



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Rooms 209 and 210
• Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179
AGENDA (Amended 5-7-21)

Monday, May 10, 2021 – 6:30 p.m.
(Hybrid Attendance)

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from April 12, 2021 Meeting (Pages 4-38)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 39-43)

PETITIONS:

1. **Petition 21 – 14 – Laura Denges (Pages 44-132)**
Request: Special Use Permit to Operate a Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises)
PIN: 08-09-200-003
Location: 9396 Plattville Road, Newark, Lisbon Township
Purpose: Petitioner Wants to Operate a Winery on the Property; Property is Zoned A-1 Agricultural

NEW BUSINESS:

1. Request from Jamal Douglas for a Refund of an Unused Building Permit in the Amount of Six Thousand Sixty-Two Dollars and Ninety-Eight Cents (\$6,062.98) at 4332 Cherry Road (PIN: 06-05-402-004) in Na-Au-Say Township (Pages 133-134)
2. Recommendation on Annual Facility Inspection Report for NPDES Permit for Stormwater Discharges from Separate Storm Sewer Systems (MS4) (Pages 135-197)
3. Discussion of Intergovernmental Agreement between Kendall County and Village of Plattville for Zoning Ordinance, Building Code, Stormwater Management Ordinance, and Subdivision Control Ordinance Enforcement within the Village of Plattville; Committee Could Amend Existing Agreement; Committee Could Approve a Recommendation Regarding the Agreement (Pages 198-203)

OLD BUSINESS:

None

REVIEW VIOLATION REPORT (Pages 204-208):

1. 2511 Wildy Road

REVIEW NON-VIOLATION REPORT (Page 209):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. April 21, 2021 Letter from Robert F. Appleman to Scott R. Gryder Regarding the Property Tax Assessment Freeze Program (Page 210)

REVIEW PERMIT REPORT (Pages 211-222):

REVIEW REVENUE REPORT (Page 223):

CORRESPONDENCE:

1. May 5, 2021 Email from Luke Finfrock Regarding Gun Shots from the Polish National Alliance Camp at 10701 River Road (Pages 224-244)

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

1. Review of Minutes of Meetings Lawfully Closed Under the Illinois Open Meetings Act (5 ILCS 120/2(c)(21))

NEW BUSINESS:

1. Approval to Release the Executive Session Minutes of May 10, 2021

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.

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Kendall County Planning, Building and Zoning Committee 05-10-2021 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 Committee Meeting scheduled for Monday, May 10, 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 County Board Room located in Rooms 209 and 210 of the Kendall County Office Building at 111 W. Fox Street, 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.

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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 Office Building

Rooms 209 and 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Hybrid Attendance

Meeting Minutes of April 12, 2021 – Unofficial until approved

CALL TO ORDER

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

ROLL CALL

Committee Members Present: Elizabeth Flowers (Attended Remotely), Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol (Attended Remotely Starting at 6:34 p.m.), and Robyn Vickers (Attended Remotely Starting at 6:32 p.m.)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Scott Koeppel (County Administrator Attended Remotely), Dan Kramer, Wanda Hogan, Jillian Prodehl, Jamie Prodehl, Tom Anzelc, Anne Vickery, Amy White (Attended Remotely), and John Tebrugge (Attended Remotely)

APPROVAL OF AGENDA

Member Gilmour made a motion, seconded by Member Flowers, to approve the agenda as presented.

The votes were as follows:

Yeas (3): Flowers, Gengler, and Gilmour
Nays (0): None
Abstain (0): None
Absent (2): Koukol and Vickers

The motion carried.

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Flowers, to approve the minutes of the March 8, 2021, meeting.

The votes were as follows:

Yeas (3): Flowers, Gengler, and Gilmour
Nays (0): None
Abstain (0): None
Absent (2): Koukol and Vickers

The motion carried.

Member Vickers started attending remotely at this time (6:32 p.m.).

PUBLIC COMMENT

Anne Vickery, Seward Township, expressed concerns about things happening in the southern part of the County, particularly a degrading of properties. She stated that A-1 special use permits were being abused. Properties are becoming junk piles and nobody is paying attention to these issues. She referenced the Junk and Debris Ordinance. She stated that a lack of enforcement exists in the County and is a detriment to the community. She suggested that townships could take over ordinance enforcement. She noted noise coming from parties at properties without necessary special use permits.

Member Koukol started attending remotely at this time (6:34 p.m.).

Member Koukol stated that he agreed largely with Ms. Vickery's comments.

EXPENDITURE REPORT

The Committee reviewed the expenditure report from March 2021.

PETITIONS

Petition 20-32 Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping.

Mr. Asselmeier summarized the request.

Cindy Gates, on behalf of the Cindy Gates Trust, currently leases the subject property to Mark Cox of Cox Landscaping, LLC for use as a landscaping business.

Prior to the COVID-19 closures, the County received a complaint that a landscaping business was operating at the subject property without proper zoning. Efforts to determine if the use qualified for grandfathering were unsuccessful and the Petitioner decided to pursue a map amendment and special use permit. The COVID-19 closures and efforts to obtain stormwater information caused the application to be delayed.

The subject property is split zoned between A-1 and B-3. The request makes the entire frontage of the parcels B-3 and establishes a special use permit for a landscaping business over the area zoned B-3.

The application materials, aerial of the site portion of the property, site plan, and the plat of the area proposed for rezoning were provided.

The property is approximately two point five (2.5) acres.

The County's Future Land Use Map calls for the property to be Suburban Residential. Yorkville's Future Land Use Map calls for the property to be Agricultural.

Route 34 is a State-maintained arterial highway. There is a trail along Route 34.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural to the north, east, and west, and commercial to the south.

The adjacent zonings are A-1, R-3 and B-3 and Planned Development B-3 and O in Yorkville.

The County's Future Land Use Map calls for the area to be Suburban Residential and the Yorkville Future Land Use Map calls for the area to be Suburban Neighborhoods and Mid-Density Residential.

Zoning Districts within one half (1/2) mile include A-1, R-3, B-3 in the County and Planned Development R-3 and O in Yorkville.

Pictures of the property were provided.

Four (4) residential subdivisions are located within one half (1/2) mile of the subject property.

EcoCAT Report submitted and found the Fox River INAI Site, Yorkville Forested Seep and Fen INAI Site, and the River Redhorse in the area. Adverse impacts were unlikely and consultation was terminated.

The LESA Score was 115 indicating a low level of protection.

The Petitioners appeared before the Bristol Township Board on February 5, 2020, prior to submitting an application with the County. The Bristol Township Board voted in favor of the request. The minutes of this meeting were provided. Petition information was sent to Bristol Township on January 20, 2021.

Petition information was sent to the United City of Yorkville on January 20, 2021. Yorkville reviewed this proposal at their March meetings. Yorkville expressed no objections to the proposal. An email regarding this matter was provided.

Petition information was sent to the Bristol-Kendall Fire Protection District on January 20, 2021.

ZPAC reviewed this proposal at their meeting on February 2, 2021. Discussion occurred regarding the lack of a septic system on the property. The Petitioner's Attorney noted that porta-john was on the property and no customers are invited on the property. Employees do not linger on the property. Based on the current use and proposed use of the property, restroom facilities are not required. The well on the property had previously been used to water plants related to the former nursery business at the property. ZPAC recommended approval of the proposed map amendment and special use permit with a vote of eight (8) in favor and zero (0) in opposition; two (2) members of the Committee were absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 24, 2021. Member Wilson asked why the berm area did not screen the dirt pile. She also asked if any fencing would be around the dirt pile. Dan Kramer, Attorney for the Petitioner, said the dirt pile was behind the berm. Mr. Kramer said more landscaping would be planted on the berm in the spring. The berm and dirt pile were not near the nearby residences. The dirt pile varies in size as projects occur. The Kendall County Regional Planning Commission recommended approval of the proposed map amendment and special use permit with the conditions proposed by Staff by a vote of nine (9) in favor and zero (0) in opposition. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on March 1, 2021. Discussion occurred regarding the history of the zoning of the property and the location of the fence. No members of the public testified in favor or in opposition to the request. The

Kendall County Zoning Board of Appeals recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

The subject property has been used as a landscaping business without proper zoning for many years and the Petitioners would like to become compliant with the Zoning Ordinance.

According to the submitted business plan, Cox Landscaping, LLC provides general landscaping services to commercial and residential customers. The business has a maximum fifteen (15) employees. Employees arrive at the property at approximately 6:45 a.m., go to work sites, and return to the property by 5:30 p.m. The business operates at maximum capacity from April 1st through Thanksgiving. A smaller number of employees work for the business from November through April.

The subject property is used for offices and storage of landscaping materials.

The subject property is used for wholesale purposes only; no customers come onto the property.

The property presently consists of one (1) one thousand thirty (1,030) square foot steel building. An approximately fifty-three (53) square foot metal shed is located northeast of the steel building. A metal storage bin is located to the southeast of the steel building. An approximately one hundred twenty (120) square foot frame shed is also located southeast of the steel building. A new shed is shown on the site plan; the new shed will be approximately eight feet (8') tall. Any new structures would require applicable building permits.

The property also has one (1) two hundred fifty-two (252) square foot concrete storage area, one (1) two hundred sixteen (216) square foot concrete storage area, one (1) seven hundred fourteen (714) square foot concrete storage area, and one (1) five hundred forty-four (544) square foot wood storage bay. The height of the storage areas is twelve feet (12').

One (1) diesel tank is located on the property.

The property is served by well. There is no septic on the premises.

The property drains to the southeast.

The main parking area consists of gravel and crushed asphalt.

A pulverized black dirt pile will be located on the northern portion of the property.

A stormwater management permit will be required. The stormwater information was provided.

The property has two (2) accesses off of Route 34.

One (1) two thousand five hundred (2,500) square foot gravel parking area is located west of the steel building and one (1) five thousand (5,000) square foot parking lot is located north of the steel building. There are twelve (12) parking spaces in the gravel parking area west of the steel building with an additional twelve (12) parking spaces to the east of the steel building.

Lights are presently located on the property by the sign, flagpole, and on the steel building. One (1) freestanding light is also located on the property next to the steel building. No additional lighting is planned.

The site has less than thirty (30) parking spaces. Therefore, a photometric plan is not required.

A sign is already located on the property. The sign is five feet (5') wide and two feet (2') tall. The sign is three point eight feet (3.8') off of the ground for a total height of slightly under six feet (6'). A light exists next to the sign and flagpole.

A wooden fence six feet (6') in height is located between the steel building and the berm. The Petitioners plan to install a cyclone mesh fence with slats to prevent viewing by the public. The fence will be approximately six feet (6') in height. A new fence gate is visible on the site plan.

Security cameras are also located on the steel building.

The Petitioners also plan to have a three foot (3') maximum height berm with black dirt and mulch with landscaping in the location shown on the site plan.

A berm already exists parallel to Route 34.

No additional plantings are planned for either berm.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the twelfth (12th) special use permit for a landscaping business in unincorporated Kendall County.

The Findings of Fact for the map amendment were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural and commercial purposes. The subject property has been used for a nursery and landscaping business for several years.

The Zoning classification of property within the general area of the property in question. The surrounding properties have business, office, residential, and agricultural zoning classifications. The subject property is split zoned A-1 Agricultural District and B-3 Highway Business District.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently split zoned A-1 and B-3. Landscaping businesses are special uses within both zoning classifications. However, from a regulatory and use standpoint, having a consistent zoning classification across both uses removes the possibilities of inconsistent and conflicting regulations that exist when a property possesses more than one (1) zoning classification.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development along this portion of Route 34 is commercial, retail, office, similar related business uses.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Land Resource Management Plan calls for the subject property to be Suburban Residential and the Yorkville Comprehensive Plan calls for the property to be Agricultural even though a portion of the property has been zoned for business uses since the 1970s.

The Findings of Fact for the special use permit were 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. The owners of the business allowed by the special use permit will not invite the public onto the property.

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 subject property has been used as a landscaping business for a number of years. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, and aesthetics of the operations at the property. Therefore, the neighboring property owners should not suffer loss in property values and will not negatively impact the adjacent land uses.

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 true. The property has two (2) points of access off of Route 34. The site has adequate utilities and no customers of the business allowed by the special use permit will be invited onto the property. The owners of the business allowed by the special use permit have applied for applicable stormwater permits.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. True, the Petitioners are not requesting any variances.

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."

