A	7725 DOBSON LN NEWARK, IL 60541-	FOXHURST UNIT 5	AM KITCHEN AND BATH
11/9/2020	052020320	05 Remodeling	05-07-427-003	RUTKAS ROBERT G & SANDRA E	11130 B LEGION RD YORKVILLE, IL 60560-		AM KITCHEN & BATH
5/21/2020	052020107	05 Remodeling	04-16-126-003	CAMPBELL MICHAEL J	21 FOXHURST LN MILBROOK, IL 60536-	FOXHURST UNIT 1	AM KITCHEN & BATH
9/11/2020	052020259	05 Remodeling	04-36-400-005	HELMAR LUTHERAN CONGREGATION	11935 LISBON RD NEWARK, IL 60541-		RON MATHRE
8/18/2020	052020225	05 Remodeling	03-07-229-008	GARCIA DE PONCE MARIA O	5 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	RECON SOLUTIONS INC
7/28/2020	052020200	05 Remodeling	09-20-400-005	MIGLIORINI ADAM J	15975 OBRIEN RD MINOOKA, IL 60447-		MARANATHA CONSTRUCTION

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/26/2020	052020154	05 Remodeling	03-35-352-001	CHASTAIN DONALD N & NORMA JEAN	5957 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TRANQUILITY BUILDERS
11/10/2020	062020319	06 Commercial - M Zone	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
10/6/2020	062020270	06 Commercial - M Zone	03-06-200-012	REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION
9/3/2020	062020249	06 Commercial - M Zone	08-04-100-002	FS GRAIN LLC % GENERAL MANAGER	9513 HELMAR ROAD NEWARK, IL. 60541		WALLIN CONSTRUCTION INC.
11/16/2020	072020324	07 Commercial - B Zone	09-24-100-012	JADE RESTORATIONS INC	949 BELL ROAD MINOOKA, IL. 60447		BULLMASTIFF CONSTRUCTION CO.
6/29/2020	072020157	07 Commercial - B Zone	09-35-400-009	MIDWEST GAS INC	17845 RIDGE RD MINOOKA, IL 60447-		
9/17/2020	082020267	08 Barns/Farm Buildings	04-27-100-006	POTTINGER CRAIG J & SARAH L	14686 WALKER RD NEWARK, IL. 60541		
10/27/2020	082020310	08 Barns/Farm Buildings	05-21-400-008	LUDWIG ADAM E	9239 WALKER RD YORKVILLE, IL 60560-		
10/27/2020	082020311	08 Barns/Farm Buildings	04-13-277-005	MALKOWSKI DENNIS F & BARBARA	8450 W HIGHPOINT RD YORKVILLE, IL 60560-		
4/14/2020	082020064	08 Barns/Farm Buildings	09-21-100-007	FLEMING PETER M & SARA	3911 BELL RD MINOOKA, IL 60447-		
7/6/2020	082020168	08 Barns/Farm Buildings	01-23-100-012	HAMMAN JOSEPH P & MARCY	13355 FAXON RD PLANO, IL 60545-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/1/2020	082020164	08 Barns/Farm Buildings	05-31-200-006	FAZIO NATALE & PERONA ALEXIS	11010 CATON FARM RD YORKVILLE, IL 60560-		
6/29/2020	082020158	08 Barns/Farm Buildings	05-24-400-011	LEEDY CHARLENE L TRUST	, -		
4/15/2020	082020065	08 Barns/Farm Buildings	06-04-400-005	UNDERWOOD TODD J & ALISON W	6909 SCHLAPP RD OSWEGO, IL 60543-		
10/29/2020	082020315	08 Barns/Farm Buildings	03-34-226-002	MARZ RUTH	2080 SIMONS RD OSWEGO, IL 60543-		
10/9/2020	082020294	08 Barns/Farm Buildings	08-01-100-003	WESTPHALL CORY	6522 HELMAR RD YORKVILLE, IL 60560-		
9/23/2020	082020279	08 Barns/Farm Buildings	07-16-100-003	LAPRAIRIE PETER J & ENGELBY SABINE	14080 TOWNHOUSE RD NEWARK, IL 60541-		
9/23/2020	082020277	08 Barns/Farm Buildings	09-21-100-009	ZEITER GARY & BRENDA	3549 BELL ROAD MINOOKA, IL. 60447		
9/16/2020	082020265	08 Barns/Farm Buildings	05-08-102-002	KENDALL COUNTY FAIR ASSOC	10826 ROUTE 71 YORKVILLE, IL 60560-		
9/14/2020	082020262	08 Barns/Farm Buildings	08-01-452-010	HORTON JAMES J & NANCY L	6336 CHICAGO RD YORKVILLE, IL 60560-		
8/31/2020	082020238	08 Barns/Farm Buildings	09-23-300-022	RICHARDSON BOBBY J & KRISTIN N	15855 HARE RD MINOOKA, IL 60447-		
8/25/2020	082020234	08 Barns/Farm Buildings	08-36-200-002	WAKE ROY & KATHRYN	6232 WHITEWILLOW RD MINOOKA, IL 60447-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/20/2020	082020230	08 Barns/Farm Buildings	07-07-400-004	BARROWMAN ROGER & CYNTHIA	14001 FENNEL RD NEWARK, IL 60541-		
7/6/2020	082020169	08 Barns/Farm Buildings	01-05-151-005	SCHAPIOUR ANTHONY & FOUT LAURA	577 CREEK RD PLANO, IL 60545-		
7/7/2020	092020173	09 Signs	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		SIGNARAMA, LIBERTYVILLE
10/21/2020	102020306	10 Other	06-10-200-006	KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
4/30/2020	122020078	12 Swimming Pools	02-35-103-014	NELSON STEPHANIE A & BENJAMIN M	7889 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
4/29/2020	122020075	12 Swimming Pools	03-05-253-009	BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	A&J RECREATIONAL SERVICES
4/23/2020	122020071	12 Swimming Pools	03-05-404-005	MCKINNEY MARCUS A & SMITH LEEANN	110 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	GREAT ESCAPE
5/28/2020	122020115	12 Swimming Pools	02-26-376-003	HANCOCK JAMES B & JANINE A	9 FOX HILL CT YORKVILLE, IL 60560-	OAK CREEK SUB	POOL & SPA WORKS, INC.
5/4/2020	122020080	12 Swimming Pools	02-23-352-009	KNAPP LUCAS & ANGELICA	58 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	SWIM SHACK
7/16/2020	122020184	12 Swimming Pools	03-05-426-004	WILSON GEORGE M & KAITLYN R	21 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
5/18/2020	122020100	12 Swimming Pools	02-35-413-008	DUNCAN JEFFREY S	7393 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JETS REMODLING & CONSTRUCTION

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/14/2020	122020095	12 Swimming Pools	06-06-201-009 BONNELL DUSTIN J & CHRISTINA M	30 NAAUSAY CT OSWEGO, IL NA-AU-SAY WOODS 60543-		
2/21/2020	122020034	12 Swimming Pools	02-15-402-012 WILSON ROBIN & ROBLES ROBERT	26 W ROYAL OAKS DR BRISTOL, IL 60512-	BLACKBERRY RIDGE	ALL PROPERTY SERVICES
5/14/2020	122020093	12 Swimming Pools	03-07-252-031 ZGOBICA ANDREW	104 ST GEORGE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	HOMEOWNER
4/27/2020	122020069	12 Swimming Pools	03-12-476-001 MAURICIO LOUIS E & MENDOZA ALICIA	139 WOLF RD OSWEGO, IL 60543-		
3/24/2020	122020056	12 Swimming Pools	06-06-126-001 FEIN JASON M & COLEENE	11 ABBEYFEALE DR OSWEGO, IL 60543-	ABBEYFEALE FARMS	EPIC ESCAPES
3/4/2020	122020037	12 Swimming Pools	02-34-470-013 JUBIC DOUGLAS E & HEATHER W	8241 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	SWIM SHACK INC
3/4/2020	122020032	12 Swimming Pools	02-36-102-009 ANDERSON MICHAEL J & SANDRA M	429 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	SIGNATURE POOLS & SPAS, INC.
1/31/2020	122020024	12 Swimming Pools	02-22-426-002 KNOEBEL JONATHAN BRADY	19 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	QUANTUS POOL
2/19/2020	122020023	12 Swimming Pools	06-07-130-001 WILSON CHRISTOPHER E & NICOLE DAE	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	QUANTUS POOLS CORP.
5/8/2020	122020087	12 Swimming Pools	06-06-276-013 TARMANN ADAM & STEPHANIE	2 CHIPPEWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	
8/6/2020	122020217	12 Swimming Pools	03-04-303-002 ZURAWSKI ZACHARY & AMBER	13 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/18/2020	122020097	12 Swimming Pools	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	28 PIONEER CT OSWEGO, IL 60543-	
6/29/2020	122020156	12 Swimming Pools	03-09-108-007	BEYER JORDAN L	140 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	
6/26/2020	122020153	12 Swimming Pools	03-05-429-009	BENAVIDES DANIEL T & FERNANDO	20 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	MARK SMITH
6/12/2020	122020142	12 Swimming Pools	03-27-427-023	SILVA KOLANI	2 RED HAWK DR OSWEGO, IL 60543-	RED HAWK LANDING	PRECISION POOL PROFESSIONALS
6/10/2020	122020139	12 Swimming Pools	02-24-151-002	QUILLEN BRAD & TAMMY	6938 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS SUB	EXPERT POOL BUILDERS
6/11/2020	122020137	12 Swimming Pools	02-21-180-001	LOVELESS RONALD	10 W LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	
6/25/2020	122020135	12 Swimming Pools	03-24-100-018	KOEBELE JONATHAN A & JESSICA A	675 WOOLLEY RD OSWEGO, IL 60543-		
8/10/2020	122020220	12 Swimming Pools	09-05-100-003	KWIATKOWSKI MATTHEW A & INDISTINCT I	12090 GROVE RD MINOOKA, IL 60447-		A&J RECREATIONAL SERVICES
6/9/2020	122020134	12 Swimming Pools	04-13-278-002	JOHN HUNTER	18 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 2	
6/11/2020	122020132	12 Swimming Pools	03-07-403-007	DIAZ JAVIER	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	The Great Escape
8/18/2020	122020224	12 Swimming Pools	02-27-378-002	WINDERS MATTHEW R & JACQUELYN	4 CENTRAL DR YORKVILLE, IL 60560-	FOX RIVER GARDENS	

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/15/2020	122020263	12 Swimming Pools	03-24-201-015 CETNAR CHRISTOPHER J & JENNIFER J REINERT	3202 STEWART RD OSWEGO, IL 60543-	EAST KENDALL ESTATES	
9/2/2020	122020245	12 Swimming Pools	03-08-230-005 BRAVES REALTY LLC % DENNIS JARRETT	38 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	OSCAR
7/8/2020	122020175	12 Swimming Pools	02-35-413-004 LEONARD RYAN & KELLY	5586 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JJ ELITE INSTALLATION
11/30/2020	122020330	12 Swimming Pools	06-08-101-025 KAY CHRISTOPHER N & JANINE	7141 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	BARRINGTON POOLS, INC.
9/14/2020	122020258	12 Swimming Pools	02-14-226-004 REINERT GREGORY A & LAURA R	170 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	
7/6/2020	122020171	12 Swimming Pools	05-04-178-007 KELLY JAMES M & MELISSA M	65 CROOKED CREEK DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	MIDWEST POOL INSTALLERS
8/27/2020	122020236	12 Swimming Pools	02-35-277-003 BAUGHMAN LUCAS & ALLISON	192 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	DesRoches Backyard Pools
8/24/2020	122020232	12 Swimming Pools	03-05-276-019 BARAJAS SONIA	33 ALDON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	
8/24/2020	122020231	12 Swimming Pools	02-35-432-006 PANATTONI RICHARD A & RACHEL A	5688 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SWIM SHACK
7/2/2020	122020167	12 Swimming Pools	06-06-201-013 MERRILL JOEL A & SARAH A	6 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	
8/4/2020	122020212	12 Swimming Pools	03-05-276-006 GONZALEZ GUSTAVO & ADRIANA & CONITZAL ET AL	38 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PRECISION POOL PROFESSIONALS

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/4/2020	122020209	12 Swimming Pools	02-29-282-005	BENSON, ERIC & VASHKELIS-BENSON, TERESA L	216 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	MARK'S BACKYARD OASIS
7/30/2020	122020203	12 Swimming Pools	04-08-200-034	KLECKNER, ROBIN & TRICIA	7100 OAKBROOK RD NEWARK, IL 60541-	OAK BROOK CREEK SUB	SWIM SHACK INC.
6/26/2020	122020155	12 Swimming Pools	03-05-279-006	CAMPBELL JOSEPH	12 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	PRECISION POOL
6/3/2020	122020120	12 Swimming Pools	03-05-253-021	COSMANO ASHLY	25 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	Midwest Pool Installers
6/8/2020	122020128	12 Swimming Pools	02-15-155-004	DOLCEHOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	
6/5/2020	122020127	12 Swimming Pools	02-27-326-006	WIEWORKA CRYSTAL M & NEFF DOUG	17 N PARK DR YORKVILLE, IL 60560-	FOX RIVER GARDENS	ALL PROPERTY SERVICES, INC.
6/4/2020	122020124	12 Swimming Pools	03-04-307-008	SHEPHERD JOSEPH H & DEBBIE J LIVING TRUST	23 WYNDHAM DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
6/4/2020	122020123	12 Swimming Pools	03-04-303-006	TORRES MARIO VALLEJO & VALLEJO	5 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	THE GREAT ESCAPE
6/1/2020	122020118	12 Swimming Pools	03-05-253-025	FORESTA JOSEPH E III & MELANIE L	13 W ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	A&J RECREATIONAL SERVICES, INC.
5/6/2020	122020084	12 Swimming Pools	03-05-277-040	HEARD COLBY T & DANIELLE M	9 WOODCLIFF DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	
5/6/2020	122020083	12 Swimming Pools	02-34-204-006	EVANS JAMES R & TARA	44 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS	OWNER

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/30/2020	122020161	12 Swimming Pools	02-27-376-004	CLOUGH, LISA GRANT & KASCHER, MICHAEL A	216 TUMA RD YORKVILLE, IL 60560-		ADVANCED POOL CONTRACTORS
6/18/2020	132020145	13 Decks	05-09-101-006	BOYER TIMOTHY M & SUSAN M	7250 B ROUTE 47 YORKVILLE, IL 60560-		
6/8/2020	132020129	13 Decks	02-15-155-004	DOLCE HOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	
6/2/2020	132020116	13 Decks	04-02-226-002	PATTERMAN BLAKE	6233 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	
5/27/2020	132020113	13 Decks	02-34-204-006	EVANS JAMES R & TARA	44 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS REPLAT LOTS 6-14 & 15-58	SAME
5/18/2020	132020099	13 Decks	02-35-413-008	DUNCAN JEFFREY S	7393 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JETS REMODELING & CONSTRUCTION
5/14/2020	132020094	13 Decks	06-06-201-009	BONNELL DUSTIN J & CHRISTINA M	30 NAAUSAY CT OSWEGO, IL NA-AU-SAY WOODS 60543-		
5/13/2020	132020091	13 Decks	05-17-202-001	JENDRZEJCZYK MICHAEL SR & RACHEL	106 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES UNIT 2	SAME
4/30/2020	132020076	13 Decks	02-35-103-014	NELSON STEPHANIE A & BENJAMIN M	7889 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
4/2/2020	132020060	13 Decks	04-09-351-010	ANDERSON GREGORY J & DAWN M	6 FOX RUN DR MILLBROOK, IL 60536-	FOXHURST UNIT 4	G&T CONCRETE CO.
2/26/2020	132020035	13 Decks	02-35-432-003	ODONOGHUE WILLIAM T & STEPHANIE L	5650 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	WARNERS DECKING

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/27/2020	132020312 13 Decks	05-12-205-010 WHITETAIL RIDGE GOLF CLUB LLC	7671 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	WALKER CUSTOME HOMES
10/23/2020	132020305 13 Decks	06-14-200-003 RAMIREZ LYDIA	1152 ROUTE 126 PLAINFIELD, IL 60586-		
10/14/2020	132020297 13 Decks	03-18-428-008 WOLF SANDRA & M J YOUNG	5150 ROUTE 34 OSWEGO, IL 60543-		WILLMAN & GROESCH G.C.
10/7/2020	132020295 13 Decks	05-02-128-004 WITCPALEK JOHN & ELIZABETH	7436 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	WEDGEWOOD CONSTRUCTION INC.
8/24/2020	132020233 13 Decks	01-19-277-002 SMITH, DAVID P & ZAHN, MIRANDAA	107 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	CLEAN EDGE CONSTRUCTION INC.
7/16/2020	132020183 13 Decks	09-06-300-007 WHALEN DAVID M & CATHY L	12538 BRISBIN RD YORKVILLE, IL 60560-		OWNER
7/6/2020	132020170 13 Decks	03-05-253-009 BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PARTIPILO CUSTOM DECKS
7/6/2020	132020159 13 Decks	02-35-227-005 TORRES ELIGIO & JANET	305 FARM CT YORKVILLE, IL 60560-	FARM COLONY	
6/24/2020	132020150 13 Decks	03-27-401-021 MISSANA JOSEPH A & LEANN	4600 B DOUGLAS RD OSWEGO, IL 60543-	QUAIL RUN	FRANK E NADHERNY
6/19/2020	132020147 13 Decks	05-02-125-001 HIGGINS, TIMOTHY P & RYAN JOYCE L	7686 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	HOMEOWNER
7/28/2020	142020197 14 Demolitions	05-07-102-009 DUDA MICHAEL B & DOLORES O	58 HILLSIDE DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 2	POOL BUSTERS LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/26/2020	142020105	14 Demolitions	05-26-300-004	STEVENSON ROBERT O & DORIS E	7621 CATON FARM RD YORKVILLE, IL 60560-		SCOTT RIEMENSCHNEIDER
5/4/2020	142020081	14 Demolitions	01-27-300-005	CEDARDELL FARMS LLC	4912 FOX RIVER DR PLANO, IL 60545-		
11/18/2020	142020327	14 Demolitions	02-09-300-008	9619 CORNELIS LLC/ AWF, INC.	9619 CORNELIS RD. BRISTOL, IL. 60512		
5/8/2020	142020072	14 Demolitions	02-16-277-003	15 CT LLC	26 CANNONBALL TRL BRISTOL, IL 60512-		BM 1 SERVICE
10/22/2020	142020052	14 Demolitions	04-25-200-006	DIEDERICH RONALD E & MARTHA A	10017 LISBON RD YORKVILLE, IL 60560-		
11/13/2020	142020325	14 Demolitions	05-10-200-009	EDWARD L BLOCK TRUST	8025 ROUTE 126 YORKVILLE, IL 60560-		
2/10/2020	142020028	14 Demolitions	08-25-100-004	WIESBROOK, LINDA & CHRIST TWEET FAMILY TRUST	16204 CHURCH RD MINOOKA, IL 60447-		
1/8/2020	142020015	14 Demolitions	04-20-300-006	BUDD FARMS LLC	9388 FOX RIVER DR NEWARK, IL 60541-		
10/27/2020	142020313	14 Demolitions	01-27-300-002	CEDARDELL FARMS LLC	4573 FOX RIVER DR PLANO, IL 60545-		
10/6/2020	142020293	14 Demolitions	01-34-400-001	ROTH THOMAS	14363 RIVER RD PLANO, IL 60545-		NESSON, DUSTY
9/30/2020	142020287	14 Demolitions	03-08-153-027	DEER RUN OF OSWEGO CONDO ASSN	2500 #101 LIGHT RD OSWEGO, IL 60543-	DEER RUN	POOL BUSTERS LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/22/2020	142020275	14 Demolitions	09-04-300-017	ALLEN CHARLES J & CAROL A	3827 VAN DYKE RD MINOOKA, IL 60447-		
9/17/2020	142020268	14 Demolitions	04-27-100-003	POTTINGER CRAIG J & SARAH L	14886 WALKER RD NEWARK, IL 60541-		
9/14/2020	142020244	14 Demolitions	03-27-100-003	HEISE WILLIAM O	4033 DOUGLAS RD OSWEGO, IL 60543-		ANTREX, INC.
9/10/2020	142020211	14 Demolitions	05-18-300-021	DUKES FARM LLC %BRIAN J MORAN	8724 W HIGHPOINT RD YORKVILLE, IL 60560-		KENDALL EXCAVATING
7/28/2020	142020199	14 Demolitions	02-07-100-011	HAGEMANN FAMILY TRUST % ANN MARIE LUCERNAINI	1414 ELDAMAIN RD PLANO, IL 60545-		JASON BRUMMEL
7/29/2020	152020202	15 Electrical Upgrades	03-02-227-001	XPO LOGISTICS/MAYNE CLUBCCV	26 ROUTE 30 AURORA, IL 60503-		SCHWAN ELECTRIC CONTRACTING
7/29/2020	152020180	15 Electrical Upgrades	08-29-400-002	KENDALL COUNTY SHERIFFS OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
4/29/2020	152020074	15 Electrical Upgrades	03-04-329-009	KUSNIERZ MALGORZATA	25 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
9/18/2020	172020253	17 Change in Occupancy	03-05-401-003	BOULDER HILL NUTRITION CENTER	75 BOULDER HILL PASS MONTGOMERY, IL 60538-		
7/22/2020	172020192	17 Change in Occupancy	03-18-451-002	WANDA ZACHARY	5462 ROUTE 34 OSWEGO, IL 60543-		MICHAEL DWYER
4/21/2020	172020062	17 Change in Occupancy	03-05-401-003	EVERAFTER SALON LLC	79 BOULDER HILL PASS MONTGOMERY, IL 60538-		POTTER CONSTRUCTION & REMEDIATION

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
10/22/2020	182020307	18 Driveway	03-31-452-012 WECKEL DONALD C & YAVONNE N	32 OTTAWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	
9/17/2020	182020266	18 Driveway	03-05-253-026 NOLAN MICHAEL G & CATHERINE A	11 W ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PALLERA CONSTRUCTION INC.
9/18/2020	182020264	18 Driveway	01-10-101-003 MICHAEL AND DAWN CECH	1148 VILMIN RD PLANO, IL 60545-		
8/31/2020	182020228	18 Driveway	03-07-229-016 RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	JON-CEMETRIX CONCRETE
8/11/2020	182020219	18 Driveway	03-04-378-010 MIRANDA ANDREA	65 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
7/29/2020	182020204	18 Driveway	03-12-203-009 LIWINSKI SYLWESTER & IWONA	17 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	
7/30/2020	182020189	18 Driveway	06-08-151-007 LTW GROUP TRUST/CARDOMONE	7387 ROBERTS DR OSWEGO, IL 60543-	GROVE ESTATES	MDCS
6/16/2020	182020143	18 Driveway	03-05-430-045 MCQUEEN JOSEPH A & THERESA M	37 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BUDS CONCRETE, INC.
6/8/2020	182020130	18 Driveway	03-05-431-006 KIRKWOOD RICKEY	5 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	FORTIS GROUND WERKS
5/8/2020	182020086	18 Driveway	03-04-376-030 BARLETT DUSTIN W & KEARNS CRYSTAL K	27 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	88 CONSTRUCTION
3/24/2020	182020055	18 Driveway	03-34-400-011 DEBOER KAREN	2051 PLAINFIELD RD OSWEGO, IL 60543-		JOHN GREEN EXCAVATING CO.