Staff recommended approval of the requested map amendment. Staff also recommends approval of the requested special use permit for a landscaping business subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan.
2. Any new structures constructed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
3. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the site plan.
4. Equipment and vehicles related to the business may be stored outdoors.
5. Within six (6) months of approval of the ordinance allowing the special use for a landscaping business at the subject property, the owners or operators of the business allowed by this special use permit shall install a cyclone mesh fence approximately six (6') in height in substantially the location depicted on the site plan.
6. One (1) business related sign five feet (5') wide by two feet (2') tall shall be allowed on the subject property as shown on the site plan. The sign can be a maximum four feet (4') off of the ground. The sign may be illuminated.
7. The owners of the business allowed by this special use permit may install necessary lighting for security purposes. All lights shall follow the lighting provisions contained in the Kendall County Zoning Ordinance.
8. The owners of the business allowed by the special use permit shall maintain the parking area shown on the site plan and in substantially the same location as depicted on the site plan. The parking area shall be gravel.
9. A berm three feet (3') in height as measured from the top of the berm to the base of the berm shall be installed and maintained in substantially the same location as shown on the site plan.
10. No landscape waste generated off the property can be burned on this site.
11. A maximum of fifteen (15) employees of the business allowed by this special use permit may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
12. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
13. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:45 a.m. until 5:30 p.m.
14. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
16. 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.

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

18. 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.

The draft ordinance was provided.

Member Gilmour made a motion, seconded by Member Koukol, to recommend approval of the map amendment and special use permit.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on April 20, 2021.

Petition 21-06 Jhon Cordero on Behalf of Cordero Real Estate, LLC

Mr. Asselmeier summarized the request.

The Petitioner purchased the subject property in 2020 and wishes to operate a tree service business onsite.

In discussing the proposal, the Petitioner's Attorney indicated that the Petitioner would engage in making, storing, and selling of mulch from trees the Petitioner's business cuts down from clients. The Petitioner would not grow trees onsite. The Petitioner's Attorney believed that the site would be used for contractor's office, storage of trailers, farm implements, and other similar equipment on an open lot, truck, truck tractor, and truck trailer storage yards, wholesaling and warehousing. These uses are permitted uses in the M-1 Limited Manufacturing District. Landscaping businesses are special uses in the M-1 Limited Manufacturing District. Accordingly, the Petitioner would like to rezone the property to the M-1 Limited Manufacturing District.

The application materials, Wetland Delineation Report, site plan, aerial of the property, and aerial of the property showing the location of wetlands on the property were provided.

The property is located approximately two sixty-eight feet (268') west of the intersection of Galena Road and East Beecher Road. The property consists of approximately twenty-five (25) acres.

The property is used agriculturally and the historic aerials show a house formerly located at the north end of the property.

The Future Land Use Map calls for the property to be Mixed Use Business.

Galena Road is a County maintained Major Collector Road. East Beecher is a Township maintained Local Road.

Yorkville has a trail planned along Galena Road. The Kendall County Forest Preserve has a trail planned along East Beecher Road.

There are no floodplains on the property. There are three (3) wetlands on the property totaling approximately ten (10) acres in size. Two (2) of the wetlands are farmed wetlands.

The adjacent land uses are Agricultural, Single-Family Residential, Commercial, and ComEd Right-of-Way.

The adjacent zoning districts are A-1, A-1 SU, and M-2 in the County. R-2, R-3, and B-3 districts are in Yorkville.

The Land Resource Management Plan calls for the area to be Mixed Use Business, Suburban Residential, and ComEd Right-of-Way in the County. Yorkville's Comprehensive Plan calls for the area to be Estate/Conservation Residential.

The A-1 Special Use Permits to the south are for gravel mining operation and compost facility. A M-3 Special Use Permit to the south of the property is for asphalt production.

EcoCAT Report submitted and indicated the presence of the Mottled Sculpin. Adverse impacts were unlikely and consultation was terminated.

The application for NRI was submitted on January 21, 2021. The LESA Score was 176 indicating a low level of protection. The NRI was provided.

Bristol Township reviewed this proposal at their meeting on March 3, 2021. The Township unanimously recommended approval of the request. The minutes were provided.

The Yorkville Planning Commission reviewed this proposal at their meeting on March 10, 2021. Discussion occurred regarding noise, odors, and proximity of the site to future residential development. The Yorkville Planning Commission recommended approval of the request by a vote of five (5) in favor and one (1) in opposition. The Yorkville City Council reviewed this proposal at their meeting on March 23, 2021 and had no objections to the requested map amendment; an email to the effect was provided.

Petition information was sent to the Bristol Kendall Fire Protection on February 10, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding lighting, the well and septic system, a dust control plan, and utilizing soil erosion and sediment control practices when the site is developed. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 24, 2021. Discussion occurred regarding the possibility of rezoning the property to a different zoning classification. The M-1 District most closely matched the proposed uses for the site. Discussion occurred regarding split zoning the property. It was noted that the wetlands make the southern portion of the property unusable for manufacturing uses. Discussion occurred regarding potential conflicts between the County's Future Land Use Map, which calls

for the area to be Mixed Use Business, and Yorkville's Future Land Use Map, which calls for the area to be residential. Mr. Rios, owner of the house northeast of the subject property expressed his opposition to the proposal because of concerns related to times of operation, noise, dust, smell, and increased traffic. His septic field was located on the subject property and he requested that area be fenced. The Petitioner's Attorney did not agree to this request. Mr. Rios was asked if he purchased his home after the quarry and other manufacturing uses were in operation. Mr. Rios responded yes. Mr. Rios did not object to previous manufacturing related zoning requests in the area because of the distance of those uses from his house. The Kendall County Regional Planning Commission recommended approval of the requested map amendment by a vote of nine (9) in favor and zero (0) in opposition. Member Casey abstained because the poor audio quality prevented him from hearing much of the discussion. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on March 29, 2021. Attorney Dan Kramer outlined the proposed site plan for the property, if the map amendment is approved. Mr. Kramer also stated that his client offered the Rioses a license agreement regarding the septic field and the Petitioner agreed to install a silt fence around the septic field after the specific location of the septic field was determined. Discussion also occurred regarding noise and screening. No members of the public testified in favor or in opposition to the request. The Kendall County Zoning Board of Appeals recommended approval of the request by a vote of six (6) in favor and zero (0) in opposition. Member Whitfield was absent. The minutes of the hearing were provided.

Per State law, map amendments cannot be conditioned. However, Section 13:10 of the Kendall County Zoning Ordinance requires that manufacturing site plans be approved by the Kendall County ZPAC.

According to the site plan, four (4) structures are proposed for the site. Any new structures would require applicable building permits.

The site plan proposes access off of Galena Road and E. Beecher Road.

No information was provided on the site plan regarding outdoor storage locations. While no new odors are foreseen, future site plan submittals should be examined to address odors.

No lighting information was provided. The site plan for the proposed business should be evaluated to address lighting.

No screening information was provided. Section 10:01.A.2 of the Kendall County Zoning Ordinance requires storage to be in completely enclosed buildings if located within one hundred fifty feet (150') of a residential zoning district. Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows a detention pond on the south side of the property. Applicable stormwater and wetland permits could be required as part of the site plan review.

The site plan indicates a utility box onsite. Well and septic information would have to be evaluated as part of a building permit process.

The Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes with gravel mining, asphalt production, and composting uses also located in the vicinity.

The Zoning classification of property within the general area of the property in question. The surrounding properties in the unincorporated area are zoned A-1, M-2, and M-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. A more intense Manufacturing zoning classification is necessary to cover all of the proposed uses instead of the existing A-1 zoning classification.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Mixed Use Business. The M-1 Limited Manufacturing District is consistent with the Mixed Use Business classification.

Because the Future Land Use Map calls for this property to be Mixed Use Business, Staff recommended approval of the requested Map Amendment. However, careful site plan review should occur when the property is developed to ensure that negative impacts on the wetlands and other environmentally sensitive features of the property are minimized.

The draft ordinance was provided.

Dan Kramer, Attorney for the Petitioner, stated that traffic would enter from East Beecher Road. There would be a right-in, right-out on Galena Road. They would use a chemical that was used at ready-mix plants for dust control. The Petitioner was not a landscaper. The Petitioner was not aware that the septic field was on the subject property. A silt fence would be placed around the septic field and the Petitioner would offer the neighbor a license agreement. Mr. Kramer noted that Yorkville had not examined uses in that area, which explained the Estate Residential classification in Yorkville's plan. He explained that residential uses would not be ideal in this area due to the existing and past manufacturing uses in the area. He also noted the wetlands on the property. The Petitioner would be interested in purchasing the neighboring residential house.

Member Koukol asked if an agricultural special use permit would be applicable. Mr. Asselmeier responded that the proposed uses fit more with the M-1 District.

Member Koukol expressed concerns about vibrations. Mr. Kramer did not believe that vibrations would occur.

Member Flowers asked about potential contamination from the proposed use in the wetlands. Mr. Kramer said no contamination would occur due to buffering.

The site plan would need to be approved at ZPAC. Member Koukol requested that Mr. Asselmeier closely examine the site development aspect of the project to make sure no adverse impacts occur to the wetlands and the adjacent house.

Mr. Kramer explained the difference between a license and an easement. The license would expire when the septic system fails. The license would extend to new property owners of both properties.

Member Koukol made a motion, seconded by Member Vickers, to recommend approval of the map amendment.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on April 20, 2021.

Petition 21-07 Wanda Thomas Hogan

Mr. Asselmeier summarized the request.

According to the information provided to the County, the Petitioners would like to offer an outdoor, twenty (20) stall market on the subject property with food. The market would feature vendors, including the Petitioners, their family members, and other vendors, that would sell goods not produced on the premises.

The application materials, plat of survey, site plan, and the aerial of the property were provided.

The property is located at 14975 Brisbin Road.

The property is approximately three point eight (3.8) acres.

The current land use is Agricultural. The future land use is Rural Estate Residential.

Brisbin Road is a township maintained Major Collector.

There are no trails planned along Brisbin Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent zoning districts are A-1.

The Future Land Use Map calls for the area to be Agricultural and Rural Estate Residential. The Village of Plattville's Future Land Use Map calls for the property to be Low Density Residential. The subject property is greater than one point five (1.5) miles from the Village of Lisbon. However, the Village of Lisbon's Future Land Use Map calls for this property to be Mixed Use Business and Agricultural.

The A-1 special use to the west is for an indoor storage facility of boats, trailers, recreational vehicles and classic cars.

EcoCat submitted on February 2, 2021, and consultation was terminated.

NRI application submitted on January 28, 2021. LESA Score was 190 indicating a low level of protection. The NRI Report was provided.

Lisbon Township reviewed this proposal at their meeting on March 9, 2021. The Lisbon Township Planning Commission recommended approval. The Lisbon Township Board voted to accept the Petition. The minutes of the meeting were provided.

Brisbin Road is maintained by Seward Township in this area. Seward Township was emailed information on February 10, 2021.

The Village of Plattville was emailed information on February 10, 2021.

Lisbon-Seward Fire Protection District was emailed information on February 10, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. The Health Department did not have any concerns regarding the porta-johns. No music would occur as part of the market. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of eight (8) in favor and zero (0) in opposition; two (2) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on March 24, 2021. Clarification was made regarding the outdoor display of good. Goods can be displayed outdoors, if the County Board approves outdoor sales. Discussion occurred regarding having an operating season stated in the special use permit. Vendors will have a table and tent. Vendors will not leave their products onsite when the market is closed. Discussion also occurred regarding the number of people on the property and how to handle parking, if all of the parking spaces were occupied. Cathleen Anzelc expressed concerns about other neighbors pursuing similar special use permits and the items that would be sold at the market. Tom Anzelc, Lisbon Township Trustee, expressed concerns regarding safety at the property due to the ponds and slide. Anne Vickery, Seward Township Highway Commissioner, commented on the negative appearance of the property, lack of code enforcement, concerns about uncontrolled events on the property, and that parking will not be allowed on Brisbin Road. The Petitioner indicated that she was going to use the market as a method to clean-up the property and that the driveway would not be blocked for emergency vehicles. The Petitioner did not provide any information on the maximum number of people that could be on the property at a given time. The Kendall County Regional Planning Commission voted to recommend denial by a vote of zero (0) in favor and nine (9) in opposition. Member Casey was absent. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on March 29, 2021. The Petitioner clarified that the proposed use would not be a flea market. The use would be more aligned with a craft market and farmers' market. The Petitioner agreed to install a fence around the ponds. The maximum number of patrons at the site would be eighty-four (84). The Petitioner would turn people away if all of the parking spaces were occupied. The Petitioner would also carry insurance for the market. Cathleen Anzelc reiterated her concerns from the Regional Planning Commission meeting and noted that she did not believe this use was necessary in the area. Tom Anzelc, Lisbon Township Trustee, reiterated his concerns from the Regional Planning Commission meeting and added that he felt the ground was unsuitable for the proposed use. Anne Vickery reiterated her concerns from the Regional Planning Commission meeting and added that she would tow cars parked on Brisbin Road. Discussion also occurred regarding other, similar uses in the area. The Kendall County Zoning Board of Appeals voted to recommend denial with a vote of six (6) in opposition to the proposal and zero (0) in favor of the proposal. The minutes of the hearing were provided.