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/3/2020	192020318	19 Fire Restoration	03-18-402-003	GAPA GERALD R & LEIANN E	19 N CHERRY DR OSWEGO, IL 60543-		BAKER ELECTRIC
7/27/2020	192020195	19 Fire Restoration	03-04-154-022	MCCOY JIMMY	22 ROULOCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	OMNICON, INC.
3/19/2020	192020053	19 Fire Restoration	03-07-427-009	HAGEN MATTHEW	144 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	UNLIMITED FIRE RESTORATION INC.
10/27/2020	202020314	20 Patio	03-08-227-021	CAMPOS, JOSEPH & LAURA	8 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
8/20/2020	202020229	20 Patio	03-05-253-017	DAVIS KENNETH T & JINNA L	33 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	SALINAS BROTHERS INC
8/7/2020	202020215	20 Patio	03-04-378-010	MIRANDA ANDREA	65 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
7/28/2020	202020198	20 Patio	03-05-430-040	WEISENBORN GROEGE W JR & MIRANDA V A	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/6/2020	202020172	20 Patio	03-08-253-014	BERRY JAMES W JR & CONNIE	24 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	C&C CONSTRUCTION & MANAGMENT, LLC
6/5/2020	202020126	20 Patio	03-05-430-024	MARSHALL DARRYL L & CHERYL S	52 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BKL CONSTRUCTION INC.
11/2/2020	232020317	23 Generator	02-21-151-010	SCHICK GEORGINE	7 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	INDEPENDENCE RENEWABLE ENERGY
9/22/2020	232020273	23 Generator	05-02-102-004	MARK RIPSCH	326 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	LEE LEGLER CONSTRUCTION & TRUCK

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/22/2020	232020272	23 Generator	05-18-320-001	STURDEVANT JESSE W & MARY SUE	2005 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	LEE LEGLER CONSTRUCTION & ELEC
9/22/2020	232020271	23 Generator	05-07-127-007	BEVERSDORF BRIAN	24 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	LEE LEGLER CONSTRUCTION & ELEC
8/10/2020	232020218	23 Generator	02-33-276-005	GILLINGHAM JAMES & SUZANNE	98 QUINSEY RD YORKVILLE, IL 60560-	NELSONS SUB	
7/21/2020	232020188	23 Generator	06-06-201-010	DARRAH WILLIAM L & SUSAN G	24 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	LEE LEGLER CONSTRUCTION & ELEC
2/18/2020	232020030	23 Generator	02-23-303-026	MCKINNEY ELMO JR	21 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	LEE LEGLER CONSTRUCTION & ELEC
2/4/2020	232020027	23 Generator	06-07-228-010	SCHWARTZ MICHAEL & MICHELE	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & ELEC
1/10/2020	242020017	24 Solar	03-07-277-011	RODRIGUEZ ADRIAN VILLA	1 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	BLUE RAVEN SOLAR LLC
1/8/2020	242020014	24 Solar	03-12-100-002	NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPERS, LLD
5/20/2020	242020101	24 Solar	03-04-176-015	ALVAREZ MARIA E	108 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33	SUNRUN INSTALLATION SERVICES
5/18/2020	242020090	24 Solar	02-22-476-004	GOLKOSKY JOHN	43 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	
5/12/2020	242020089	24 Solar	02-35-380-018	KNOLL MICHAEL C & COLLEEN M	7720 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	FREEDOM FOREVER IL LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/28/2020	242020073	24 Solar	09-13-400-007	DELONG CO INC	MINOOKA, IL 60447		GRNE SOLAR
4/23/2020	242020070	24 Solar	05-16-300-005	HERNANDEZ JUAN J	9850 AMENT RD YORKVILLE, IL 60560-		VIVINT SOLAR
4/3/2020	242020061	24 Solar	03-04-328-019	GARCIA ORLANDO & ONTIVESHOS MARTINEZ	32 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	VIVINT SOLAR
4/1/2020	242020059	24 Solar	03-04-478-019	ALVARADO ARMANDO	46 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	VIVINT SOLAR
3/16/2020	242020050	24 Solar	03-04-277-038	GONZALES FRANK M JR & NANCY	32 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION
3/11/2020	242020045	24 Solar	03-04-479-023	GARCIA JOSE R	113 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	SUNRUN INSTALLATION
3/11/2020	242020044	24 Solar	05-07-451-013	TREVINO SYLVIA, JOSE & SILVIA M	120 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	SUNRUN INSTALLATION
3/11/2020	242020042	24 Solar	02-35-277-005	JONES SEAN K & ASHLEY	204 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	FREEDOM FOREVER IL LLC
3/11/2020	242020040	24 Solar	02-11-128-005	RAMBOW TAMMY L & CHAPLIN G MICHAEL	32 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	SUMMIT SOLAR SOLUTIONS, LLC
3/5/2020	242020038	24 Solar	02-16-201-004	MILLIGAN MICHAEL G & ZEDROW LAURA JO	9439 CORNELIS RD BRISTOL, IL 60512-	BRISTOL WOODS	RISE POWER LLC
2/5/2020	242020026	24 Solar	03-19-203-002	GARAY CARLA G & JUAREZ ISMAEL	5408 ROUTE 71 OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPER, LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
1/10/2020	242020020	24 Solar	03-05-404-024 KIES NICHOLAS C & JENNIFER L	148 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	VIVINT SOLAR DEVELOPER, LLC
1/14/2020	242020019	24 Solar	04-15-200-005 CURRAN ROBERT M GERALD F & DENISE M	14330 A BUDD RD YORKVILLE, IL 60560-		POWER HOME SOLAR / BRYAN LAW
2/18/2020	242020018	24 Solar	02-03-400-005 PORTER, DONALD & FISCHER, HEATHER	522 DICKSON RD BRISTOL, IL 60512-		POWER HOME SOLAR / BRYAN LAW
7/17/2020	242020186	24 Solar	03-04-376-058 CABRERA ALONSO CHAVEZ	76 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	VIVINT SOLAR DEVELOPER, LLC
6/26/2020	242020152	24 Solar	03-04-177-015 BENAVIDES JAIME	105 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION SERVICES
6/9/2020	242020136	24 Solar	07-24-400-003 MEDEIROS KEITH J & KATHLEEN M	12448 ROUTE 52 NEWARK, IL 60541-		SUMMIT SOLAR SOLUTIONS
8/31/2020	242020242	24 Solar	01-19-326-003 EKLE LINCOLN T & KIMBERLY R	17676 FRAZIER RD SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	EMPIRE SOLAR GROUP
8/31/2020	242020240	24 Solar	03-24-201-008 ZUNO YOLANDA	36 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	VIVINT SOLAR LLC
8/5/2020	242020210	24 Solar	02-15-177-005 COULOURIS, GREGORY L & DUBLIN, VICTORIA	2480 A BRISTOL RIDGE RD BRISTOL, IL 60512-		RISE POWER LLC
7/30/2020	242020206	24 Solar	03-04-431-002 PERENZIN DAVIDE & PILONI JACQUELINE	53 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	FREEDOM FOREVER IL LLC
7/22/2020	242020194	24 Solar	02-27-380-003 WARCZYNSKI ROBERT D	63 RIVERSIDE DR YORKVILLE, IL 60560-		BEN CHVATAT

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/3/2020	242020119	24 Solar	02-11-176-011	REUTER, STACY L & WHEATON, JOHN W	7535 GALENA RD BRISTOL, IL 60512-	PURCELLS 3RD SUB	VIVINT SOLAR DEVELOPER, LLC
7/21/2020	242020190	24 Solar	03-05-430-043	ORTEGA JOSE E & BEATRIZ	33 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION SERVICES
5/27/2020	242020112	24 Solar	03-04-254-006	MORSON KIM M	102 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	VIVINT SOLAR DEVELOPER
5/26/2020	242020111	24 Solar	03-04-428-003	SMITH ADRIAN	166 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	VIVINT SOLAR DEVELOPER, LLC
11/17/2020	242020326	24 Solar	02-35-279-001	DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	HEADLINE SOLAR
11/10/2020	242020321	24 Solar	03-05-326-015	HOLDRIDGE SCOTT	806 ROUTE 25 OSWEGO, IL 60543-	SUNSET VIEW ESTATES	VIVINT SOLAR
10/14/2020	242020298	24 Solar	03-08-152-003	RODRIGUEZ CARLOS	16 BOAT LN OSWEGO, IL 60543-	MARINA VILLAGE	VIVINT SOLAR LLC
9/30/2020	242020288	24 Solar	03-05-454-028	CHAMBERLAIN JOSEPH T & SUSAN M	3 CREVE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
9/29/2020	242020283	24 Solar	03-08-227-026	MAGANA ADRIAN & GRAMILLO JAQUELINE	3 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUMMIT SOLAR SOLUTIONS, LLC
9/4/2020	242020250	24 Solar	03-05-352-003	SALGADO JORGE ERIC & SALGADO OSCAR & SALGADO ERDANI	975 ROUTE 31 OSWEGO, IL 60543-		HEADLINE SOLAR, LLC

**Permit Summary by Category
Kendall County**

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	1	\$670,000	\$6,063	\$3,163
Accessory Buildings	3	\$60,186	\$50	\$0
Additions	1	\$365,000	\$0	\$0
Remodeling	2	\$151,000	\$0	\$0
Demolitions	1	\$0	\$0	\$0
Towers (Comm.)	1	\$0	\$1,050	\$0
Generator	1	\$8,900	\$110	\$0
Solar	1	\$7,657	\$200	\$0
	11	\$1,262,743	\$7,473	\$3,163

Dec 2019 - 1 House
10 Total Permits for \$610,903

Permit Approval Date Report

Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit ID					
12/29/2020	01 House	012021011	06-05-402-010	WEZNER MATTHEW R & KELLY DONADO	4160 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
12/4/2020	03 Accessory Buildings	032021006	03-32-326-003	FAZIO JOSEPH & BOWERS TRACY	67 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
12/2/2020	03 Accessory Buildings	032021001	01-21-100-005	LP NELSON TRUST	15888 FRAZIER RD PLANO, IL 60545-		
12/3/2020	14 Demolitions	142021005	03-29-400-002	SCHWANZ JOAN CHERYL & RICHARD	4740 GROVE RD OSWEGO, IL 60543-		
12/2/2020	16 Towers (Comm.)	162021002	01-20-400-006	LP NELSON TRUST	16200 FRAZIER RD PLANO, IL 60545-		
12/10/2020	23 Generator	232021007	06-07-226-001	HOLTZ JESSICA L	5640 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
12/2/2020	24 Solar	242021004	03-04-178-011	BEEDLE KATRINA P	25 INGLESIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION SERVICE

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	35	2	1	4	4	4	4	6	1	5	2	1	1
Garage	9	0	1	0	0	1	4	1	0	2	0	0	0
Accessory Buildings	57	2	0	5	2	4	9	7	11	9	4	1	3
Additions	10	0	0	0	0	2	1	0	1	3	2	0	1
Remodeling	23	2	1	2	1	4	1	1	1	2	4	2	2
Commercial - M Zone	3	0	0	0	0	0	0	0	0	2	0	1	0
Commercial - B Zone	2	0	0	0	0	0	1	0	0	0	0	1	0
Barns/Farm Buildings	19	0	0	0	2	0	2	2	3	5	5	0	0
Signs	1	0	0	0	0	0	0	1	0	0	0	0	0
Other	1	0	0	0	0	0	0	0	0	0	1	0	0
Swimming Pools	52	2	2	2	5	9	15	5	8	3	0	1	0
Decks	20	0	1	0	2	5	5	2	1	0	4	0	0
Demolitions	19	1	1	1	2	1	0	2	1	4	3	2	1
Electrical Upgrades	3	0	0	0	1	0	0	2	0	0	0	0	0
Towers (Comm.)	1	0	0	0	0	0	0	0	0	0	0	0	1
Change in Occupancy	3	0	0	0	1	0	0	1	0	1	0	0	0
Driveway	12	0	0	1	0	1	2	2	2	2	1	1	0
Fire Restoration	3	0	0	1	0	0	0	1	0	0	0	1	0
Patio	6	0	0	0	0	0	1	2	2	0	1	0	0
Generator	9	0	2	0	0	0	0	1	1	3	1	0	1
Solar	38	5	1	7	3	5	3	4	3	3	1	2	1
	326	14	10	23	23	36	48	40	35	44	29	13	11

2019-20 Houses
- 257 Total Permits

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	20	1	0	0	1	4	4	1	3	1	2	2	1
Garage	16	0	0	1	2	0	0	2	2	2	3	2	2
Accessory Buildings	60	1	1	2	6	10	10	5	5	8	8	3	1
Additions	18	1	0	0	3	0	0	1	4	4	4	0	1
Remodeling	19	0	2	4	1	3	1	0	3	1	2	0	2
Commercial - M Zone	1	0	0	0	0	0	0	0	0	0	1	0	0
Commercial - B Zone	1	0	0	0	0	1	0	0	0	0	0	0	0
Barns/Farm Buildings	14	0	0	4	1	1	1	1	5	0	0	1	0
Signs	6	0	1	1	1	0	0	0	1	0	0	1	1
Swimming Pools	18	0	0	1	2	4	3	4	0	3	1	0	0
Decks	8	0	0	0	2	2	2	0	0	1	1	0	0
Demolitions	7	2	1	1	0	0	1	0	0	0	0	2	0
Electrical Upgrades	4	0	0	0	0	0	1	0	2	0	1	0	0
Change in Occupancy	8	0	1	1	1	1	0	1	0	0	2	0	1
Driveway	9	0	0	0	3	2	1	1	1	1	0	0	0
Fire Restoration	3	0	1	2	0	0	0	0	0	0	0	0	0
Patio	1	0	0	0	0	0	0	0	1	0	0	0	0
Generator	12	0	2	0	0	3	2	1	1	0	2	0	1
Solar	32	4	0	0	2	5	1	2	2	3	9	4	0
	257	9	9	17	25	36	27	19	30	24	36	15	10