According to the plat of survey and the site plan, the site will consist of twenty (20) outdoor vendor stations plus one (1) additional food vendor located along the western and southwestern portion of the property near the existing approximately forty foot by eighty foot (40'X80') steel barn. A food area will be located north of the barn. An existing red storage trailer is located north of the existing gravel drive.

No new buildings are planned for the site. No existing structures are planned for demolition.

Section 7:01.D.48 places several conditions and restrictions on special use permits for the sale of pottery, art, and home décor. These include:

1. A sit-down food area is allowed if incidental to the primary operation of retail sales.
2. The subject parcel must not be less than three (3) acres in size.
3. Must be along a hard surfaced road classified as an arterial or major collector in the Land Resource Management Plan.
4. Is located in an area not designated as Agricultural on the Land Resource Management Plan.
5. Must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
6. Must serve as a transitional use between agricultural areas and advancing suburban development.
7. Must serve to prevent spot zoning.
8. Retail and wholesale sales must occur in an existing building, unless otherwise approved by the County Board.
9. Any new structures must reflect the current architecture of the existing structures.
10. No outside display of goods.

11. Cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
12. Limited demolition of farmhouse and outbuildings is allowed.
13. Site plan is required.
14. Signage must follow the requirements in the Zoning Ordinance.
15. Off-street parking must follow the requirements in the Zoning Ordinance.

Assuming the County Board approves sales outside existing buildings, all of the above requirements of the Zoning Ordinance are addressed.

If approved, this would be the tenth (10th) special use permit for the sale of products not grown on the premises in the unincorporated area.

According to the business plan provided, the Petitioner would like operate the market a maximum two (2) weekends per month. The market would be open from 8:00 a.m. until 5:00 p.m. with vendors given additional time to set-up their spaces. A weekend is considered Saturday and Sunday.

Other than the Petitioner and their family, the business will not have any employees.

No new structures are planned for the property.

A barrier will be installed by the propane tank.

According to the site plan, two (2) porta-johns are planned south of the existing red storage trailer.

A potable water source is available in the existing steel barn.

The Petitioner would make accommodations for vendors that want electricity. Solar panels are onsite.

A refuse area is planned east of the porta-johns.

The property drains to the east.

The Petitioner secured stormwater permits in 2000 for the construction of the two (2) ponds on the premises.

Based on the information provided, no stormwater permits are required.

The property fronts Brisbin Road. Patrons would drive west on the existing gravel driveway and park in one (1) of the designated areas. Patrons would leave the property on the same gravel driveway.

The site plan shows two (2) parking areas. The parking area by the existing steel barn consists of seven (7) parking spaces plus two (2) handicapped accessible parking spaces. The seven (7) parking stalls would be eight feet by fifteen feet (8'X15'). The two handicapped parking spaces would be ten feet by fifteen feet (10'X15') with a five foot (5') landing area. An additional

thirteen (13) parking spaces are planned along the north property line. The parking spaces would be gravel with the exception of the two (2) handicapped accessible spaces which would be hard surfaced.

Vendors would park at their vending station.

The Petitioners plan to use cones with chains to keep vehicles away from pedestrians.

No additional lighting was planned as part of this project. If additional lighting were added, a photometric plan would be required because the number of parking spaces exceeds thirty (30).

The Petitioner plans to have a sign at Brisbin Road when the market is open. A picture of the sign was provided. The sign is approximately four feet by six feet (4'X6') in size. While the sign can be illuminated, the Petitioner will not light the sign.

No additional landscaping is planned.

No information regarding noise control was provided.

The Findings of Fact were 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. False. The establishment, maintenance, and operation of the special use permit will be detrimental to the public health, safety, morals, comfort, or general welfare.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate access roads and points of ingress and egress are not being 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. This is false.

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 proposed use is inconsistent with the purpose and objectives of the Land Resource Management Plan and conflicts with agricultural uses.

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 site plan. Any new structures related to the uses allowed by this special use permit shall require a major amendment to the special use permit and any new structures must reflect the current architecture of the existing structures. Limited demolition of farmhouse and outbuildings is allowed.
2. The subject parcel must remain at least (3) acres in size.
3. The uses allowed by this special use permit must occur in a manner that will preserve the existing farmhouse, barns, related structures, and the pastoral setting.
4. Retail and wholesale sales may occur outside existing buildings.
5. The uses allowed by this special use permit cannot generate noise, vibrations, glare, fumes, odors, or electrical interference beyond which normally occurs on A-1 zoned property.
6. A maximum twenty (20) vendors and one (1) additional food vendor may be on the subject property.
7. The uses allowed by this special use permit may operate a maximum of two (2) weekends per month. For the purposes of this ordinance, a weekend shall be considered Saturdays and Sundays. The uses may be open for sale between the hours of 8:00 a.m. and 5:00 p.m. The property owner may reduce these hours of operation. Vendors may setup no earlier than two (2) hours prior to opening and must be offsite within two (2) hours of closing.
8. Only the owners of the property and their family members shall be employees of the business allowed by this special use permit.
9. The owners of the business allowed by this special use permit may install one (1) sign along Brisbin Road. The sign shall be a maximum of four feet by six feet (4'X6') in size. The sign shall not be illuminated. The sign may be placed along Brisbin Road on days when the uses allowed by the special use permit are open.
10. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
11. No music shall be generated by the uses allowed this special use permit.
12. The owner(s) or operator(s) of the uses allowed by this special use permit shall live at the subject property as their primary place of residence.
13. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

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 was provided.

Wanda Hogan, Petitioner, discussed the market. Her main goal was to find a source of revenue to allow her husband to retire. She presented pictures of her property. She explained the procedure for handling overflow traffic. She also discussed where her family will be stationed to prevent people from going into the lake and neighboring properties. She stated that none of her immediate neighbors objected to the proposal. She has been self-employed since 1975 and has experience operating several businesses.

Members Flowers asked about merchandise available for sale. Ms. Hogan responded crafts, soaps, and lotions.

Member Koukol asked if the market was currently operational. Ms. Hogan said no. She planned to use approximately one (1) acre of the property. She would not have a charge per car. Ms. Hogan provided a history of how she got to this point in the approval process.

Member Koukol asked about fire protection. Ms. Hogan would provide fire extinguishers, if required.

Member Koukol questioned if the business was worthwhile, based on the number of patrons and vendors.

Member Gilmour asked about operational season. Ms. Hogan responded April through October, weather permitting. Member Gilmour felt the use was intense for the area.

The property has only one (1) entrance. Brisbin Road is a two (2) lane road.

Member Gilmour was concerned because the Findings of Fact were in the negative. Ms. Hogan stated that she was surprised that three (3) people expressed opposition to the proposal at previous meetings and she disagreed with the Findings of Fact.

Chairman Gengler noted the negative recommendations of the Regional Planning Commission and Zoning Board of Appeals. He suggested cleaning up the property and re-applying in the future. He compared the proposal with similar events in communities like Yorkville and Oswego.

Member Vickers asked about the fence location around the ponds. Ms. Hogan responded that she was putting up a four foot (4') snow fence between the sales area and pond.

Member Vickers expressed concerns about the negative recommendations from the Regional Planning Commission and Zoning Board of Appeals.

Member Flowers expressed concerns regarding traffic and traffic lines on Brisbin Road and the negative recommendations of the other advisory committees.

Ms. Hogan was obtaining a One Million Dollar (\$1,000,000) liability insurance policy.

Member Koukol echoed the concerns other Committee members and encouraged Ms. Hogan to clean-up the property.

Chairman Gengler asked Mr. Asselmeier about Ms. Hogan's option if the Committee issued a negative recommendation. Mr. Asselmeier responded that, if the County Board denies the special use permit, the Petitioner has to wait one (1) year before re-applying. The Petitioner could re-apply at any point, if they withdrew the Petition before County Board action.

Ms. Hogan said that would re-apply, if the proposal is denied. She would re-submit at some point.

Member Vickers made a motion, seconded by Member Flowers, to recommend approval of the special use permit.

The votes were as follows:

Yeas (0): None

Nays (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Abstain (0): None

Absent (0): None

The motion failed.

The proposal goes to the County Board on April 20, 2021.

Petition 21-08 Jamie and Jillian Prodehl

Mr. Asselmeier summarized the request.

Jamie and Jillian Prodehl would like to operate the Sable Creek Homestead, LLC banquet facility at the subject property.

From 2008 until 2018, the subject property had a special use permit for a place of worship.

The application materials, plat of survey, site plan, engineering plan, landscaping plan, photometric plan, building elevations, and aerial were provided.

The property is located at 4405 Van Dyke Road.

The property is approximately five point eight (5.8) acres.

The Existing Land Use is Single-Family Residential and Institutional.

The Future Land Use is Rural Residential.

Van Dyke Road is Township maintained Minor Collector.

A trail is planned along Van Dyke Road in this area.

A floodway and one hundred (100)-year floodplain are located along the southwest corner of the property.

The adjacent land uses are Agricultural.

The adjacent properties are zoned A-1.

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

There is a special use permit to the east for a place of worship.

Based on the aerial of the site, there are eight (8) homes within a half (1/2) mile of the subject property.

The Illinois Natural Heritage Database shows the following protected resource in the vicinity of the project location: Aux Sable Creek INAI Site. Negative impacts were considered unlikely and consultation was terminated.

NRI application submitted on February 8, 2021. The LESA Score was 176 indicating a low level of protection. The NRI Report was provided.

Seward Township was emailed information on February 22, 2021.

Lisbon-Seward Fire Protection District set the maximum occupancy of the building at two hundred (200). They will do a pre-inspection of the facility. The email outlining this information was provided.

The Village of Plattville was emailed information on February 22, 2021.

The City of Joliet was emailed information on February 22, 2021.

ZPAC reviewed this proposal at their meeting on March 2, 2021. Discussion occurred regarding restroom facilities and the well. The Petitioner agreed to discuss the matter with the Health Department. The Highway Department requested that the large deliveries should travel west from the subject property. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of seven (7) in favor and zero (0) in opposition; three (3) members were absent. The minutes of the meeting were provided.

The Kendall County Regional Planning reviewed this proposal at their meeting on March 24, 2021. Member Nelson favored noise be measured from residential structures. Member Wilson expressed concerns regarding noise from Ellis House, the number of parking spaces, the location of wedding ceremonies on the property, speeders, and general noise in the area. Member Wilson felt that the proposed use would fit better in a business park. Member Wormley noted that the property was kept neat and clean. Member Casey felt the use would be good for the area. Discussion occurred regarding the stormwater plans for the site. The Petitioners emphasized their plans to keep the venue small, noted the dates the venue would be open, and noted that they live on the property. The Petitioners also emphasized that the tent would only be used as a social distancing requirement and outdoor speakers would be pointed toward the

building. The Petitioners worked with the Kendall County Sheriff's Department and found that at full capacity with one (1) garage door open, the noise reading at two hundred feet (200') was fifty-nine (59) dBa. With the door closed, the noise reading was forty-nine (49) dBa. The Petitioners were working with the Kendall County Health Department. The proposal meets the County's parking requirements. An email from Doug Wilson was read expressing Mr. Wilson's objection to the proposal because of increased noise, traffic, and loss of property value. Chuck Allen agreed with Mr. Wilson and expressed concerns about intoxicated drivers on rural roads and that the area is planned to be residential and agricultural, not business. Anne Vickery, Seward Township Highway Commissioner, expressed support for the project and noted that several Seward Township Trustees had no objections to the proposal. She also noted that a right-of-way dedication was unnecessary. Pastor Andrew O'Neal of Christ First Baptist Church expressed support for the proposal because there were no facilities like the proposed facility within forty-five (45) minutes of the Church, he believed the Petitioners have been great neighbors and he noted the improvements the Petitioners have made on the property. Jessica Nelsen believed the proposed use would be an asset to the community. The Kendall County Regional Planning Commission voted to recommend approval of the special use permit and variance with by a vote of nine (9) in favor and one (1) in opposition. Member Wilson voted against the proposal. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on March 29, 2021. The Petitioner presented evidence that banquet facilities do not negatively impact housing values. The Petitioner agreed to the conditions proposed in the special use permit. Discussion occurred regarding how the property transformed from a church to its present condition. Anne Vickery, Seward Township Highway Commissioner, reiterated her support for the project. Pastor Andrew O'Neal reiterated his support for the project and noted that finding comparable venues with availability in the area was difficult. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by vote of six (6) in favor and zero (0) in opposition. Member Whitfield was absent. The minutes were provided.

The Petitioners intend to establish the Sable Creek Homestead, LLC banquet facility run by the Petitioners. As noted in the business plan, the Petitioners live at the subject property and will manage the facility. Jillian Prodehl is a Certified Wedding Planner, Venue Owner Certified, and Certified Wedding Designer. Jamie Prodehl owns Revolution Fabrications Services.

This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of five (5) acres.
- c. The use of this property shall be in compliance with all applicable ordinances.
- d. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- e. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which

exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

The subject property and proposed business meets the above requirements except the first condition regarding roadway classification. The Petitioners are seeking a variance to this requirement.

The subject property possessed a special use permit for a place of worship. The ordinance granting this special use was provided. The previous owners voluntarily sought and the County Board approved a revocation of this special use permit in 2018.

If approved, this would be the ninth (9th) special use permit for a banquet facility in the unincorporated area.

The business plan for the proposed operations was provided. The plat of survey was provided. The site plan was provided.

According to the information provided to the County, the proposed banquet facility will utilize the existing approximately four thousand two hundred sixty-three (4,263) square foot metal barn for weddings and similar events. The site plan showed an approximately four hundred fifty (450) square foot patio south of the existing metal building. A proposed grassy area was planned southeast of the existing metal building for outdoor ceremonies. An existing concrete pad was shown next to the planned grassy area; a silo building or gazebo was planned for this area. The existing parking area next to the existing metal building would be expanded. A temporary tent would be located south of the parking area to accommodate events requiring social distancing. A new three thousand eight hundred forty (3,840) square foot storage building was planned north of the existing one thousand eighty (1,080) square foot metal building. An existing house and detached garage were also located on the property.

The existing metal building is fully insulated with over four inches (4") of spray foam insulation and exterior steel for noise and climate control. The maximum capacity of the existing metal building, as determined by the Lisbon-Seward Fire Protection District, is approximately two hundred (200) people. The building has dual furnace and AC units and can be used year-round. The renderings of the building were provided.

The maximum number of employees would be four (4), including the Petitioners.

The Petitioners would comprise a list of preferred, local vendors. All vendors would be required to be licensed and insured. The Petitioners would not provide food or alcohol for events; vendors would be utilized for these services.

The original proposed hours of operation were weekdays from 9:00 a.m. until 10:00 p.m. and 9:00 a.m. until Midnight on weekends. Weekends would be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that lands on a Thursday. Vendors would operate from 9:00 a.m. until Midnight on weekends and 9:00 a.m. until 10:00 p.m. on Sundays; this time includes setup and breakdown of events. Weddings could occur between 10:00 a.m. until 11:00 p.m. on weekends. Amplified music must cease by 10:00 p.m. Event guests must leave by 11:00 p.m. on weekends. Bridal parties and individuals helping with breakdown must leave by Midnight on weekends. Cleanup for Sunday weddings shall be at 10:00 p.m. Rehearsals would occur on Tuesdays through Thursdays. Tours would be Monday through Thursday from 9:00 a.m. until 8:00 p.m. Planned maintenance would occur on Fridays through Mondays from 7:00 a.m. until 10:00 a.m.

A forty-eight (48) square foot trash enclosure is planned north of the new storage building. Garbage will be placed in a dumpster. The enclosure will have a swing door. Trash will be picked up on Tuesdays and additional pickups could occur, if necessary.

If approved, the Petitioners hope to start operations as quickly as possible.

Although the Petitioners do not have current plans to do so, ancillary items, such as shirts and glasses, may be sold on the premises.

The Petitioners have also developed a marketing plan.

An updated Occupancy Permit will be required reflecting the change of use for the existing metal building. Any structures constructed as part of the banquet facility operations will be required to secure applicable building permits.

The existing metal building has indoor restroom facilities. The septic field was located south of the existing metal building and the well is located north of the existing metal building.

The southwest corner of the property is located within a floodway and one hundred (100) year floodplain. An eight foot (8') wide grass path is proposed inside this area along with plantings.

The property fronts Van Dyke Road.

A right-of-way dedication was previously requested when the property was a church. The dedication was to be along the entire frontage of the property at a depth of twenty feet (20'). This dedication never occurred and, to date, the Township has not requested a dedication.

The site plan shows the gravel driveway expanding to twenty-four feet (24') in width.

The parking lot will consist of fifty-nine (59) parking spaces, including three (3) handicapped accessible parking spaces. The parking lot would be gravel except for the area reserved for the handicapped accessible parking spaces.

The photometric plan calls for three (3) new light poles. Two (2) of the poles would have twin head and one (1) pole would be a single head. One (1) new wall light is proposed on the new storage building. No lighting would leave the sight. The photometric plan was provided.

As noted on the site plan, one (1) circular sign is planned for the property. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign will be doubled faced and will not be illuminated. A sign example was provided.

The landscaping plan shows five (5) six foot (6') ornamental trees, ten (10) six foot (6') Skyhigh Juniper trees, four (4) six foot (6') Emerald Green Arborvitae, six (6) five (5) gallon Isanti Redtwig Dogwoods, six (6) one (1) gallon Sweet Autumn Clematis, six (6) five (5) gallon Limelight Hydrangea, seven (7) five (5) gallon Vanilla Strawberry Hydrangea, and eight (8) one (1) gallon Kodiak Black Honeysuckle. The floodplain area is planned to have a dry mesic prairie seedmix with wildflowers. IDOT class seedmix 1 is also planned to be installed near the parking lot and between the tent area and new accessory building.

In addition to the plantings, two (2) split rail fences are planned south of the existing septic field and southwest of the temporary tent. Split rail fences are also planned along the outer perimeters of the grass areas east of the existing metal building, between the parking lot and the northern property line and at the northeast corner of the property.

The landscaping plan was provided.

The Petitioners agreed to follow Kendall County's noise regulations. As noted previously, the existing metal building is insulated to reduce noise from escaping the building. All amplified music will cease by 10:00 p.m. Non-amplified music will be allowed as part of wedding ceremonies.

The Findings of Fact for the special use permit were 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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls will be necessary to prevent noise from negatively impacting neighboring properties which can be addressed with reasonable conditions on the special use permit.

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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. However, these negative impacts could be mitigated by

restrictions related to hours of operation, number of events, and noise origination requirements within the ordinance granting the special use permit.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the property previously possessed a special use permit for a place of worship and utilities and other necessary facilities were addressed as part of the use of the site as a church. The Petitioner plans to work with the Kendall County Health Department to address the well and septic system. The Petitioner also proposes to widen the driveway.

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 that the variance is approved regarding distance to arterial and collector roads, the special use would conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

The Findings of Fact for the variance were as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The proposed banquet hall is approximately one half (1/2) mile from an arterial or major collector (Grove Road). In 2018, the County granted a similar variance for a banquet hall located approximately one point two (1.2) miles from an arterial roadway.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is not true. Other banquet halls in the rural areas could face similar concerns. The specific number of properties sharing similar characteristics is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners desired to have a banquet hall at the subject property. However, the Petitioners were not responsible for the determining the road classification for Van Dyke Road.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. True, the Kendall County Sheriff's Department, Seward Township, and the Lisbon-Seward Fire Protection District have not expressed any concerns regarding the proposed use being materially detrimental to the public welfare or injurious to other property in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the

neighborhood. True, the proposed use will not block light or air from adjacent properties. The proposed use will not cause an increase in congestion on public streets because events will not be held every day. Provided the business allowed by the special use permit follows the restrictions placed on the special use permit, no increase to the danger of fire or the endangerment of public safety should occur. Data does not exist as to whether the placement of the proposed use will diminish or impair the property values of the properties located in the vicinity of the subject property.

Staff recommends approval of the requested special use permit and variance subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan, landscaping plan, and photometric plan.
2. A variance to Section 7:01.D.12.a shall be granted to allow the placement of the banquet hall on a non-arterial and non-major collector roadway.
3. A maximum of two hundred (200) guests, vendors, and employees in attendance at a banquet center related event may be on the subject property at a given time.
4. The business allowed by this special use permit may have a maximum of four (4) employees, including the property owners.
5. The subject parcel must maintain a minimum of five (5) acres.
6. The owners of the business allowed by this special use permit may install one (1) sign in substantially the location shown on the site plan. The sign shall look similar to the sign example. The supports for the sign will be seven feet (7') in height and five feet (5') in width. The circle will be no larger than four foot (4') in circumference. The sign may be double sided. The sign shall not be illuminated.
7. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
8. The noise regulations are as follows:

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

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

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

9. No music shall originate outside of any building. This restriction shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall

be pointed towards the inside of the building. For music originating inside the building, all amplified music shall cease on or before two hours prior to closing.

10. The hours of operation for the business allowed by this special use permit shall be between 9:00 a.m. and 10:00 p.m. on weekdays and between 9:00 a.m. until Midnight on weekends. For the purposes of this ordinance, a weekend shall be Fridays, Saturdays, the day prior to any Federal or State Holiday, and any Federal or State Holiday that falls on a Thursday. All other days shall be considered weekdays. Maintenance of the property may occur outside these hours of operation.
11. All guests at events related to the business allowed by this special use permit shall vacate the property no later than one (1) hour prior to the business closure time listed in the previous condition. Vendors and individuals assisting with the cleanup of events must vacate the property by the closure time listed in the previous condition.
12. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing metal barn.
13. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
14. All trash and garbage generated by events associated with the business allowed by this special use permit shall be stored in the trash enclosure shown on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
15. The subject property shall be landscaped substantially in accordance with the landscaping plan. All landscaping and the driveway widening shall occur within one hundred twenty (120) days after the approval of the ordinance granting a special use permit for a banquet facility at the subject property.
16. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
18. 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.
19. 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 was provided.

Chairman Gengler asked if the County previously granted similar variances. Mr. Asselmeier responded yes.

Member Flowers asked about sound proofing. Mr. Asselmeier discussed the insulation and sound tests.

Member Vickers appreciated the work of the Petitioners.

Member Vickers made a motion, seconded by Member Koukol, to recommend approval of the special use permit and variance.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

The proposal goes to the County Board on April 20, 2021.

Without objection, the Committee amended the agenda to move Petition 21-15 to before Petition 21-10.

Petition 21-15 James and Denise Maffeo on Behalf of Four Seasons Storage, LLC

Mr. Asselmeier summarized the request.

On September 15, 2020, the Kendall County Board approved Ordinance 2020-14, granting a special use permit for an indoor/outdoor storage business approximately 0.15 miles north of the intersection of Route 52 and County Line Road on the west side of County Line Road in Seward Township.

Condition 4.B of the Ordinance stated that the fencing and landscaping had to be installed within two hundred forty (240) days of the approval of the special use permit ordinance. A copy of Ordinance 2020-14 was provided.

On March 22, 2021, the Petitioner submitted a request for an amendment to the special use permit to extend the deadline for installing the fencing and landscaping to October 31, 2021. The Petitioner stated that the project was impacted by the COVID closures and the desire to install the landscaping after the private road and detention pond were installed. A copy of the application was provided.

Petition information was sent to Seward Township and the Village of Shorewood on March 25, 2021. The Village of Shorewood submitted an email on March 29, 2021, expressing no objections to the request.

Staff recommends approval of the requested extension because of the unique situation caused by the COVID pandemic.

A draft minor amendment was provided.

Dan Kramer, Attorney for the Petitioner, explained the financing situation for the Petitioner and the status of the entire Go Pro Subdivision.

Member Koukol made a motion, seconded by Member Vickers, to approve the minor amendment as requested.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

Petition 21-10 Kendall County Regional Planning Commission

Mr. Asselmeier summarized the request.

In December 2019, the County Board approved a 2019-2039 Long Range Transportation Plan. In November 2020, the County Board approved a 2020-2040 Long Range Transportation Plan that was similar to the 2019-2039 Long Range Transportation Plan.

The Plan has several changes from the Future Land Use Map contained in the Land Resource Management Plan. After discussions with Fran Klaas, at their meeting on October 28, 2020, the Kendall County Comprehensive Land Plan and Ordinance Committee recommended the following changes to the Kendall County Land Resource Management Plan:

Remove

- Prairie Parkway
- Lisbon / Helmar Bypass
- Caton Farm Road West Route 71
- Fox River Drive Westerly Bypass of Village of Newark
- Whitfield Road Extension North to Griswold Springs Road
- Gates Lane West of Route 47
- County has now taken position to keep WIKADUKE Trail on the existing Stewart Road alignment all the way to Rance Road and then extend a new alignment northeasterly to Route 30 and Heggs Road, using the Village of Oswego's alignment for the WIKADUKE Trail.