2018 - 23 Houses
- 226 Total Permits

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/10/2020	012020013	01 House	05-12-277-011	WESTPHAL GRANT R	6073 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	WILLMAN & GROESCH G.C.
5/8/2020	012020067	01 House	01-19-476-005	LASOURD LONNIE & TRINA	17224 FRAZIER ROAD PLANO, IL. 60545	HRVATIN SUB	
6/2/2020	012020108	01 House	05-17-103-005	CRACKEL TODD & CASSANDRA	10910 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	CLEAN EDGE CONSTRUCTION
11/30/2020	012020328	01 House	03-08-303-013	KEITH WEST	1721 ROUTE 31 OSWEGO, IL. 60543		SD HOME - DONNA SAWICKI
6/10/2020	012020121	01 House	05-14-400-001	DWIGHT BAIRD	7524 AMENT RD YORKVILLE, IL 60560-		JPM CUSTOM HOMES
10/6/2020	012020261	01 House	05-06-351-009	LAWRENCE SHAWN J	3 HILLSIDE DRIVE YORKVILLE, IL. 60560	PAVILLION HEIGHTS UNIT 4	
12/29/2020	012021011	01 House	06-05-402-010	WEZNER MATTHEW R & KELLY DONADO	4160 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
9/1/2020	012020235	01 House	02-26-402-003	TIM GREYER BUILDERS	10 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB	SAME
3/23/2020	012020047	01 House	05-12-228-018	HORENI KELLY	7250 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	JOHN WATTS JPM CUSTOM HOMES
7/21/2020	012020160	01 House	05-12-205-001	GRINTER BRIAN R & KATHLEEN M	6285 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	J. STRAHANSKI BUILDERS, INC.
1/10/2020	012020012	01 House	06-05-402-018	MURATORE FLORENTINO & ABBY T	4125 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CONSTRUCTION

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/18/2020	012020191	01 House	05-12-220-007	MARCHINIAK ANDREW A & KRISTIN M	7317 CLUBHOUSE DRIVE YORKVILLE, IL. 60560	WHITETAIL RIDGE	CL DESIGN-BUILD, INC.
4/2/2020	012020036	01 House	05-12-228-008	SHARAR SHAHID	7130 CLUBHOUSE DRIVE YORKVILLE, IL. 60560	WHITETAIL RIDGE	OWNER
10/19/2020	012020274	01 House	06-05-402-004	DOUGLAS JAMAL	4332 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
9/17/2020	012020269	01 House	07-19-200-007	JACOB SPRAGGON	17075 INDIAN RD. NEWARK, IL. 60541		
6/2/2020	012020109	01 House	04-21-105-004	FRIEL BRIAN & PARA DONNA	9287 LEE HILL RD NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	CL DESIGN BUILD
5/29/2020	012020096	01 House	06-08-101-025	KAY NEIL & JANINE	7141 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	CRESTVIEW BUILDERS
6/2/2020	012020039	01 House	03-31-426-001	GLEN AND ASHLEE SCHNEIDER	5171 RESERVATION RD OSWEGO, IL 60543-		T4 CONSTRUCTION INC.
4/16/2020	012020066	01 House	05-02-126-006	ENGELHARDT LUKE & TIFFANY	7487 AUDREY AVENUE YORKVILLE, IL. 60560	ROSEHILL	JPM CUSTOM HOMES
9/2/2020	012020246	01 House	04-08-400-011	LEITNER BRYAN SR & SHAUNA	16154 ROGERS ROAD NEWARK, IL. 60541		
10/14/2020	012020292	01 House	05-12-220-006	RAHN AARON & LAUREN	6306 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS, INC.
4/14/2020	012020043	01 House	04-33-400-002	HUGHES, DAVID R & MARY KATHLEEN	15288 HUGHES ROAD NEWARK, IL. 60541		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/26/2020	012020092	01 House	04-21-125-034	KATH RODNEY L	9186 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	THORN BROOK CONSTRUCTION, INC.
8/4/2020	012020187	01 House	07-07-400-003	HARVEY MICHAEL E & CHERYL A	17418 LISBON CENTER RD NEWARK, IL 60541-		
2/19/2020	012020031	01 House	07-08-100-011	MALY, MARY D LIV TR	16895 LISBON CENTER RD NEWARK, IL 60541-		
6/23/2020	012020146	01 House	05-08-352-002	JONES ANDREW	7782 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	HOMEOWNER
8/21/2020	012020201	01 House	09-21-100-007	FLEMING PETER M & SARA	3911 BELL RD MINOOKA, IL 60447-		
7/31/2020	012020205	01 House	04-08-400-013	PAKENHAM ANDREW & MARCIA			
6/10/2020	012020122	01 House	06-05-402-025	STEVENSON RICK & DEBORAH	4098 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	DJK CUSTOM HOMES, INC.
5/8/2020	012020082	01 House	06-08-151-004	OVERSTREET, GREG AND MEGAN	4902 LEES CT OSWEGO, IL 60543-	GROVE ESTATES	OVERSTREET BUILDERS, INC.
8/20/2020	012020193	01 House	05-35-300-001	MEADOW CREEK FARMS INC	7621 HELMAR RD YORKVILLE, IL 60560-		
7/6/2020	012020174	01 House	03-13-400-014	CAMPBELL VICKY	65 RANCE RD OSWEGO, IL 60543-		
5/11/2020	012020079	01 House	06-05-394-003	STRATTON BRIAN & LORENA	4720 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	DJK CUSTOM HOMES, INC.

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/21/2020	012020304	01 House	01-10-301-005	ROBERT & DIANE MCQUADE	1594 LITTLE ROCK RD PLANO, IL 60545-	BERNS FIRST SUB	MCQUADE
7/8/2020	022020177	02 Garage	03-04-480-008	MONNETT DEBRA S	124 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
1/14/2020	022020004	02 Garage	02-22-103-002	VALENCIA ERICA	62 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	Self
9/28/2020	022020281	02 Garage	02-22-104-003	BRUMMEL KENNETH J & MARY	13 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	SAME
7/30/2020	022020162	02 Garage	04-09-351-018	SMITH BENJAMIN D & KELLY A	15 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	CARMODY CONSTRUCTION
2/10/2020	022020029	02 Garage	03-18-427-002	TRACY WILLIAM ALFRED	53 OSAGE CT OSWEGO, IL 60543-	HIGHLAND SUB	
6/18/2020	022020144	02 Garage	03-03-351-009	DIAZ JOSE R	135 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	
9/3/2020	022020243	02 Garage	02-34-151-016	MEDLICOTT ROBERTA J	52 QUINSEY LANE YORKVILLE, IL 60560-	QUINSEY SUB	LEW KORTAS
6/12/2020	022020140	02 Garage	02-26-476-003	WADE, KATHRYN A & DAVIS, MICHAEL D	36 OAK CREEK DR YORKVILLE, IL 60560-	OAK CREEK SUB UNIT 2	AJ SCHAIBLEY INC.
6/16/2020	022020141	02 Garage	05-07-328-002	SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	RLK BUILDERS INC
9/11/2020	032020256	03 Accessory Buildings	04-20-226-005	GOODLET TIMOTHY J & MARISSA	16077 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/11/2020	032020048	03 Accessory Buildings	01-26-300-024	HAAG DONALD L & LOIS K	13625 HALE RD PLANO, IL 60545-		CLEARY BUILDINGS
10/6/2020	032020290	03 Accessory Buildings	02-35-310-001	VICK ADAM & MELISSA	7783 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
8/27/2020	032020237	03 Accessory Buildings	03-08-281-007	JENSEN MICHAEL J SR & ELIZABETH M	111 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
7/1/2020	032020163	03 Accessory Buildings	04-20-300-002	WHITFIELD R W & K J	9911 B FOX RIVER DR NEWARK, IL 60541-		
3/12/2020	032020041	03 Accessory Buildings	02-11-127-006	DARBY TYLER & THOMAS TIFFANY	40 N CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	HOMEOWNER
10/2/2020	032020289	03 Accessory Buildings	03-05-454-007	ROBLES JUAN L PENIA & BELTRAN MARIA DEL ROSARIO VASQUEZ	32 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	JP CONSTRUCTION
8/3/2020	032020207	03 Accessory Buildings	04-16-350-016	GRANT BRIAN & KAREN	9029 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	
9/15/2020	032020247	03 Accessory Buildings	03-08-277-031	RAMIREZ, RAMON & RAMOS, IRENE	33 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	HOMEOWNER
5/21/2020	032020104	03 Accessory Buildings	02-15-161-001	WALKER ROBERT & SARAH	33 PLUM ST BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	
6/24/2020	032020148	03 Accessory Buildings	03-04-253-012	MOYER HEATHER R & CHAMBERLAIN AUDREY	48 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TUFF SHED
6/24/2020	032020151	03 Accessory Buildings	07-29-200-005	WALKER BRIAN	16430 STEPHENS RD NEWARK, IL 60541-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
11/10/2020	032020299	03 Accessory Buildings	03-04-281-003	GALLEGOS EDUARDO & RAMIREZ ANDREA	5 PENDLETON PL MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	
8/18/2020	032020226	03 Accessory Buildings	03-08-277-023	PETERSEN JACKIE	15 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SHED CRAFT
12/4/2020	032021006	03 Accessory Buildings	03-32-326-003	FAZIO JOSEPH & BOWERS TRACY	67 CRESTVIEW DR OSWEGO, IL 60543-	CRESTVIEW WOODS	
9/30/2020	032020285	03 Accessory Buildings	08-11-226-003	BD OF TR OF TWP OF LISBON	7095 CHICAGO ROAD YORKVILLE, IL. 60560		
5/8/2020	032020085	03 Accessory Buildings	05-07-403-012	SEIDELMAN DANNY & CINDY	15 TIMBERCREEK CT YORKVILLE, IL 60560-	TIMBER CREEK SUB	GUYS CONSTRUCTION INC
9/22/2020	032020276	03 Accessory Buildings	03-35-375-002	CROSLEY CHAD & ELIZABETH	5906 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
11/10/2020	032020323	03 Accessory Buildings	02-29-281-006	HAGEN PAUL D & EILEEN M	215 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	
1/22/2020	032020022	03 Accessory Buildings	09-07-200-030	SHARKEY ERIN	13315 D GROVE RD MINOOKA, IL 60447-	HIGHGROVE	ZENZ BUILDINGS
6/9/2020	032020131	03 Accessory Buildings	01-05-176-005	BOND MICHAEL E & CHERIE L	232 CREEK RD PLANO, IL 60545-		CLEARY BUILDING CORP
8/12/2020	032020216	03 Accessory Buildings	04-08-200-034	ROBIN & TRICIA KLECKNER	7100 OAKBROOK RD NEWARK, IL 60541-	OAK BROOK CREEK SUB	A&B EXTERIORS, LLC
5/8/2020	032020068	03 Accessory Buildings	01-19-476-005	LASOURD LONNIE & TRINA	17224 FRAZIER ROAD PLANO, IL. 60545	HRVATIN SUB	

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/17/2020	032020179 03 Accessory Buildings	05-09-154-001 JENSEN BRADLEY & NICOLE & RUNKLE DARRA DARRA	7344 ROUTE 47 YORKVILLE, IL 60560-		
7/29/2020	032020178 03 Accessory Buildings	08-29-400-002 KENDALL COUNTY SHERIFF'S OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
7/7/2020	032020176 03 Accessory Buildings	03-05-429-008 BRAVES REALTY LLC 18 GREENFIELD	18 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	
7/1/2020	032020166 03 Accessory Buildings	03-05-430-040 WEISENBORN GROEGE W JR & UMBERLY A	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	TUFF SHED
8/18/2020	032020223 03 Accessory Buildings	04-02-230-002 MOUIS KEITH F & JESSICAA	6160 RED GATE LN YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	PAT CLARK
8/10/2020	032020221 03 Accessory Buildings	05-16-300-009 CROSS EVANGELICAL LUTHRN CHRCH	8535 ROUTE 47 YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
8/5/2020	032020208 03 Accessory Buildings	03-08-106-013 YACOVELLI NICHOLAS A	27 BOAT LN OSWEGO, IL 60543-	MARINA VILLAGE RESUB	TUFF SHED
5/28/2020	032020114 03 Accessory Buildings	03-04-454-012 LIFF DALE R & JILL M	82 AMESBURY RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	
8/31/2020	032020241 03 Accessory Buildings	03-15-126-005 KOPACZ REVOCABLE LIVING TRUST	2150 DOUGLAS RD OSWEGO, IL 60543-		
8/31/2020	032020239 03 Accessory Buildings	03-24-100-003 GENTILE DAVE	680 RANCE RD OSWEGO, IL 60543-		CLEARY BUILDINGS
1/14/2020	032020021 03 Accessory Buildings	01-19-301-005 SKILLIN SHANE W & STACY M	17879 FRAZIER RD SANDWICH, IL 60548-	LETT SUB	MORTON BUILDINGS