Add

- Millington Road Extending North of Lions Road to Connect to Route 34
- Walker Road Relocated West of Route 71 to Make Connection to New Fox River Drive / Crimmins Road intersection
- Westerly Extension of Collins Road West of Minkler Road to Route 71
- Connecting Millbrook Road with the Millbrook Bridge by Aligning Millbrook Road and Whitfield Road behind the Existing Bank Building Now Owned by the Oliver-Hoffman Foundation
- Having Douglas Road's Alignment Correspond to the Village of Oswego's Plans
- Aligning Cannonball Trail to Dickson Road and Gordon Street
- Extending Cherry Road into the Henneberry Woods Forest Preserve
- Extending Johnson Road East from Ridge Road to the County Line
- Miller Road Extended in DeKalb County

Changes in Land Use

- Changing the Suburban Residential Classification for the Properties South of the Johnson Road Extension to Mixed Use Business

- Updating the Future Land Use Map to Reflect Current Municipal Boundaries
- Correcting the Classification of the Minooka School District Property Near the Intersection of Route 52 and County Line Road
- Classifying the Parcels of Land Shown as “Unknown” on the Future Land Use Map to Match Adjoining Properties and/or Uses

The proposal was presented at the February 6, 2021, Kendall County Regional Planning Commission Annual Meeting.

At their meeting on February 24, 2021, the Kendall County Regional Planning Commission voted to initiate the proposed amendments.

Petition information was mailed to the townships, Village of Millbrook, Village of Plattville, and impacted property owners on March 1, 2021. To date, Plattville, Millbrook, and no township have submitted comments on this proposal.

ZPAC reviewed this proposal at their meeting on March 2, 2021. ZPAC voted to forward the proposal to the Regional Planning Commission by a vote of seven (7) in favor and zero (0) in opposition; three (3) members were absent. The minutes of the meeting were provided.

Following the ZPAC meeting, discussion occurred with the Oliver-Hoffman Foundation regarding extending Millbrook Road northwest to Whitfield Road. Fran Klaas was in favor of removing this extension from the proposal. A copy of Fran Klaas' email was provided.

The Kendall County Regional Planning Commission held a public hearing on this proposal on March 24, 2021. Chad Feldotto of the Oswegoland Park District submitted an email expressing the Park District's support of the proposal. Johanna Byram from the Kendall County Historical Society asked about the zoning and land use classification of the Society's property. Mr. Asselmeier responded the property is zoned A-1 Agricultural. The Future Land Use Map calls for most of the Society's property to be Rural Residential. Ms. Byram asked which township the Society's property is located. Mr. Asselmeier responded that the Society's property is in Oswego Township. Mr. Asselmeier further explained that some properties were classified as Unknown. The Future Land Use Map impacts rezoning requests and not current land uses. The Kendall County Regional Planning Commission recommended approval of the requested amendments by a vote of ten (10) in favor and zero (0) in opposition. The minutes of the hearing were provided.

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on March 29, 2021. Nobody from the public commented on the proposal. The Zoning Board of Appeals recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition. Member Whitfield was absent. The minutes of the meeting were provided.

The draft resolution (including updated maps and list of changed parcels), road extension maps, current Future Land Use Map, and redlined text from the Land Resource Management Plan were provided.

Discussion occurred regarding the WIKADUKE Trail location. Member Gilmour explained that the location in the Long Range Transportation Plan was what the Highway Committee selected after discussion with the local municipalities.

Member Gilmour made a motion, seconded by Member Flowers, to recommend approval of the requested amendments to the Land Resource Management Plan.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on April 20, 2021.

Petition 21-11 Kendall County Historic Preservation Commission

Mr. Asselmeier summarized the request.

The Illinois Department of Natural Resources offers a Property Tax Assessment Freeze Program that freezes the assessed value of historic, owner-occupied, principal residences for eight (8) years when the owner undertakes a substantial, approved rehabilitation. The assessed value is brought back to market level over a period of four (4) years.

In order to qualify, a property must be a certified historic structure, either by listing on the National Register of Historic Places individually or in a district, or by local landmark designation in a community with an approved historic-preservation ordinance; be a single-family, owner-occupied, principal residence; or a condominium building; or a cooperative building; or a residential building with up to six (6) units as long as the building owner resides in a unit; undergo a rehabilitation whose budget exceeds twenty-five percent (25%) of the property's assessor's fair market value within a twenty-four (24)-month period; and undergo a rehabilitation that meets the Secretary of the Interior's "Standards for Rehabilitation." A description of the program was provided.

Nearby communities that participate in this program include Aurora, Joliet, Kane County, Oswego, Plainfield, and Will County.

In order to qualify for the program, Kendall County would need to submit a letter requesting certification.

Staff discussed this proposal with Assessor Andy Nicoletti and he had no objections to the County participating in the Program.

At their meeting on March 15, 2021, the Kendall County Historic Preservation Commission unanimously voted to initiate this request.

Member Flowers made a motion, seconded by Member Gilmour, to recommend approval of the letter.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

The proposal goes to the County Board on April 20, 2021.

NEW BUSINESS

Approval of Setting a Date and Time for a Second Planning, Building and Zoning Committee Meeting in the Month of April 2021

The consensus of the Committee was that a second meeting was unnecessary.

OLD BUSINESS

Review of Memo from WBK Engineering in Relation to FEMA Floodplain Management Bulletin P-2140 Floodplain Management Requirements for Agricultural Structures and Accessory Structures; Could Initiate Amendments to the Stormwater Management Ordinance as Outlined in the Memo

Mr. Asselmeier read the memo. He noted that WBK recommended against making any changes to the Stormwater Management Ordinance at this time.

The consensus of the Committee was not to make any changes to the Stormwater Management Ordinance in relation to Bulletin P-2140 at this time.

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

Mr. Asselmeier summarized the request.

In January 2021, the Committee previously reviewed this proposal, but decided to wait until WBK completed their review of Bulletin P-2140 before making a decision.

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 were provided.

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 of the change in rainfall tables was provided.

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.

Member Gilmour made a motion, seconded by Member Koukol, to initiate the amendment as proposed.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

Mr. Asselmeier will work with Chairman Gryder to get the public hearing scheduled.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

Update on 2511 Wildy Road

Mr. Asselmeier provided an update on the Wildy Road property. Administration organized a meeting with the State's Attorney's Office and the Department will work on gathering evidence of violations at the property.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Approval of a Recommendation for a Proclamation Declaring May Historic Preservation Month in Kendall County

The Committee reviewed the proposed proclamation.

Member Flowers made a motion, seconded by Member Gilmour, to recommend approval of the proclamation.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

The proposal goes to the County Board on May 4, 2021

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

The consensus of the Committee was to postpone the executive session until the May meeting.

ADJOURNMENT

Member Vickers made a motion, seconded by Member Koukol, to adjourn.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Koukol, and Vickers

Nays (0): None

Abstain (0): None

Absent (0): None

The motion carried.

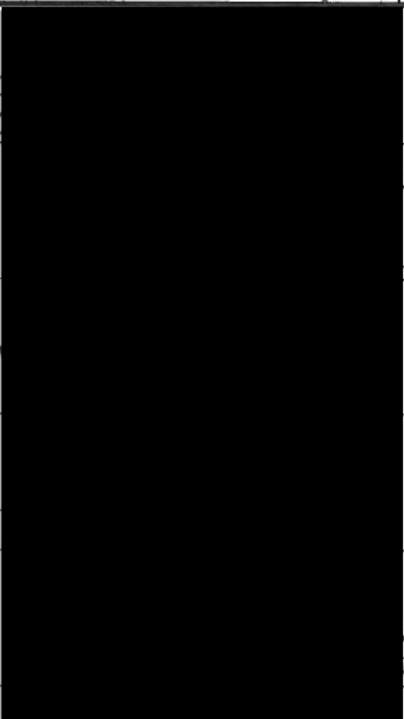
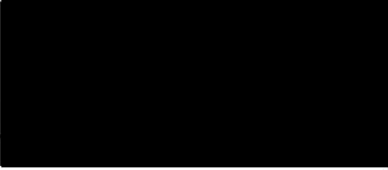
Chairman Gengler adjourned the meeting at 8:43 p.m.

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

Enc.

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
APRIL 12, 2021**

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)
Don Kamm		20-32 21-06 21-15
Jillien Prockell		
Janice Prockell		
Ane Vickrey		
Wanda Hays		

04/12/2021 09:51 | Kendall County
pherber | PBZ 04122021



CLERK: pherber BATCH: 1443 NEW INVOICES
VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

859 00000 IACZO - KRISTAL ANNUAL DUES 041521 25.00 .00

CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00 11001902 62030 25.00 1099:
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:FULL MEMBERSHIP - ZONING ADMINISTRATORS

CONDITIONS THAT PREVENT POSTING INVOICE 859/16153

* Invoice must be approved or voided to post.

1153 00000 KENDALL CO HIGHW MARCH 2021 041521 155.48 .00

CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00 11001902 62170 155.48 1099:
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:PBZ TRUCK FUEL

CONDITIONS THAT PREVENT POSTING INVOICE 1153/16152

* Invoice must be approved or voided to post.

1165 00000 KENDALL COUNTY R 212 041521 134.00 .00

CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00 11001902 63700 134.00 1099:
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:ORDINANCE RECORDINGS

CONDITIONS THAT PREVENT POSTING INVOICE 1165/16150

* Invoice must be approved or voided to post.

1172 00000 KENDALL PRINTING 21-03255 041521 49.25 .00

CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00 11001902 62000 49.25 1099:
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:OFFICE SUPPLIES - ENVELOPS

CONDITIONS THAT PREVENT POSTING INVOICE 1172/16159

* Invoice must be approved or voided to post.

1247 00000 LEO'S MARCH 2021 041521 11.00 .00

CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00 11001902 63800 11.00 1099:
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:NAME PLATE-SETH WORMLEY

CONDITIONS THAT PREVENT POSTING INVOICE 1247/16160

* Invoice must be approved or voided to post.

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CLERK: pherber BATCH: 1443

NEW INVOICES

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

1508 00000 PARADISE CAR WAS 224267 041521 42.00 .00 42.00 1099:
CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:PBZ TRUCK WASHES
CONDITIONS THAT PREVENT POSTING INVOICE 1508/16151

* Invoice must be approved or voided to post.
1665 00000 SHAW MEDIA 032110101009 041521 181.66 .00 181.66 1099:
CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:LEGAL PUBLICATION
CONDITIONS THAT PREVENT POSTING INVOICE 1665/16149

* Invoice must be approved or voided to post.
1849 00001 VERIZON 9875943745 041521 25.15 .00 25.15 1099:
CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: Y DISC: .00
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:PBZ CELL PHONE
CONDITIONS THAT PREVENT POSTING INVOICE 1849/16147

* Invoice must be approved or voided to post.
1849 00001 VERIZON 9875943745 1 041521 84.86 .00 84.86 1099:
CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:PBZ CELL PHONES
CONDITIONS THAT PREVENT POSTING INVOICE 1849/16148

* Invoice must be approved or voided to post.
1928 00000 WBK ENGINEERING, 21692 041521 107.50 .00 107.50 1099:
CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:PROF SRVCS - 11012020 - 11282020
CONDITIONS THAT PREVENT POSTING INVOICE 1928/16158

* Invoice must be approved or voided to post.

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CLERK: pherber BATCH: 1443 NEW INVOICES
VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

1969 00000 RANDY ERICKSON MARCH 2021 041521 1,200.00 .00 .00
CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00 11001902 63610 1,200.00 1099:7
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:MARCH 2021 PLUMING INSPECTION
CONDITIONS THAT PREVENT POSTING INVOICE 1969/16155
* Invoice must be approved or voided to post.

2063 00000 RUNCO OFFICE SUP 821312-0 808178-1 041521 55.78 .00 .00
CASH 000008 2021/05 INV 04/12/2021 SEP-CHK: N DISC: .00 11001902 62000 55.78 1099:7
ACCT 1Y210 DEPT 19 DUE 04/12/2021 DESC:2 INVOICES - OFFICE SUPPLIES
CONDITIONS THAT PREVENT POSTING INVOICE 2063/16156
* Invoice must be approved or voided to post.

12 PENDING UNPAID INVOICES TOTAL 2,071.68

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

04/26/2021 08:23
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| Kendall County
| INVOICE ENTRY PROOF LIST

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CLERK: pherber BATCH: 1483

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
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PENDING UNPAID INVOICES

1172	00000 KENDALL PRINTING 21-0423			043021	40.00	.00	
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CASH 000008	2021/05	INV 04/26/2021	SEP-CHK: N	DISC: .00			
ACCT 1Y210	DEPT 19	DUE 04/26/2021	DESC: Business Cards		11001902 62000		40.00 1099:

CONDITIONS THAT PREVENT POSTING INVOICE 1172/17009

* Invoice must be approved or voided to post.

1928	00000 WBK ENGINEERING, 21963			043021	1,290.00	.00	.00
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CASH 000008	2021/05	INV 04/26/2021	SEP-CHK: N	DISC: .00			
ACCT 1Y210	DEPT 19	DUE 04/26/2021	DESC: FEMA P2140		11001902 63630		1,290.00 1099:

CONDITIONS THAT PREVENT POSTING INVOICE 1928/17010

* Invoice must be approved or voided to post.

2 PENDING UNPAID INVOICES	TOTAL	1,330.00	
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0 INVOICE(S)	REPORT POST TOTAL	.00	
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REPORT TOTALS	.00
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Kendall County
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CLERK: pherber BATCH: 1480
VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

796 00000 BRIAN HOLDIMAN- 4/22/2021 043021 289.83 .00 .00
CASH 000008 2021/05 INV 04/23/2021 SEP-CHK: N DISC: .00
ACCT 1Y210 DEPT 19 DUE 04/23/2021 DESC: EQUIPMENT SUPPLIES 11001902 62160
CONDITIONS THAT PREVENT POSTING INVOICE 796/16812
* Invoice must be approved or voided to post.

1 PENDING UNPAID INVOICES TOTAL 289.83
0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

289.83 1099:
for ANR pipeline
inspections
Clothing & equipment



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-14**Laura Denges****A-1 Special Use Permit for Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises)****INTRODUCTION**

According to the information provided to the County, the Petitioner would like to operate a winery at the subject property.

The application materials, including the business plan are included as Attachment 1. The plat of survey is included as Attachment 2. The site plan is included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONER Laura Denges

ADDRESS 9396 Plattville Road

LOCATION Southeast Corner of Plattville Road and Route 47



TOWNSHIP Lisbon

PARCEL # 08-09-200-003

LOT SIZE 3.19 +/- Acres

EXISTING LAND USE
Agricultural and Farmstead

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Agricultural
	Roads	Plattville Road is a County Maintained Major Collector.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION A-1 Special Use Permit for a Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises)

APPLICABLE REGULATIONS Section 7:01.D.45 – A-1 Special Uses – Permits Sales of Wine by Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises

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	Agricultural (County) Commercial (Plattville)	A-1
South	Agricultural	A-1	Agricultural (County) Commercial (Plattville)	A-1
East	Agricultural	A-1	Agricultural (County) Commercial and Business Park/Office (Plattville)	A-1
West	Agricultural	A-1	Agricultural and Comed ROW (County) Commercial (Plattville)	A-1

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on March 19, 2021, and consultation was terminated (see Attachment 1, Pages 19-21).

NATURAL RESOURCES INVENTORY

NRI application submitted on March 16, 2021 (see Attachment 1, Page 18). The LESA score was 199 indicating a low level of protection. The NRI Report is included as Attachment 8.

ACTION SUMMARY

LISBON TOWNSHIP

Lisbon Township was emailed information on March 23, 2021. The Lisbon Township Planning PBZ Memo – Prepared by Matt Asselmeier – May 4, 2021

Page 2 of 7

Commission did not have a quorum for their meeting on April 13, 2021. The members in attendance did not have any objections to the proposal.

VILLAGE OF PLATTVILLE

The Village of Plattville was emailed information on March 23, 2021.

LISBON-SEWARD FIRE PROTECTION DISTRICT

Lisbon-Seward Fire Protection District was emailed information on March 23, 2021. The Fire District had no objections to the proposal. They did request to do a life safety inspection of the property. The email stating their opinion is included as Attachment 9.

ZPAC

ZPAC reviewed this proposal at their meeting on April 6, 2021. The Petitioner agreed to meet with the Kendall County Health Department regarding well, septic, and food permits. The Petitioner agreed that the business would not start before Noon any day of the week. The business would normally operate between March and December. Grapes would be grown on the property. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes are included as Attachment 7.

HPC

Though not required by the Kendall County Zoning Ordinance, the Kendall County Historic Preservation reviewed this proposal at their meeting on April 19, 2021. The Petitioner indicated that she will not be making any structural changes to the barn. The Petitioner has installed interior walls and insulation. The Petitioner plans to replace some windows; the windows are not the original windows to the barn. The Petitioner planned to install an entry door where the double doors are located. The Petitioner indicated that her objective was to preserve the rustic atmosphere of the property. The Kendall County Historic Preservation Commission recommended approval of the special use permit with the condition that the barn be preserved by vote of four (4) in favor and zero (0) in opposition. The minutes of the meeting are included as Attachment 10.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on April 28, 2021. Discussion occurred about having an illuminated sign; the Petitioner indicated that she might like to have an illuminated sign in the future. Discussion occurred about potentially annexing the property into the Village of Plattville; the Petitioner was open to consider annexation. The Commission was concerned about placing a burden on the Petitioner to preserve the red barn. The overflow parking area would be of a similar substance as the main parking area. The Petitioner stated that the red barn would be the only building used for the business and would be the only building that would not be considered agricultural exempt. Two (2) unisex bathrooms would be located inside the red barn. The Petitioner did not have any plans to have a rental space available for group meetings. The Petitioner indicated that she was evaluating the HVAC system inside the barn and a heating system would be installed in the barn at some point in the future. The Petitioner indicated that she was willing to work with the neighboring farmer regarding the spraying of the field; grapes would be planted away from the field. The Petitioner indicated that she hoped to plant grapes in the next two (2) or three (3) years and grapes need three (3) years in this area to produce good yields. The Petitioner explained the difference between blended and non-blended wines. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) Commissioner absent. The minutes of the meeting are included as Attachment 11.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on May 3, 2021. The Petitioner did not know how many grapes would be grown on the property; the grape growing area would be approximately one (1) acre in size. Discussion occurred regarding the compatibility of growing grapes near other agricultural crops due to spraying concerns. The Petitioner reiterated her agreement to follow Kendall County's Right to Farm Clause. The only outdoor events that would occur at the property are small tasting events with small tables setup outdoors. The Kendall Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of six (6) in favor and zero (0) in opposition and one (1) Member absent. The minutes of the hearing are

included as Attachment 12.

GENERAL

According to the site plan (see Attachment 3), the Petitioner plans to operate the Gilded Edge Winery out of the existing barn located at southern end of the property. The barn is approximately two thousand seven hundred (2,700) square feet in size. A picture of the barn is included as Attachment 6.

The proposed sales area inside the barn will be approximately nine hundred (900) square feet.

Based on the square footage of the barn and the current Building Code, the maximum number of people allowed in the barn is sixty (60). The Petitioner indicated that they were aiming for twenty (20) to forty (40) people on the property.

The property presently consists of a single-family house and six (6) outbuildings.

No new buildings are planned for the site. No existing structures are planned for demolition.

The winery and special use permit would apply only to Parcel 1 of the plat of survey (see Attachment 2). The Petitioner also owns Parcel 2.

Section 7:01.D.45 places the following conditions on this type of special use permits:

1. Tasting, wholesale, and retail sale of wines are permitted.
2. The sale of ancillary items are permitted.
3. All required licenses and permits must be secured.
4. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
5. Sales areas shall be set back at least ninety feet (90') feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.
6. Seasonal outdoor displays are also permitted.

If approved, this would be the third (3rd) special use permit for this type of use in the unincorporated area.

BUSINESS OPERATION

According to the business plan provided (see Attachment 1, Pages 2-13), the Petitioner would specialize in fruit wines and other classic wines with grapes sourced from California and Washington. They would initially produce twelve (12) varieties of wine with six (6) additional seasonal wines.

The Petitioner has conducted market analysis and has prepared a marketing and sales plan and financial plan.

In addition to the Petitioner and her investor, the business will have a manager and several servers.

Initial hours of operation would be on Friday from 5:00 p.m. until 9:00 p.m., Saturday from Noon until 8:00 p.m., and Sunday from Noon until 4:00 p.m. The hours of operation would expand as the business grows.

No food will be served at the property. Onsite operations will consist of a tasting room and retail center.

If approved, the Petitioner plans to start operations in August 2021.

BUILDING CODES

No new structures are planned for the property.

The remodeling of the barn will require proper building permits.

ENVIRONMENTAL HEALTH

According to the site plan (see Attachment 3, Page 2), a new septic system will be installed south of the existing barn.

No information was provided regarding a potable water source.

Electricity is onsite and they will be using a propane drop for heat.

A refuse area is planned southeast of the barn.

STORMWATER AND DRAINAGE

The property drains to the south and southeast.

Based on the information provided, no stormwater permits are required.

ROAD ACCESS

The property fronts Plattville Road. Patrons would use the existing farm access point to reach the parking lot.

PARKING

The site plan shows one (1) fourteen (14) stall gravel parking lot, including two (2) handicapped accessible parking spaces. The parking lot is approximately four thousand one hundred (4,100) square feet in size. The parking lot is connected to the winery by a walkway.

LIGHTING

No additional lighting was planned as part of this project.

SIGNAGE

The Petitioner plans to have a sign on Plattville Road. A picture of the sign is included as Attachment 5. No information was provided regarding sign dimensions or height. The sign will not be illuminated originally, but the Petitioner might want to install an illuminated sign in the future.

LANDSCAPING

No additional landscaping is planned.

NOISE CONTROL

No information regarding noise control was provided.

FINDINGS OF FACT

The 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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan and conditions are placed in the special use permit governing hours of operation, noise levels, and number of people allowed on the property.***

*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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, noise regulations, and setting the maximum number of people allowed on the property.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the property has appropriate access from Plattville Road. The Petitioners are planning to install the necessary utilities. Drainage will not be an issue based on the proposed use and site plan.***

That the special use shall in all other respects conform to the applicable regulations of the district in which it is

located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true. The Petitioner is not requesting any variances.**

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 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

RECOMMENDATION

Staff recommended 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 site plan (Attachment 3). An overflow parking lot may be installed east of the red barn.
2. The parking lot shown on the site plan (Attachment 3) shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the attached site plan (Attachment 3) is installed.
3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the attached site plan (Attachment 3).
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no earlier than Noon and no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance outside the hours of operation. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The maximum number of people allowed on the property in relation to the business allowed by this special use permit at any given time shall be sixty (60).
10. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the attached site plan (Attachment 3). The sign shall not be illuminated. **If the owner(s) or operators(s) of the business allowed by this special use permit want to install an illuminated sign in the future, the owner(s) or operator(s) of the business allowed by this special use permit must secure a variance to allow the placement of an illuminated sign. An amendment to this special use permit shall not be required for the placement of an illuminated sign. (Added after RPC Meeting).**
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan (Attachment 3). The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
13. The noise regulations are as follows:

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

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

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

14. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
15. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
16. The owner(s) or operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The owner(s) or operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
18. 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.
19. 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 13.

ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Site Plan
4. Aerial
5. Sign
6. Barn Picture
7. April 6, 2021 ZPAC Meeting Minutes
8. NRI Report
9. April 8, 2021 Lisbon-Seward Fire Protection District Email
10. April 10, 2021 Kendall County Historic Preservation Commission Minutes (This Petition Only)
11. April 28, 2021 Kendall County Regional Planning Commission Meeting Minutes
12. May 3, 2021 Kendall County Zoning Board of Appeals Minutes (This Petition Only)
13. Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

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APPLICATION

PROJECT NAME WineryFILE # 21-14

NAME OF APPLICANT <u>Laura Denges</u>		
CURRENT LANDOWNER/NAME(s) <u>Laura Denges & Kenneth Loos</u>		
SITE INFORMATION ACRES <u>5.01</u>	SITE ADDRESS OR LOCATION <u>9396 Plattville Rd</u>	ASSESSOR'S ID NUMBER (PIN) <u>08-09-200-003</u>
EXISTING LAND USE <u>AG-1</u>	CURRENT ZONING <u>AG-1</u>	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input checked="" 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.) AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT <u>Laura Denges</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PR [REDACTED]
ENGINEER CONTACT [REDACTED]	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
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 <u>2/17/21</u>

 FEE PAID: \$350.00 \$1158.00
 CHECK #: 153 155

RECEIVED
MAR 22 2021
KENDALL COUNTY
PLANNING, BUILDING
& ZONING

¹ Primary Contact will receive all correspondence from County

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



Business Plan



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INTRODUCTION

Family Owned Winery Located just outside of Yorkville, IL. We are a small micro winery delivering true to grape flavor with ZERO Blend.