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/18/2020	032020227	03 Accessory Buildings	03-08-302-002	LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
7/14/2020	032020181	03 Accessory Buildings	06-02-103-003	BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
7/16/2020	032020185	03 Accessory Buildings	03-04-408-004	REED, GENE M & RUFF, KIMBERLY M	108 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	HOMEOWNER
8/5/2020	032020213	03 Accessory Buildings	02-14-151-002	SCHOOF GREGORY S & BAUER-SCHOOF VICTORIA	84 S ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	TUFF SHED
8/6/2020	032020214	03 Accessory Buildings	03-04-379-008	BURKE DEBORAH	53 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
7/1/2020	032020165	03 Accessory Buildings	03-04-179-015	MYERS GREGORY	25 PEMBROOKE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
4/8/2020	032020063	03 Accessory Buildings	02-35-381-006	LAVERY RAYMOND T & KELLEY	5985 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
5/18/2020	032020098	03 Accessory Buildings	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	
9/4/2020	032020248	03 Accessory Buildings	03-05-454-011	PIEL, NICHOLAS & ANDRE, LINDA	4 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
10/27/2020	032020309	03 Accessory Buildings	08-02-476-005	SCHIEBE DARLES L & VIVIAN K	YORKVILLE, IL 60560-	MURDO T MACKENZIE SUB	TCB CONSTRUCTION INC
12/2/2020	032021001	03 Accessory Buildings	01-21-100-005	LP NELSON TRUST	15888 FRAZIER RD PLANO, IL 60545-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/24/2020	032020280 03 Accessory Buildings	05-07-201-005 CORWIN SCOTT E & AMY L	7255 PAVILLION RD YORKVILLE, IL 60560-	MATLOCK MEADOWS	
6/10/2020	032020138 03 Accessory Buildings	02-28-453-007 KLEIN JEFFREY & MICHELLE	602 VICTORIA AVE YORKVILLE, IL 60560-	WACKERLIN SUB	
7/29/2020	032020182 03 Accessory Buildings	03-08-227-023 TRUEMPER DEAN & TERRY	7 BRIGHTON WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	
9/25/2020	032020282 03 Accessory Buildings	04-21-127-001 RIZZO ANTHONY C & JANNETTE K	15796 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	WILLMAN & GROESCH GC
6/24/2020	032020149 03 Accessory Buildings	03-04-454-019 RAINEY GORDON	71 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	BOB LEE CONSTRUCTION
3/16/2020	032020051 03 Accessory Buildings	03-07-403-003 NINO SERGIO YIRE	183 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
3/24/2020	032020049 03 Accessory Buildings	02-22-102-007 SCHOMER WILLIAM & KIMBERLY	71 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	SAME
3/25/2020	032020058 03 Accessory Buildings	09-30-200-007 LARKIN DONALD SR & JOBETH	-		
10/2/2020	032020286 03 Accessory Buildings	03-04-326-006 SAENZ JUAN FRANCISCO	54 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
6/5/2020	032020125 03 Accessory Buildings	04-13-277-007 ELLIS WILLIAM & SUSAN M	8558 W HIGHPOINT RD YORKVILLE, IL 60560-	COTSWOLD FEN PUD RESUB LOT 12 PHASE 2	
5/28/2020	042020110 04 Additions	02-35-301-004 SHULDA JOSEPH D & BETTY	343 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	AM KITCHEN AND BATH

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/9/2020	042020254	04 Additions	06-24-400-005	ZAVALA SALOMON	9699 LINE RD PLAINFIELD, IL 60544-		
8/10/2020	042020222	04 Additions	02-21-151-010	SCHICK GEORGINE	7 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	JOSEPH BARRY
10/6/2020	042020291	04 Additions	03-23-201-002	FISCHER CINDY	3021 ROTH RD OSWEGO, IL 60543-		
6/15/2020	042020133	04 Additions	03-04-329-009	KUSNIERZ MALGORZATA	25 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	OWNER
6/2/2020	042020117	04 Additions	05-04-176-010	HACKERSON STEVEN & JANE	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	RLK BUILDERS INC
10/6/2020	042020284	04 Additions	03-05-453-008	CERDA MOISES & ANA L	143 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
10/16/2020	042020300	04 Additions	01-29-351-006	CHAPMAN DARRELL & SHARON	16919 GRISWOLD SPRINGS RD PLANO, IL 60545-	BILLY R WILLIAMS SUB	CARL WUNSCHER
9/10/2020	042020257	04 Additions	02-27-177-013	DEARBORN DEREK & JACQUELINE	8940 D ROUTE 34 YORKVILLE, IL 60560-	BAKERS SUB	CARMODY CONSTRUCTION INC.
5/21/2020	052020106	05 Remodeling	04-09-352-003	HEIM ROBERT R & JUDITH A	7725 DOBSON LN NEWARK, IL 60541-	FOXHURST UNIT 5	AM KITCHEN AND BATH
6/3/2020	052020077	05 Remodeling	04-08-200-026	FRIEDERS MARK & TRACY	7425 OAKBROOK RD NEWARK, IL 60541-		CHARLES RUH
3/25/2020	052020057	05 Remodeling	02-36-102-003	HENCZEL DAVID C DECL OF TRUST & RANDI A METZ DENISE	385 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	MICHAEL ANTHONY BUILDERS, INC.

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/12/2020	052020046	05 Remodeling	02-15-278-003	PROCHASKA GEORGE F & REGINA K	50 S ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	AM KITCHEN AND BATH
1/31/2020	052020025	05 Remodeling	03-08-303-007	BAYLOR TROY R & DAWN M	105 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
1/9/2020	052020016	05 Remodeling	02-35-382-002	HERBER JASON J & PAMELA A	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	ARTISAN ENTERPRISES
11/9/2020	052020320	05 Remodeling	05-07-427-003	RUTKAS ROBERT G & SANDRA E	11130 B LEGION RD YORKVILLE, IL 60560-		AM KITCHEN & BATH
10/23/2020	052020308	05 Remodeling	02-23-153-015	RANGE SHANNON L	6 OAKLAWN AVE YORKVILLE, IL 60560-	RIVER RIDGE UNIT 1	
2/19/2020	052020033	05 Remodeling	03-18-453-007	SCHAUER STEVEN & SUSAN	120 RIVERVIEW CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS SUB OF LOT 82	AM KITCHEN AND BATH
6/26/2020	052020154	05 Remodeling	03-35-352-001	CHASTAIN DONALD N & NORMA JEAN	5957 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TRANQUILITY BUILDERS
5/12/2020	052020088	05 Remodeling	03-27-376-003	FARIES STANLEY C & PATRICIA M	94 LEISURE LN OSWEGO, IL 60543-	LEISURE LEA UNIT 3	BMF REMODELING LLC
7/28/2020	052020200	05 Remodeling	09-20-400-005	MIGLIORINI ADAM J	15975 OBRIEN RD MINOOKA, IL 60447-		MARANATHA CONSTRUCTION
10/20/2020	052020303	05 Remodeling	02-21-151-002	JAMES & RITA FELTES	4 PATRICIA LN YORKVILLE, IL 60560-	RICHARDS BLACKBERRY ESTATES	
11/9/2020	052020316	05 Remodeling	08-19-100-009	GONZALEZ RAUL A	15390 ROUTE 52 NEWARK, IL 60541-		OWNER

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
10/14/2020	052020296	05 Remodeling	02-29-401-004	BIANCHI STACY K	703 CONOVER LN YORKVILLE, IL 60560-	RESUB LOT 3 CONOVERS 3RD SUB	
9/14/2020	052020260	05 Remodeling	06-03-251-001	WOODS ANDREW W & ASHLEY D	2017 DEVONSHIRE CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TRANQUILITY BUILDERS INC.
9/11/2020	052020259	05 Remodeling	04-36-400-005	HELMAR LUTHERAN CONGREGATION	11935 LISBON RD NEWARK, IL 60541-		RON MATHRE
8/18/2020	052020225	05 Remodeling	03-07-229-008	GARCIA DE PONCE MARIA O	5 MARLIN DR OSWEGO, IL 60543-	MARINA TERRACE	RECON SOLUTIONS INC
5/21/2020	052020107	05 Remodeling	04-16-126-003	CAMPBELL MICHAEL J	21 FOXHURST LN MILBROOK, IL 60536-	FOXHURST UNIT 1	AM KITCHEN & BATH
11/10/2020	062020319	06 Commercial - M Zone	03-06-200-012		275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
10/6/2020	062020270	06 Commercial - M Zone	03-06-200-012	REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION
9/3/2020	062020249	06 Commercial - M Zone	08-04-100-002	FS GRAIN LLC % GENERAL MANAGER	9513 HELMAR ROAD NEWARK, IL. 60541		WALLIN CONSTRUCTION INC.
11/16/2020	072020324	07 Commercial - B Zone	09-24-100-012	JADE RESTORATIONS INC	949 BELL ROAD MINOOKA, IL. 60447		BULLMASTIFF CONSTRUCTION CO.
6/29/2020	072020157	07 Commercial - B Zone	09-35-400-009	MIDWEST GAS INC	17845 RIDGE RD MINOOKA, IL 60447-		
8/25/2020	082020234	08 Barns/Farm Buildings	08-36-200-002	WAKE ROY & KATHRYN	6232 WHITEWILLOW RD MINOOKA, IL 60447-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/23/2020	082020279	08 Barns/Farm Buildings	07-16-100-003 LAPRAIRIE PETER J & ENGELBY SABINE	14080 TOWNHOUSE RD NEWARK, IL 60541-		
7/6/2020	082020168	08 Barns/Farm Buildings	01-23-100-012 HAMMAN JOSEPH P & MARCY	13355 FAXON RD PLANO, IL 60545-		
7/1/2020	082020164	08 Barns/Farm Buildings	05-31-200-006 FAZIO NATALE & PERONA ALEXIS	11010 CATON FARM RD YORKVILLE, IL 60560-		
6/29/2020	082020158	08 Barns/Farm Buildings	05-24-400-011 LEEDY CHARLENE L TRUST	, -		
4/15/2020	082020065	08 Barns/Farm Buildings	06-04-400-005 UNDERWOOD TODD J & ALISON W	6909 SCHLAPP RD OSWEGO, IL 60543-		
4/14/2020	082020064	08 Barns/Farm Buildings	09-21-100-007 FLEMING PETER M & SARA	3911 BELL RD MINOOKA, IL 60447-		
10/27/2020	082020310	08 Barns/Farm Buildings	05-21-400-008 LUDWIG ADAM E	9239 WALKER RD YORKVILLE, IL 60560-		
10/29/2020	082020315	08 Barns/Farm Buildings	03-34-226-002 MARZ RUTH	2080 SIMONS RD OSWEGO, IL 60543-		
9/17/2020	082020267	08 Barns/Farm Buildings	04-27-100-006 POTTINGER CRAIG J & SARAH L	14686 WALKER RD NEWARK, IL. 60541		
10/27/2020	082020311	08 Barns/Farm Buildings	04-13-277-005 MALKOWSKI DENNIS F & BARBARA	8450 W HIGHPOINT RD YORKVILLE, IL 60560-		
10/9/2020	082020294	08 Barns/Farm Buildings	08-01-100-003 WESTPHALL CORY	6522 HELMAR RD YORKVILLE, IL 60560-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
9/23/2020	082020277	08 Barns/Farm Buildings	09-21-100-009	ZEITER GARY & BRENDA	3549 BELL ROAD MINOOKA, IL. 60447		
9/16/2020	082020265	08 Barns/Farm Buildings	05-08-102-002	KENDALL COUNTY FAIR ASSOC	10826 ROUTE 71 YORKVILLE, IL 60560-		
9/14/2020	082020262	08 Barns/Farm Buildings	08-01-452-010	HORTON JAMES J & NANCY L	6336 CHICAGO RD YORKVILLE, IL 60560-		
8/31/2020	082020238	08 Barns/Farm Buildings	09-23-300-022	RICHARDSON BOBBY J & KRISTIN N	15855 HARE RD MINOOKA, IL 60447-		
8/20/2020	082020230	08 Barns/Farm Buildings	07-07-400-004	BARROWMAN ROGER & CYNTHIA	14001 FENNEL RD NEWARK, IL 60541-		
7/6/2020	082020169	08 Barns/Farm Buildings	01-05-151-005	SCHPIOUR ANTHONY & FOUT LAURA	577 CREEK RD PLANO, IL 60545-		
7/7/2020	092020173	09 Signs	03-07-279-001	LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		SIGNARAMA, LIBERTYVILLE
10/21/2020	102020306	10 Other	06-10-200-006	KELLER FRANK	7426 SCHLAPP RD OSWEGO, IL 60543-		
5/28/2020	122020115	12 Swimming Pools	02-26-376-003	HANCOCK JAMES B & JANINE A	9 FOX HILL CT YORKVILLE, IL 60560-	OAK CREEK SUB	POOL & SPA WORKS, INC.
5/18/2020	122020100	12 Swimming Pools	02-35-413-008	DUNCAN JEFFREY S	7393 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JETS REMODLING & CONSTRUCTION
5/4/2020	122020080	12 Swimming Pools	02-23-352-009	KNAPP LUCAS & ANGELICA	58 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	SWIM SHACK

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
3/24/2020	122020056	12 Swimming Pools	06-06-126-001 FEIN JASON M & COLEEN E	11 ABBEYFEALE DR OSWEGO, IL 60543-	ABBEYFEALE FARMS	EPIC ESCAPES
2/21/2020	122020034	12 Swimming Pools	02-15-402-012 WILSON ROBIN & ROBLES ROBERT	26 W ROYAL OAKS DR BRISTOL, IL 60512-	BLACKBERRY RIDGE	ALL PROPERTY SERVICES
5/14/2020	122020095	12 Swimming Pools	06-06-201-009 BONNELL DUSTIN J & CHRISTINA M	30 NAAUSAY CT OSWEGO, IL NA-AU-SAY WOODS 60543-		
1/31/2020	122020024	12 Swimming Pools	02-22-426-002 KNOEBEL JONATHAN BRADY	19 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	QUANTUS POOL
2/19/2020	122020023	12 Swimming Pools	06-07-130-001 WILSON CHRISTOPHERE E & VERLINDA E	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	QUANTUS POOLS CORP.
5/14/2020	122020093	12 Swimming Pools	03-07-252-031 ZGOBICA ANDREW	104 ST GEORGE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	HOMEOWNER
5/8/2020	122020087	12 Swimming Pools	06-06-276-013 TARMANN ADAM & STEPHANIE	2 CHIPPEWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	
6/26/2020	122020153	12 Swimming Pools	03-05-429-009 BENAVIDES DANIEL T & FERNANDO	20 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	MARK SMITH
6/12/2020	122020142	12 Swimming Pools	03-27-427-023 SILVA KOLANI	2 RED HAWK DR OSWEGO, IL 60543-	RED HAWK LANDING	PRECISION POOL PROFESSIONALS
6/10/2020	122020139	12 Swimming Pools	02-24-151-002 QUILLEN BRAD & TAMMY	6938 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS SUB	EXPERT POOL BUILDERS
6/11/2020	122020137	12 Swimming Pools	02-21-180-001 LOVELESS RONALD	10 W LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
6/25/2020	122020135	12 Swimming Pools	03-24-100-018	KOEBELE JONATHAN A & JESSICA	675 WOOLLEY RD OSWEGO, IL 60543-		
6/8/2020	122020128	12 Swimming Pools	02-15-155-004	DOLCEHOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	
7/6/2020	122020171	12 Swimming Pools	05-04-178-007	KELLY JAMES M & MELISSA M	65 CROOKED CREEK DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	MIDWEST POOL INSTALLERS
6/11/2020	122020132	12 Swimming Pools	03-07-403-007	DIAZ JAVIER	175 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	The Great Escape
3/4/2020	122020037	12 Swimming Pools	02-34-470-013	JUBIC DOUGLAS E & HEATHER W	8241 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	SWIM SHACK INC
8/24/2020	122020232	12 Swimming Pools	03-05-276-019	BARAJAS SONIA	33 ALDON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	
8/18/2020	122020224	12 Swimming Pools	02-27-378-002	WINDERS MATTHEW R & JACQUELYN	4 CENTRAL DR YORKVILLE, IL 60560-	FOX RIVER GARDENS	
4/27/2020	122020069	12 Swimming Pools	03-12-476-001	MAURICIO LOUIS E & MENDOZA ALICIA	139 WOLF RD OSWEGO, IL 60543-		
3/4/2020	122020032	12 Swimming Pools	02-36-102-009	ANDERSON MICHAEL J & SANDRA M	429 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	SIGNATURE POOLS & SPAS, INC.
8/27/2020	122020236	12 Swimming Pools	02-35-277-003	BAUGHMAN LUCAS & ALLISON	192 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	DesRoches Backyard Pools
5/18/2020	122020097	12 Swimming Pools	03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	EAST KENDALL ESTATES	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
8/10/2020	122020220	12 Swimming Pools	09-05-100-003	KWIATKOWSKI MATTHEW A & KRISTINE L	12090 GROVE RD MINOOKA, IL 60447-		A&J RECREATIONAL SERVICES
8/6/2020	122020217	12 Swimming Pools	03-04-303-002	ZURAWSKI ZACHARY & AMBER	13 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
9/14/2020	122020258	12 Swimming Pools	02-14-226-004	REINERT GREGORY A & LAURA R	170 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	
8/4/2020	122020212	12 Swimming Pools	03-05-276-006	GONZALEZ GUSTAVO & ADRIANA & CONTRALTA CRISTIAN	38 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PRECISION POOL PROFESSIONALS
8/4/2020	122020209	12 Swimming Pools	02-29-282-005	BENSON, ERIC & VASHKELIS-BENSON, TERESA I	216 PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	MARK'S BACKYARD OASIS
8/24/2020	122020231	12 Swimming Pools	02-35-432-006	PANATTONI RICHARD A & RACHEL A	5688 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SWIM SHACK
7/30/2020	122020203	12 Swimming Pools	04-08-200-034	KLECKNER, ROBIN & TRICIA	7100 OAKBROOK RD NEWARK, IL 60541-	OAK BROOK CREEK SUB	SWIM SHACK INC.
7/8/2020	122020175	12 Swimming Pools	02-35-413-004	LEONARD RYAN & KELLY	5586 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JJ ELITE INSTALLATION
7/2/2020	122020167	12 Swimming Pools	06-06-201-013	MERRILL JOEL A & SARAH A	6 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	
6/30/2020	122020161	12 Swimming Pools	02-27-376-004	CLOUGH, LISA GRANT & KASCHER, MICHAEL A	216 TUMA RD YORKVILLE, IL 60560-		ADVANCED POOL CONTRACTORS
6/29/2020	122020156	12 Swimming Pools	03-09-108-007	BEYER JORDAN L	140 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/16/2020	122020184	12 Swimming Pools	03-05-426-004	WILSON GEORGE M & KAITLYN R	21 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	
6/9/2020	122020134	12 Swimming Pools	04-13-278-002	JOHN HUNTER	18 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 2	
6/26/2020	122020155	12 Swimming Pools	03-05-279-006	CAMPBELL JOSEPH	12 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	PRECISION POOL
11/30/2020	122020330	12 Swimming Pools	06-08-101-025	KAY CHRISTOPHER N & JANINE	7141 JOYCE CT OSWEGO, IL 60543-	7141 JOYCE CT OSWEGO, IL GROVE ESTATES	BARRINGTON POOLS, INC.
9/15/2020	122020263	12 Swimming Pools	03-24-201-015	CETNAR CHRISTOPHER J & JENNIFER L	3202 STEWART RD OSWEGO, IL 60543-	EAST KENDALL ESTATES	
6/3/2020	122020120	12 Swimming Pools	03-05-253-021	COSMANO ASHLY	25 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	Midwest Pool Installers
6/5/2020	122020127	12 Swimming Pools	02-27-326-006	WIEWORKA CRYSTAL M & NEFF DOUG	17 N PARK DR YORKVILLE, IL 60560-	17 N PARK DR YORKVILLE, IL FOX RIVER GARDENS	ALL PROPERTY SERVICES, INC.
6/4/2020	122020124	12 Swimming Pools	03-04-307-008	SHEPHERD JOSEPH H & DEBBIE J LIVING TRUST	23 WYNDHAM DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
6/4/2020	122020123	12 Swimming Pools	03-04-303-006	TORRES MARIO VALLEJO & VALLEJO	5 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	THE GREAT ESCAPE
6/1/2020	122020118	12 Swimming Pools	03-05-253-025	FORESTA JOSEPH E III & MELANIE L	13 W ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	A&J RECREATIONAL SERVICES, INC.
5/6/2020	122020084	12 Swimming Pools	03-05-277-040	HEARD COLBY T & DANIELLE M	9 WOODCLIFF DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 2	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
5/6/2020	122020083	12 Swimming Pools	02-34-204-006	EVANS JAMES R & TARA	44 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS	OWNER
9/2/2020	122020245	12 Swimming Pools	03-08-230-005	BRAVES REALTY LLC % DENNIS JARRETT	38 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	OSCAR
4/30/2020	122020078	12 Swimming Pools	02-35-103-014	NELSON STEPHANIE A & BENJAMIN M	7889 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
4/29/2020	122020075	12 Swimming Pools	03-05-253-009	BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	A&J RECREATIONAL SERVICES
4/23/2020	122020071	12 Swimming Pools	03-05-404-005	MCKINNEY MARCUS A & SMITH LEEANN	110 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	GREAT ESCAPE
6/18/2020	132020145	13 Decks	05-09-101-006	BOYER TIMOTHY M & SUSAN M	7250 B ROUTE 47 YORKVILLE, IL 60560-		
6/8/2020	132020129	13 Decks	02-15-155-004	DOLCE HOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	
6/2/2020	132020116	13 Decks	04-02-226-002	PATTERMAN BLAKE	6233 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	
5/27/2020	132020113	13 Decks	02-34-204-006	EVANS JAMES R & TARA	44 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS	SAME
5/18/2020	132020099	13 Decks	02-35-413-008	DUNCAN JEFFREY S	7393 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	JETS REMODELING & CONSTRUCTION
5/14/2020	132020094	13 Decks	06-06-201-009	BONNELL DUSTIN J & CHRISTINA M	30 NAAUSAY CT OSWEGO, IL NA-AU-SAY WOODS 60543-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/13/2020	132020091 13 Decks	05-17-202-001 JENDRZEJCZYK MICHAEL SR & RACHEL	106 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES UNIT 2	SAME
4/30/2020	132020076 13 Decks	02-35-103-014 NELSON STEPHANIE A & BENJAMIN M	7889 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	
4/2/2020	132020060 13 Decks	04-09-351-010 ANDERSON GREGORY J & DAWN M	6 FOX RUN DR MILLBROOK, IL 60536-	FOXHURST UNIT 4	G&T CONCRETE CO.
2/26/2020	132020035 13 Decks	02-35-432-003 ODONOGHUE WILLIAM T & STEPHANIE L	5650 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	WARNERS DECKING
10/27/2020	132020312 13 Decks	05-12-205-010 WHITETAIL RIDGE GOLF CLUB LLC	7671 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	WALKER CUSTOME HOMES
10/23/2020	132020305 13 Decks	06-14-200-003 RAMIREZ LYDIA	1152 ROUTE 126 PLAINFIELD, IL 60586-		
10/14/2020	132020297 13 Decks	03-18-428-008 WOLF SANDRA & M J YOUNG	5150 ROUTE 34 OSWEGO, IL 60543-		WILLMAN & GROESCH G.C.
10/7/2020	132020295 13 Decks	05-02-128-004 WITCPALEK JOHN & ELIZABETH	7436 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	WEDGEWOOD CONSTRUCTION INC.
8/24/2020	132020233 13 Decks	01-19-277-002 SMITH, DAVID P & ZAHN, MIRANDA A	107 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	CLEAN EDGE CONSTRUCTION INC.
7/16/2020	132020183 13 Decks	09-06-300-007 WHALEN DAVID M & CATHY L	12538 BRISBIN RD YORKVILLE, IL 60560-		OWNER
7/6/2020	132020170 13 Decks	03-05-253-009 BUSIC STEPHANIE L	14 E RIVER RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	PARTIPILO CUSTOM DECKS