EXECUTIVE SUMMARY

- Opportunity: We will be the only family owned Winery in Kendall County.
- Mission: To provide superior product with small business approach and deliver a sense of family thru product and venue.
- Solution: Comes from a small family wanting to bring fun and atmosphere that can only be provided by a product made from the heart.
- Market Focus: We will target all ages from 21 years and older to provide a venue that brings people to see and product that keeps them coming back.
- Competitive Advantage: We are the only family owned winery in Kendall County that will provide tastings on site and retail space. We also do not blend any of our products we are true to the grapes and fruit we use.
- Ownership: Laura Denges and Kenneth Loos
- Expected Return: Year 1=\$57k Year 2= \$110k Year 3= \$150k
Growing year over year by 10% customer base and profitability.

COMPANY OVERVIEW

Welcome to Gilted Edge Winery; a family owned local winery. Who specializes in fruit wines with unique flavors without blending. Each of our wines are true to the product we put in them. We do not blend any of our wines together. We are young produced wine that has great flavor right up front due to the non-blending of our wines. We product not only fruit wines but we stay true to the classics. Such as Merlot, Cabernet, Moscato, Riesling, Table Red and Table White. Each of our grape wines are 100% sourced from California and Washington vineyards. We ask for 100% chosen grape which gives us the purist wine on the market.

With the non-blending properties we are able to produce in smaller quantities to keep over head down and produce a large varies of wines throughout the year. We stand to produce monthly roughly 300 bottles of our top producing wines and those that are produced in March are set to be able to purchase in Aug of 2021.

With this great feature we are able to produce young wine that taste like we have aged it for 1 to 3 years. With the flavor we produce as the experts say "Wine only gets better with Age" which is so true our wine will be able to stand up to 10 years bottled in our corks and still provide lasting taste that you had from 1st day of bottling.

BUSINESS DESCRIPTION

Gilted Edge Winery is a Micro Winery. Producing 12 different bottles of wine which is our staples in production. We will also produce up to 6 seasonal wines throughout the year. We consist of Fruit Wines and traditional wines. We are owned and operated by 2 sole investors myself and Kenneth Loos. We provide a family business experience local to the community and providing a source of Wine for the local community of family owned business. We look to stand out as the only Winery in the area of Yorkville providing a venue for tasting and onsite retail. We locally source all of our fruit in the area from Farmers Markets, Local retailers, and family owned business. We will also provide a small retail space where we stand to support other local businesses with an area to show off and sell their work.

We have source all of our seating from local area business such as Elburn, Aurora, Yorkville, and Morris to complete a tasting room and venue for our customers to come and visit and enjoy.

We will look to bring on board in the 1st year a Manager and servers that can help create the employees over time. The 1st year of operation will be a sourced from myself and Ken.

MARKET ANALYSIS

Current market analysis shows we are the only winery to establish in the Yorkville area. We have one set of competition which is currently up for sale in Kendall County. Standing to make us the only winery and tasting room in the local area. Setting us up for success vs competition.

We have done our research by visiting local wineries in Illinois and surrounding states. We stand to bring a unique environment with a 100 year old dairy barn converted to our tasting and production room. Giving a rustic platform and sense of charm that we have yet to see on the market thru our travels.

OPERATING PLAN

1st year plan: We will operate Friday Thru Sunday with limited hrs.

Friday- 5pm-9pm

Saturday 12p-8pm

Sunday 12p-4pm

We will not be serving any food at our location. We will be tasting room and retail center.

We will expand our hours of operation as business grows.

Payments done via credit or debit thru a credit card reader platform and with Cash.

We will use be using Square as our financial payment option and we will also be using QuickBooks for our book keeping portal as recommend by Legal.

We are focused on customers for repeat business and word of mouth. We will focus on local clients and social media outreach for further competitive edge.

Employees will be myself Laura Denges and Kenneth Loos.

We are working with Legal Zoom for all legal and tax advice.

MARKETING AND SALES PLAN

We currently have a Website and Blog from the onset of our company. This website is updated monthly with new content and products we are launching.

We will also be using a Social Media presence via Instagram and Facebook for events and product launches

We will use our Website as a sale portal for online shopping and pick up at location where we can validate ID's for age.

We will as have small local retailers in our shop as well providing Wine like products for décor.

We will also construct a sign on the front of the property which faces RT47 for advertising. We will also be connecting with our customers via word of mouth marketing.

We plan to have a wine of the month club and special occasions gift baskets thru out the year focusing on Holidays and weddings

FINANCIAL PLAN

We plan to open in Aug. of 2021. We are looking to Net Income in the first year of \$57K. We are looking to product around 1,000 gallons of wine in the first year doubling in year 2. Please see the break down In the sheet for Financial breakdown in Year 1.

12 MONTH PROFIT FIRST YEAR

(BASED ON 20 PEOPLE PER 3 DAYS OPEN AND \$18 PER TASTING INCLUDING GLASS)

**Please see separate Excel File.

Start Up Cost													
Gilted Edge Winery													
Revenue	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Estimate Product Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 18,000.00
Less Sales Return & Discounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Service Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 43,050.00
Net Sales													\$ 61,050.00
Cost of Goods Sold								\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (10,000.00)
Gross Profit													\$ 51,050.00
Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Salaries & Wages													n/a
Marketing/Advertising	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Utilities	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 1,920.00
Website Expenses													\$ 60.00
Internet/Phone	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 720.00
Insurance													\$ 1,400.00
Legal/Accounting													\$ 450.00
Office Supplies	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Permits													\$ 2,730.00
Total Expenses													\$ 11,480.00
Income Before Taxes													\$ 62,530.00
Income Tax Expenses													\$ (4,551.00)
Net Income													\$ 57,979.00

Year 1 Annual Avg thru

Dec

Year 1 Annual Aug thru
Dec.

Start Up Cost

Gilted Edge Winery

Revenue	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Estimate Product Sales	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 18,000.00
Less Sales Return & Discounts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Service Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 8,610.00	\$ 43,050.00
Net Sales													\$ 61,050.00
Cost of Goods Sold								\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (2,000.00)	\$ (10,000.00)
Gross Profit													\$ 51,050.00
Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Salaries & Wages													n/a
Marketing/Advertising	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Utilities	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 160.00	\$ 1,920.00
Website Expenses													\$ 60.00
Internet/Phone	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 720.00
Insurance													\$ 1,400.00
Legal/Accounting													\$ 450.00
Office Supplies	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00
Permits													\$ 2,730.00
Total Expenses													\$ (11,880.00)
Income Before Taxes													\$ 39,170.00
Income Tax Expenses													\$ (4,551.00)
Net Income													\$ 34,619.00

Year 1 Annual Aug thru
Dec.

**TRUSTEE'S DEED
(ILLINOIS)**

File No. 20126087

THIS INDENTURE, made this 30th day of NOV, 2020 between Kathryn J. Penn, as Trustee under the provisions of a trust agreement dated June 24, 2013, and known as the Kathryn J. Penn Trust as to Parcel 1 and Kathryn J. Penn, married to Arthur Hiller, as to Parcel 2, Grantor, and Kenneth Loos and Laura Denges, Grantee(s) as Joint Tenants.

AN UNMARRIED MAN
AN UNMARRIED WOMAN

WITNESSETH, that said Grantor(s) in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby convey and warrants unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Kendall, State of Illinois, to-wit:

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1820.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 385.00 FEET; THENCE WESTERLY PARALLEL TO SAID NORTH LINE, A DISTANCE OF 397.00 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 385.00 FEET TO A POINT ON SAID NORTH LINE, SAID POINT BEING 397.00 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTH LINE, 397.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LISBON, KENDALL COUNTY, ILLINOIS

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 88 DEGREES 14' 18" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1820 94 FEET TO THE EAST LINE OF A TRACT (AS MONUMENTED) CONVEYED TO KATHRYN J PENN BY TRUSTEE'S DEED RECORDED JULY 19, 2010 AS DOCUMENT NUMBER 201000012473, THENCE SOUTH 01 DEGREE 45'42" EAST, ALONG SAID EAST LINE (AS MONUMENTED) BEING PERPENDICULAR TO THE LAST DESCRIBED COURSE, 385 0 FEET, THENCE SOUTH 88 DEGREE 14'18" WEST, ALONG THE SOUTH LINE OF SAID PENN TRACT (AS MONUMENTED) BEING PARALLEL WITH SAID NORTH LINE 397 0 FEET, THENCE NORTH 01 DEGREE 45'42" WEST, ALONG THE WEST LINE OF SAID PENN TRACT (AS MONUMENT) BEING PERPENDICULAR TO THE LAST DESCRIBED COURSE, 82 13 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING NORTH 01 DEGREE 45'42" WEST ALONG THE WEST LINE OF

SAID PENN TRACT (AS MONUMENTED), 257 0 FEET TO A SOUTHERLY LINE OF A TRACT CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED MAY 14, 2014 AS DOCUMENT NUMBER, 201400006368, THENCE SOUTH 88 DEGREES 12'44" WEST, ALONG SAID SOUTHERLY LINE, 169 04 FEET, THENCE SOUTH 61 DEGREES 18'30" WEST, ALONG SAID SOUTHERLY LINE 103 67 FEET, THENCE SOUTH 00 DEGREE 14'11" EAST, ALONG ON EASTERLY LINE OF SAID DEPARTMENT OF TRANSPORTATION TRACT, 210 05 FEET TO A LINE DRAWN WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, FROM THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 14'18" EAST, PARALLEL WITH SAID NORTH LINE, 267 06 FEET TO THE POINT OF BEGINNING IN LISBON TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Commonly known as: 9396 Plattville Rd, Newark, IL 60541

Permanent tax number: 08-09-200-003 08-09-200-006

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

This is not homestead property as it pertains to Arthur Hiller.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BEGINNING, THENCE CONTINUING NORTH 01 DEGREE 45'42" WEST ALONG THE WEST LINE OF SAID PENN TRACT (AS MONUMENTED), 257 0 FEET TO A SOUTHERLY LINE OF A TRACT CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED MAY 14, 2014 AS DOCUMENT NUMBER, 201400006368, THENCE SOUTH 88 DEGREES 12'44" WEST, ALONG SAID SOUTHERLY LINE, 169 04 FEET, THENCE SOUTH 61 DEGREES 18'30" WEST, ALONG SAID SOUTHERLY LINE 103 67 FEET, THENCE SOUTH 00 DEGREE 14'11" EAST, ALONG ON EASTERLY LINE OF SAID DEPARTMENT OF TRANSPORTATION TRACT, 210 05 FEET TO A LINE DRAWN WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, FROM THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 14'18" EAST, PARALLEL WITH SAID NORTH LINE, 267 06 FEET TO THE POINT OF BEGINNING IN LISBON TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Commonly known as: 9396 Plattville Rd, Newark, IL 60541

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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor, not individually, but as Successor Trustee aforesaid, has hereunto set her hand and seal the day and year first above written.

[Redacted Signature]

Kathryn J. Penn as Trustee, aforesaid

[Redacted Signature]

Kathryn J. Penn, aforesaid

State of Illinois, County of Will ss.

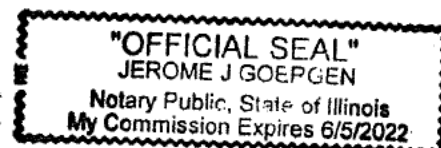
I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kathryn J. Penn as Trustee as to Parcel 1 and Kathryn J. Penn as to Parcel 2, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of Nov, 2020.