Permit Approval Date Report

Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/6/2020	132020159	13 Decks	02-35-227-005	TORRES ELIGIO & JANET	305 FARM CT YORKVILLE, IL 60560-	FARM COLONY	
6/24/2020	132020150	13 Decks	03-27-401-021	MISSANA JOSEPH A & LEANN	4600 B DOUGLAS RD OSWEGO, IL 60543-	QUAIL RUN	FRANK E NADHERNY
6/19/2020	132020147	13 Decks	05-02-125-001	HIGGINS, TIMOTHY P & RYAN JOYCE L	7686 AUDREY AVE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY HOMEOWNER UNIT 2	
7/28/2020	142020197	14 Demolitions	05-07-102-009	DUDA MICHAEL B & DOLORES O	58 HILLSIDE DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 2	POOL BUSTERS LLC
5/26/2020	142020105	14 Demolitions	05-26-300-004	STEVENSON ROBERT O & DORIS E	7621 CATON FARM RD YORKVILLE, IL 60560-		SCOTT RIEMENSCHNEIDER
5/4/2020	142020081	14 Demolitions	01-27-300-005	CEDARDELL FARMS LLC	4912 FOX RIVER DR PLANO, IL 60545-		
5/8/2020	142020072	14 Demolitions	02-16-277-003	15 CT LLC	26 CANNONBALL TRL BRISTOL, IL 60512-		BM 1 SERVICE
10/22/2020	142020052	14 Demolitions	04-25-200-006	DIEDERICH RONALD E & MARTHA A	10017 LISBON RD YORKVILLE, IL 60560-		
2/10/2020	142020028	14 Demolitions	08-25-100-004	WIESBROOK, LINDA & CHRIST TWEET FAMILY TRUST	16204 CHURCH RD MINOOKA, IL 60447-		
1/8/2020	142020015	14 Demolitions	04-20-300-006	BUDD FARMS LLC	9388 FOX RIVER DR NEWARK, IL 60541-		
12/3/2020	142021005	14 Demolitions	03-29-400-002	SCHWANZ JOAN CHERYL & RICHARD	4740 GROVE RD OSWEGO, IL 60543-		

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
11/18/2020	142020327	14 Demolitions	02-09-300-008 9619 CORNELIS LLC/ AWF, INC.	9619 CORNELIS RD. BRISTOL, IL. 60512		
11/13/2020	142020325	14 Demolitions	05-10-200-009 EDWARD L BLOCK TRUST	8025 ROUTE 126 YORKVILLE, IL 60560-		
10/27/2020	142020313	14 Demolitions	01-27-300-002 CEDARDELL FARMS LLC	4573 FOX RIVER DR PLANO, IL 60545-		
10/6/2020	142020293	14 Demolitions	01-34-400-001 ROTH THOMAS	14363 RIVER RD PLANO, IL 60545-		NESSON, DUSTY
9/30/2020	142020287	14 Demolitions	03-08-153-027 DEER RUN OF OSWEGO CONDO ASSN	2500 #101 LIGHT RD OSWEGO, IL 60543-	DEER RUN	POOL BUSTERS LLC
9/22/2020	142020275	14 Demolitions	09-04-300-017 ALLEN CHARLES J & CAROL A	3827 VAN DYKE RD MINOOKA, IL 60447-		
9/17/2020	142020268	14 Demolitions	04-27-100-003 POTTINGER CRAIG J & SARAH L	14886 WALKER RD NEWARK, IL 60541-		
9/14/2020	142020244	14 Demolitions	03-27-100-003 HEISE WILLIAM O	4033 DOUGLAS RD OSWEGO, IL 60543-		ANTREX, INC.
9/10/2020	142020211	14 Demolitions	05-18-300-021 DUKES FARM LLC %BRIAN J MORAN	8724 W HIGHPOINT RD YORKVILLE, IL 60560-		KENDALL EXCAVATING
7/28/2020	142020199	14 Demolitions	02-07-100-011 HAGEMANN FAMILY TRUST % ANN MARIE HAGEMANN	1414 ELDAMAIN RD PLANO, IL 60545-		JASON BRUMMEL
7/29/2020	152020202	15 Electrical Upgrades	03-02-227-001 XPO LOGISTICS/WAYNE COURCIV	26 ROUTE 30 AURORA, IL 60503-		SCHWAN ELECTRIC CONTRACTING

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/29/2020	152020180	15 Electrical Upgrades	08-29-400-002	KENDALL COUNTY SHERIFFS OFFICE	10040 JOLIET RD NEWARK, IL 60541-		
4/29/2020	152020074	15 Electrical Upgrades	03-04-329-009	KUSNIERZ MALGORZATA	25 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
12/2/2020	162021002	16 Towers (Comm.)	01-20-400-006	LP NELSON TRUST	16200 FRAZIER RD PLANO, IL 60545-		
4/21/2020	172020062	17 Change in Occupancy	03-05-401-003	EVERAFTER SALON LLC	79 BOULDER HILL PASS MONTGOMERY, IL 60538-		POTTER CONSTRUCTION & ASSOCIATES
9/18/2020	172020253	17 Change in Occupancy	03-05-401-003	BOULDER HILL NUTRITION CENTER	75 BOULDER HILL PASS MONTGOMERY, IL 60538-		
7/22/2020	172020192	17 Change in Occupancy	03-18-451-002	WANDA ZACHARY	5462 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	MICHAEL DWYER
8/31/2020	182020228	18 Driveway	03-07-229-016	RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	JON-CEMETRIX CONCRETE
10/22/2020	182020307	18 Driveway	03-31-452-012	WECKEL DONALD C & YAVONNE N	32 OTTAWA CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	
9/17/2020	182020266	18 Driveway	03-05-253-026	NOLAN MICHAEL G & CATHERINE A	11 W ALDON CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	PALLERA CONSTRUCTION INC.
9/18/2020	182020264	18 Driveway	01-10-101-003	MICHAEL AND DAWN CECH	1148 VILMIN RD PLANO, IL 60545-		
8/11/2020	182020219	18 Driveway	03-04-378-010	MIRANDA ANDREA	65 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/29/2020	182020204	18 Driveway	03-12-203-009 LIWINSKI SYLWESTER & IWONA	17 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	
7/30/2020	182020189	18 Driveway	06-08-151-007 LTW GROUP TRUST/CARDOMONE	7387 ROBERTS DR OSWEGO, IL 60543-	GROVE ESTATES	MDCS
6/16/2020	182020143	18 Driveway	03-05-430-045 MCQUEEN JOSEPH A & THERESA M	37 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BUDS CONCRETE, INC.
6/8/2020	182020130	18 Driveway	03-05-431-006 KIRKWOOD RICKEY	5 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	FORTIS GROUND WERKS
5/8/2020	182020086	18 Driveway	03-04-376-030 BARLETT DUSTIN W & KEARNS CRYSTAL K	27 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	88 CONSTRUCTION
3/24/2020	182020055	18 Driveway	03-34-400-011 DEBOER KAREN	2051 PLAINFIELD RD OSWEGO, IL 60543-		JOHN GREEN EXCAVATING CO.
11/3/2020	192020318	19 Fire Restoration	03-18-402-003 GAPA GERALD R & LEIANN E	19 N CHERRY DR OSWEGO, IL 60543-		BAKER ELECTRIC
7/27/2020	192020195	19 Fire Restoration	03-04-154-022 MCCOY JIMMY	22 ROULOCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	OMNICON, INC.
3/19/2020	192020053	19 Fire Restoration	03-07-427-009 HAGEN MATTHEW	144 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	UNLIMITED FIRE RESTORATION INC.
10/27/2020	202020314	20 Patio	03-08-227-021 CAMPOS, JOSEPH & LAURA	8 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
8/20/2020	202020229	20 Patio	03-05-253-017 DAVIS KENNETH T & JINNA L	33 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15	SALINAS BROTHERS INC

Permit Approval Date Report Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/7/2020	202020215 20 Patio	03-04-378-010 MIRANDA ANDREA	65 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	
7/28/2020	202020198 20 Patio	03-05-430-040 WEISENBORN GROEGE W JR & UNDECELYA 03-08-253-014 BERRY JAMES W JR & CONNIE	27 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
7/6/2020	202020172 20 Patio	03-05-430-024 MARSHALL DARRYL L & CHERYL S	24 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	C&C CONSTRUCTION & MANAGEMENT, LLC
6/5/2020	202020126 20 Patio	03-05-430-024 MARSHALL DARRYL L & CHERYL S	52 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BKL CONSTRUCTION INC.
12/10/2020	232021007 23 Generator	06-07-226-001 HOLTZ JESSICA L	5640 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
11/2/2020	232020317 23 Generator	02-21-151-010 SCHICK GEORGINE	7 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	INDEPENDENCE RENEWABLE ENERGY
9/22/2020	232020273 23 Generator	05-02-102-004 MARK RIPSCH	326 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	LEE LEGLER CONSTRUCTION & PUMP
9/22/2020	232020272 23 Generator	05-18-320-001 STURDEVANT JESSE W & MARY SUE	2005 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	LEE LEGLER CONSTRUCTION & ELEC
9/22/2020	232020271 23 Generator	05-07-127-007 BEVERSDORF BRIAN	24 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	LEE LEGLER CONSTRUCTION & PUMP
8/10/2020	232020218 23 Generator	02-33-276-005 GILLINGHAM JAMES & SUZANNE	98 QUINSEY RD YORKVILLE, IL 60560-	NELSONS SUB	
7/21/2020	232020188 23 Generator	06-06-201-010 DARRAH WILLIAM L & SUSAN G	24 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	LEE LEGLER CONSTRUCTION & PUMP

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
2/18/2020	232020030	23 Generator	02-23-303-026	MCKINNEY ELMO JR	21 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	LEE LEGLER CONSTRUCTION & REMEDIATION
2/4/2020	232020027	23 Generator	06-07-228-010	SCHWARTZ MICHAEL & MICHELE	7464 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION & REMEDIATION
5/12/2020	242020089	24 Solar	02-35-380-018	KNOLL MICHAEL C & COLLEEN M	7720 MADELINE DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	FREEDOM FOREVER IL LLC
4/28/2020	242020073	24 Solar	09-13-400-007	DELONG CO INC	MINOOKA, IL 60447		GRNE SOLAR
4/23/2020	242020070	24 Solar	05-16-300-005	HERNANDEZ JUAN J	9850 AMENT RD YORKVILLE, IL 60560-		VIVINT SOLAR
4/3/2020	242020061	24 Solar	03-04-328-019	GARCIA ORLANDO & ONTIVOS MARTINEZ	32 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	VIVINT SOLAR
4/1/2020	242020059	24 Solar	03-04-478-019	ALVARADO ARMANDO	46 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	VIVINT SOLAR
3/16/2020	242020050	24 Solar	03-04-277-038	GONZALES FRANK M JR & NANCY	32 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION
3/11/2020	242020045	24 Solar	03-04-479-023	GARCIA JOSE R	113 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 22	SUNRUN INSTALLATION
3/11/2020	242020044	24 Solar	05-07-451-013	TREVINO SYLVIA, JOSE & SILVIA M	120 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	SUNRUN INSTALLATION
3/11/2020	242020042	24 Solar	02-35-277-005	JONES SEAN K & ASHLEY	204 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY	FREEDOM FOREVER IL LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/11/2020	242020040	24 Solar	02-11-128-005	RAMBOW TAMMY L & CHAPLIN G MICHAEL	32 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	SUMMIT SOLAR SOLUTIONS, LLC
3/5/2020	242020038	24 Solar	02-16-201-004	MILLIGAN MICHAEL G & ZEDROW LAURA JO	9439 CORNELIS RD BRISTOL, IL 60512-	BRISTOL WOODS	RISE POWER LLC
2/5/2020	242020026	24 Solar	03-19-203-002	GARAY CARLA G & JUAREZ ISMAEL	5408 ROUTE 71 OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPER, LLC
1/10/2020	242020020	24 Solar	03-05-404-024	KIES NICHOLAS C & JENNIFER L	148 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	VIVINT SOLAR DEVELOPER, LLC
1/14/2020	242020019	24 Solar	04-15-200-005	CURRAN ROBERT M GERALD F & DENISE M	14330 A BUDD RD YORKVILLE, IL 60560-		POWER HOME SOLAR / BRYAN LAW
2/18/2020	242020018	24 Solar	02-03-400-005	PORTER, DONALD & FISCHER, HEATHER	522 DICKSON RD BRISTOL, IL 60512-		POWER HOME SOLAR / BRYAN LAW
7/17/2020	242020186	24 Solar	03-04-376-058	CABRERA ALONSO CHAVEZ	76 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	VIVINT SOLAR DEVELOPER, LLC
6/26/2020	242020152	24 Solar	03-04-177-015	BENAVIDES JAIME	105 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION SERVICES
8/31/2020	242020242	24 Solar	01-19-326-003	EKLE LINCOLN T & KIMBERLY R	17676 FRAZIER RD SANDWICH, IL 60548-	HOLLIS PARK UNIT 2	EMPIRE SOLAR GROUP
8/31/2020	242020240	24 Solar	03-24-201-008	ZUNO YOLANDA	36 PIONEER CT OSWEGO, IL 60543-		VIVINT SOLAR LLC
8/5/2020	242020210	24 Solar	02-15-177-005	COULOURIS, GREGORY L & DUBLIN, IVETT L	2480 A BRISTOL RIDGE RD BRISTOL, IL 60512-		RISE POWER LLC

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
7/30/2020	242020206	24 Solar	03-04-431-002	PERENZIN DAVIDE & PILONI JACQUELINE	53 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 24	FREEDOM FOREVER IL LLC
7/22/2020	242020194	24 Solar	02-27-380-003	WARCZYNSKI ROBERT D	63 RIVERSIDE DR YORKVILLE, IL 60560-		BEN CHVATAL
7/21/2020	242020190	24 Solar	03-05-430-043	ORTEGA JOSE E & BEATRIZ	33 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION SERVICES
6/9/2020	242020136	24 Solar	07-24-400-003	MEDEIROS KEITH J & KATHLEEN M	12448 ROUTE 52 NEWARK, IL 60541-		SUMMIT SOLAR SOLUTIONS
6/3/2020	242020119	24 Solar	02-11-176-011	REUTER, STACY L & WHEATON, JOHN W	7535 GALENA RD BRISTOL, IL 60512-	PURCELLS 3RD SUB	VIVINT SOLAR DEVELOPER, LLC
5/27/2020	242020112	24 Solar	03-04-254-006	MORSON KIM M	102 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	VIVINT SOLAR DEVELOPER
5/26/2020	242020111	24 Solar	03-04-428-003	SMITH ADRIAN	166 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	VIVINT SOLAR DEVELOPER, LLC
12/2/2020	242021004	24 Solar	03-04-178-011	BEEDELE KATRINA P	25 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	SUNRUN INSTALLATION SERVICES
11/17/2020	242020326	24 Solar	02-35-279-001	DETERDING BRENT & CHALYCE	232 TALLGRASS LN YORKVILLE, IL 60560-	FARM COLONY	HEADLINE SOLAR
11/10/2020	242020321	24 Solar	03-05-326-015	HOLDRIDGE SCOTT	806 ROUTE 25 OSWEGO, IL 60543-	SUNSET VIEW ESTATES	VIVINT SOLAR
10/14/2020	242020298	24 Solar	03-08-152-003	RODRIGUEZ CARLOS	16 BOAT LN OSWEGO, IL 60543-	MARINA VILLAGE	VIVINT SOLAR LLC

Permit Approval Date Report

Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
9/30/2020	242020288 24 Solar	03-05-454-028 CHAMBERLAIN JOSEPH T & SUSAN M	3 CREVE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
9/29/2020	242020283 24 Solar	03-08-227-026 MAGANA ADRIAN & GRAMILLO JACQUELINE	3 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUMMIT SOLAR SOLUTIONS, LLC
9/4/2020	242020250 24 Solar	03-05-352-003 SALGADO JORGE ERIC & SALGADO OSCAR & SALCANA FEBDAINI	975 ROUTE 31 OSWEGO, IL 60543-		HEADLINE SOLAR, LLC
1/10/2020	242020017 24 Solar	03-07-277-011 RODRIGUEZ ADRIAN VILLA	1 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	BLUE RAVEN SOLAR LLC
1/8/2020	242020014 24 Solar	03-12-100-002 NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		VIVINT SOLAR DEVELOPERS, LLD
5/20/2020	242020101 24 Solar	03-04-176-015 ALVAREZ MARIA E	108 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 33	SUNRUN INSTALLATION SERVICES
5/18/2020	242020090 24 Solar	02-22-476-004 GOLKOSKY JOHN	43 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	

PLANNING BUILDING & ZONING RECEIPTS 2020

DATE	BUILDING FEES	ZONING FEES	LAND- CASH	OFFSITE ROADWAY	MONTHLY FY 20	TOTAL FY 20	MONTHLY FY 19	TOTAL FY 19
December	\$6,393.10	\$45.00	\$10,062.33	\$0.00	\$16,500.43	\$16,500.43	\$19,295.84	\$19,295.84
January	\$7,858.80	\$1,088.00	\$2,971.83	\$0.00	\$11,918.63	\$28,419.06	\$4,142.44	\$23,438.28
February	\$2,140.00	\$1,216.00	\$0.00	\$0.00	\$3,356.00	\$31,775.06	\$3,661.39	\$27,099.67
March	\$11,126.17	\$3,372.00	\$9,156.96	\$3,000.00	\$26,655.13	\$58,430.19	\$14,437.36	\$41,537.03
April	\$3,750.00	\$433.00	\$6,604.73	\$0.00	\$10,787.73	\$69,217.92	\$7,758.96	\$49,295.99
May	\$12,275.52	\$0.00	\$9,167.77	\$2,000.00	\$23,443.29	\$92,661.21	\$5,169.92	\$54,465.91
June	\$23,055.92	\$0.00	\$14,889.89	\$3,000.00	\$40,945.81	\$133,607.02	\$34,227.45	\$88,693.36
July	\$9,095.96	\$0.00	\$8,020.26	\$1,000.00	\$18,116.22	\$151,723.24	\$21,307.66	\$110,001.02
August	\$7,330.52	\$1,487.00	\$1,814.10	\$0.00	\$10,631.62	\$162,354.86	\$6,232.25	\$116,233.27
September	\$10,739.38	\$6,041.54	\$7,019.14	\$1,000.00	\$24,800.06	\$187,154.92	\$21,822.62	\$138,055.89
October	\$10,431.84	\$516.00	\$4,856.78	\$1,000.00	\$16,804.62	\$203,959.54	\$14,762.05	\$152,817.94
November	\$4,060.96	\$458.00	\$0.00	\$0.00	\$4,518.96	\$208,478.50	\$10,035.57	\$162,853.51
TOTAL	\$108,258.17	\$14,656.54	\$74,563.79	\$11,000.00	\$208,478.50			

PLANNING BUILDING & ZONING YEAR OVER YEAR REPORT

YEAR	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL
2011	\$49,777.24	\$7,525.00	\$47,909.03	\$4,000.00	\$109,211.27
2012	\$51,032.64	\$8,487.50	\$47,199.67	\$6,000.00	\$112,719.81
2013	\$40,178.09	\$8,161.00	\$26,893.64	\$2,000.00	\$77,232.73
2014	\$72,120.64	\$12,820.00	\$72,492.76	\$7,000.00	\$164,433.40
2015	\$75,402.09	\$6,685.00	\$58,252.05	\$7,000.00	\$147,339.14
2016	\$72,449.29	\$16,155.00	\$55,087.71	\$5,000.00	\$149,097.00
2017	\$84,313.81	\$8,435.00	\$79,307.79	\$8,000.00	\$179,956.60
2018	\$80,941.90	\$9,187.50	\$58,376.88	\$7,000.00	\$155,506.28
2019	\$89,322.83	\$14,012.50	\$53,518.18	\$6,000.00	\$162,853.51
2020	\$108,258.17	\$14,656.54	\$74,563.79	\$11,000.00	\$208,478.50

PLANNING BUILDING & ZONING RECEIPTS 2021

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 21	TOTAL FY 21	MONTHLY FY 20	TOTAL FY 20
December	\$4,495.00	\$2,071.00	\$1,814.10		\$8,380.10	\$0.00	\$16,500.43	\$16,500.43
January					\$0.00	\$0.00	\$11,918.63	\$28,419.06
February					\$0.00	\$0.00	\$3,356.00	\$31,775.06
March					\$0.00	\$0.00	\$26,655.13	\$58,430.19
April					\$0.00	\$0.00	\$10,787.73	\$69,217.92
May					\$0.00	\$0.00	\$23,443.29	\$92,661.21
June					\$0.00	\$0.00	\$40,945.81	\$133,607.02
July					\$0.00	\$0.00	\$18,116.22	\$151,723.24
August					\$0.00	\$0.00	\$10,631.62	\$162,354.86
September					\$0.00	\$0.00	\$24,800.06	\$187,154.92
October					\$0.00	\$0.00	\$16,804.62	\$203,959.54
November					\$0.00	\$0.00	\$4,518.96	\$208,478.50
TOTAL	\$4,495.00	\$2,071.00	\$1,814.10	\$0.00	\$8,380.10			



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

1/6/2021

Scott R. Gryder, Chairman
Kendall County Board
111 West Fox Street
Yorkville, IL 60560

Dear Chairman Gryder:

Our office has received the Kendall County's request for Certified Local Government status, as provided for by the National Historic Preservation Act Amendments of 1980. After reviewing the information that you provided, we have determined that Kendall County meets the requirements for Certified Local Government status.

Section 101 of the National Historic Preservation Act and Title 36, Code of Federal Regulations, Part 61, Section 10, Requirements for Certification of Local Governments, specifies that there shall be a local ordinance with provisions including the following:

- Criteria for Designation of landmark structures and district,
- A process for designation of landmark structures or districts,
- Substantial achievement of the purpose of preserving and rehabilitating buildings of historic significance.

Enclosed is the official CLG contract for your signature setting forth Kendall County's responsibilities as a Certified Local Government. These are the same responsibilities in the state regulations for Certified Local Governments that you attested to in your letter requesting certification. When we have received the signed agreement, the State Historic Preservation Officer will forward it, along with Kendall County's application, to the National Park Service for final review. You will be notified of the National Park Service's decision.

We are pleased to have Kendall County participate in the Certified Local Government program, and look forward to working with you and the historic preservation commission. If you have questions concerning the above, please feel free to contact me at 217 785- 5730 jon.l.pressley@illinois.gov.

Sincerely,

Jon L. Pressley, MA, Certified Local Governments Coordinator



Certified Local Government Agreement
between
Kendall County
and the
Illinois State Historic Preservation Office

Kendall County, in consideration of having been granted Certified Local Government status, agrees to carry out the following responsibilities as a Certified Local Government, in cooperation with the Illinois State Historic Preservation Office in the Department of Natural Resources:

1. Enforce the local historic preservation ordinance for the designation and protection of local historic properties;
2. Maintain an adequate and qualified historic preservation commission established by local ordinance;
3. Maintain a system for the survey and inventory of historic properties;
4. Provide for adequate public participation in the local historic preservation process;
5. Submit an annual report to the State Historic Preservation Officer of historic preservation commission activities during the past calendar year, no later than March 1 of the following calendar year;
6. Be represented at one continuing education meeting per year pertaining to the work and functions of the Historic Preservation Commission.
7. Monitor and notify the State Historic Preservation Office of any actual or proposed demolition or major alteration affecting property that is a designated local landmark or listed on the National Register of Historic Places, within Kendall County.
8. Review and comment on nominations to the National Register of Historic Places for properties within Kendall County, as requested by the State Historic Preservation Office, and be responsible, in the case of nominations for National Register historic districts, for verifying the names of the owner(s) of properties, and provide for a public information meeting concerning National Register designation.
9. Carry out the general program procedures as outlined in 36 CFR 61.6 "Federal Procedures for Certified Local Government Programs" and 36 CFR 61.7 "Sub-grants to Certified Local Governments."
10. Be responsible, in the case of nominations for National Register historic districts of 50 or fewer property owners, for verifying the names of the owner(s) of the properties within the historic district, and providing for a public information meeting at mutually agreeable times and locations.

Chief Elected Official

Bob Appleman
Deputy Illinois State Historic Preservation Officer

Signature

Date

Signature

Date