Commission expires 6-5, 2022

[Redacted Signature]

PUBLIC



This Instrument was prepared by:
Wilco Title, LLC
623 Rollingwood Drive
Shorewood IL 60404

MAIL TO d

SEND SUBSEQUENT TAX BILLS TO:

Kenneth Loos & Laura Denges



MAIL TO:



**Kendall County Soil & Water
Conservation District**

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Laura Denaes

Address: 9390 Plathville Rd

City, State, Zip: Newark, IL 60541

Phone Number: [REDACTED]

Email: [REDACTED]

Contact Person: Same

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

Site Location & Proposed Use

Township Name USBON

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

Parcel Index Number(s) _____

Project or Subdivision Name A

Number of Acres 5.01

Current Use of Site Residential AG-1

Proposed Use Winery

Proposed Number of Lots 1

Proposed Number of Structures 1

Proposed Water Supply Well

Proposed type of Wastewater Treatment Septic

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 \$ 375.00

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

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

[Signature]
Petitioner or Authorized Agent

2/17/21
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# _____ Date initially rec'd _____

Fee Due \$ _____ Fee Paid \$ _____

Date all rec'd _____

Check # 68

Board Meeting _____

Over/Under Payment _____

Refund Due _____



Applicant: Laura Denges

Contact: Laura Denges

Address: [REDACTED]

IDNR Project Number: 2111763

Date: 03/19/2021

Project: Winery

Address: 9396 Plattville Rd, Newark

Description: Converting a 1900 dairy barn into winery

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section:

35N, 7E, 9



IL Department of Natural Resources

Contact

Adam Rawe

217-785-5500

Division of Ecosystems & Environment

Government Jurisdiction

Building and Zoning Commission

Matt Asseimeier

111 West Fox Street

Yorkville, Illinois 60560

Disclaimer

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

Terms of Use

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

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

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

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

Security

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

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

Privacy

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

IDNR Project Number: 2111763

**EcoCAT Receipt****Project Code** 2111763**APPLICANT****DATE**

Laura Denges
 Laura Denges
 9396 Plattville Rd
 Newark, IL 60541

3/19/2021

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

of the Zoning Ordinance outlined in Attachment 1, Page 22. 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. NO

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.

yes

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

yes

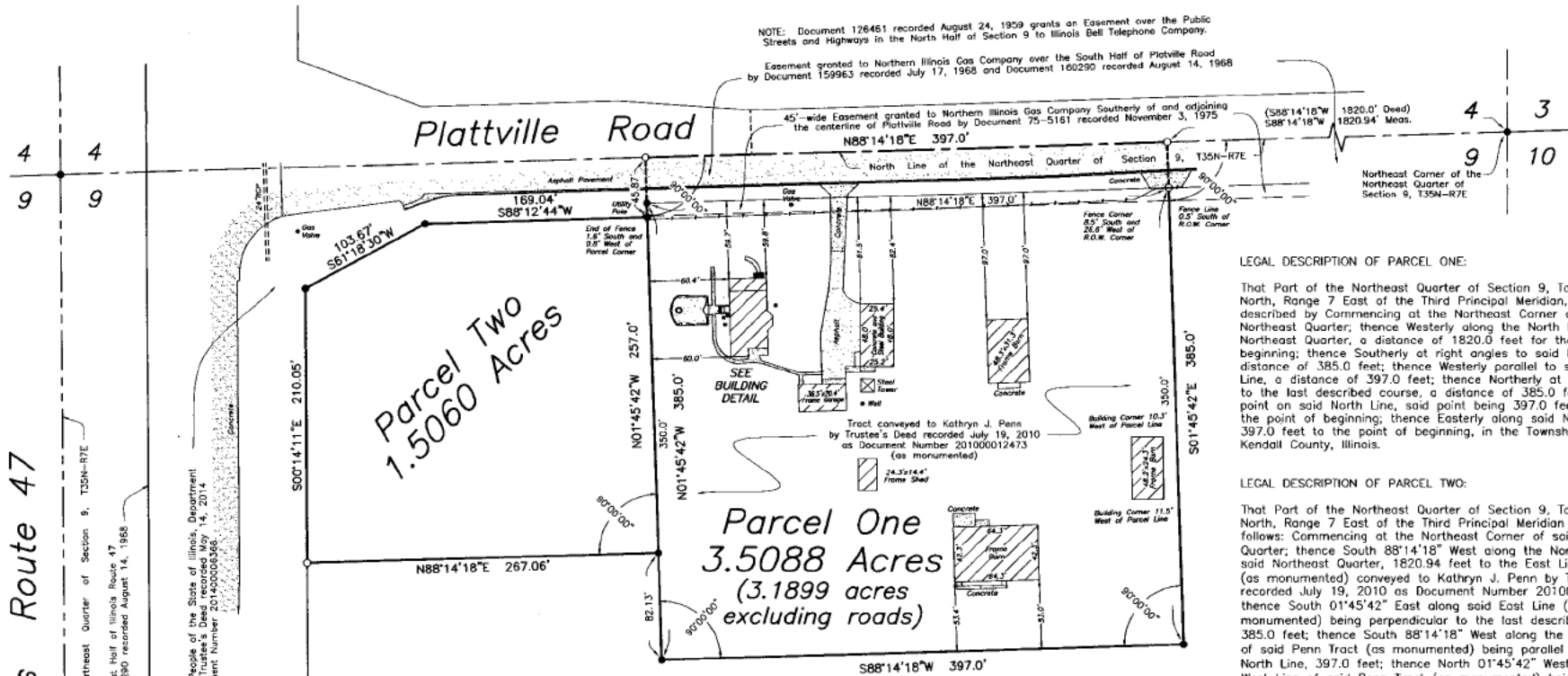
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals yes

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.

yes

PLAT OF SURVEY OF PART OF THE NORTHEAST QUARTER OF SECTION 9, T35N-R7E, 3rd PM LIBSON TOWNSHIP KENDALL COUNTY ILLINOIS

NOTE: Document 126461 recorded August 24, 1959 grants an Easement over the Public Streets and Highways in the North Half of Section 9 to Illinois Bell Telephone Company.
Easement granted to Northern Illinois Gas Company over the South Half of Plattville Road by Document 159963 recorded July 17, 1968 and Document 160290 recorded August 14, 1968

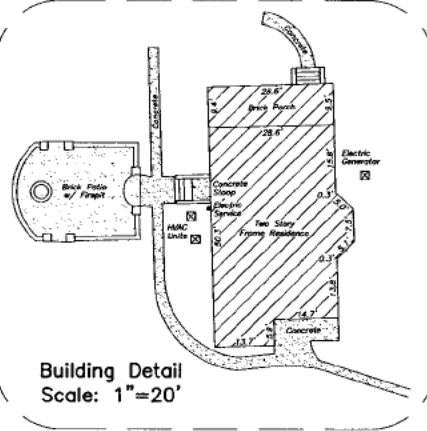


LEGAL DESCRIPTION OF PARCEL ONE:

That Part of the Northeast Quarter of Section 9, Township 35 North, Range 7 East of the Third Principal Meridian, being described by Commencing at the Northeast Corner of said Northeast Quarter; thence Westerly along the North Line of said Northeast Quarter, a distance of 1820.0 feet for the point of beginning; thence Southerly at right angles to said North Line, a distance of 385.0 feet; thence Westerly parallel to said North Line, a distance of 397.0 feet; thence Northerly at right angles to the last described course, a distance of 385.0 feet to a point on said North Line, said point being 397.0 feet Westerly of the point of beginning; thence Easterly along said North Line, 397.0 feet to the point of beginning; in the Township of Lisbon, Kendall County, Illinois.

LEGAL DESCRIPTION OF PARCEL TWO:

That Part of the Northeast Quarter of Section 9, Township 35 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence South 88°14'18" West along the North Line of said Northeast Quarter, 1820.94 feet to the East Line of a Tract (as monumented) conveyed to Kathryn J. Penn by Trustee's Deed recorded July 19, 2010 as Document Number 201000012473; thence South 01°45'42" East along said East Line (as monumented) being perpendicular to the last described course, 385.0 feet; thence South 88°14'18" West along the South Line of said Penn Tract (as monumented) being parallel with said North Line, 397.0 feet; thence North 01°45'42" West along the West Line of said Penn Tract (as monumented) being perpendicular to the last described course, 82.13 feet for the point of beginning; thence continuing North 01°45'42" West along the West Line of said Penn tract (as monumented), 257.0 feet to a Southerly Line of a tract conveyed to the People of the State of Illinois, Department of Transportation recorded May 14, 2014 as Document Number 2013400006368; thence South 88°12'44" West along said Southerly Line, 169.04 feet; thence South 61°18'30" West along said Southerly Line, 103.67 feet; thence South 00°14'11" East along an Easterly Line of said Department of Transportation Tract, 210.05 feet to a line drawn Westerly, parallel with the North Line of said Northeast Quarter, from the point of beginning; thence North 88°14'18" East parallel with said North Line, 267.06 feet to the point of beginning, in Lisbon Township, Kendall County, Illinois.



State of Illinois }
County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work completed November 30, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated December 1, 2020 at Yorkville, Illinois

Philip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/22)

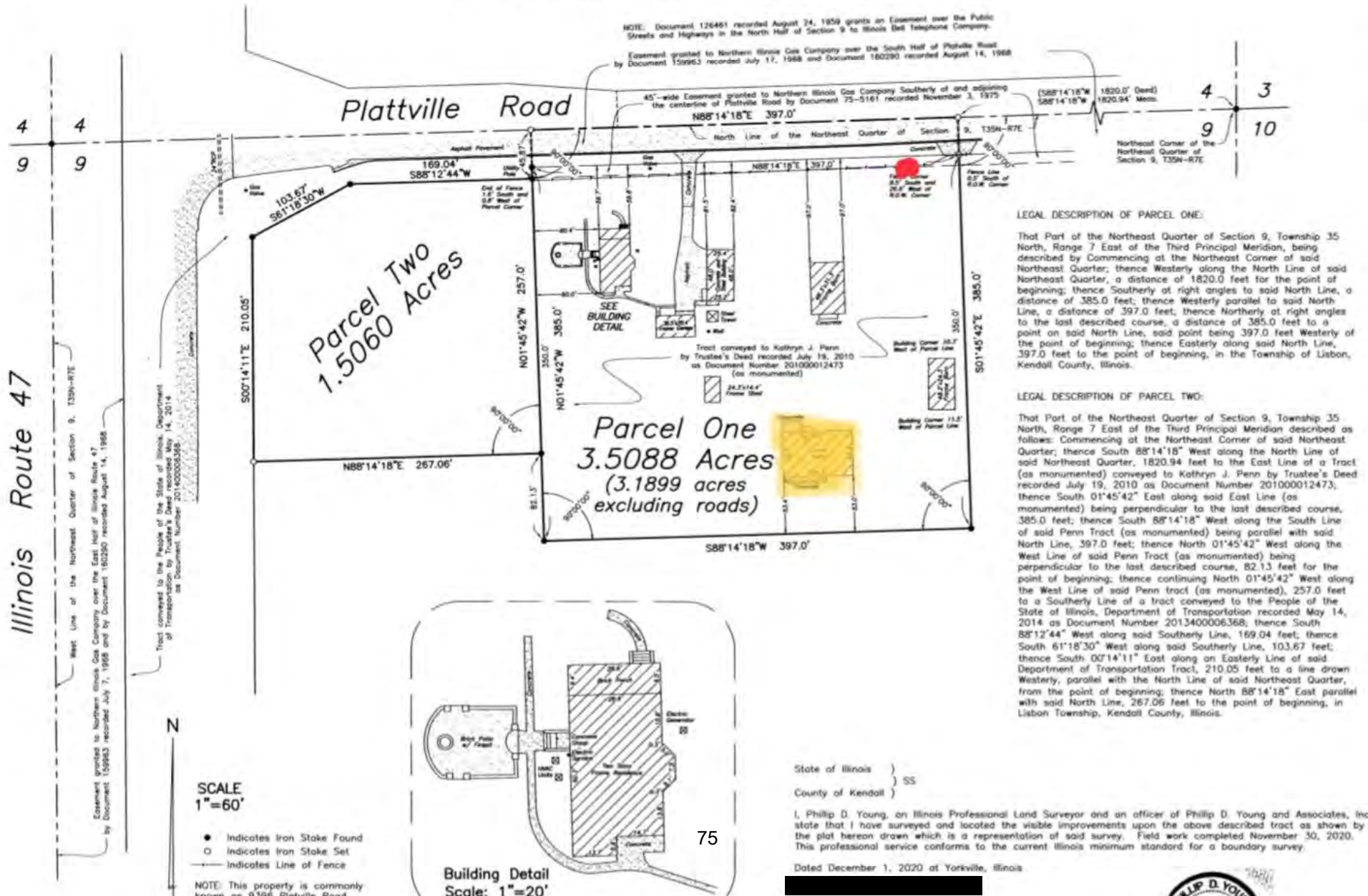


JOB NO. 20371
JOB NAME PENN
DWG FILE 20371

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

11078 South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

Red Dot-Sign Location



Plattville
KS

parking

field

septic

septic

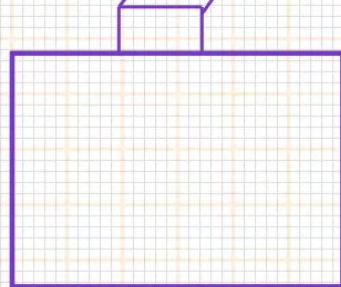
garbage

Plattville Rd

Handicap 2
12 standard


Parking Lot

Walk way
to winery



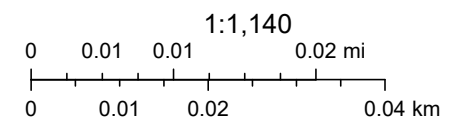


March 22, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



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Kendall County Web GIS

View GIS Disclaimer at <https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/>.





03/23/2021 08:34

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
April 6, 2021 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

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

Absent:

Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve

Audience:

Laura Denges (Attended Remotely)

AGENDA

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

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski
Nays (0): None
Abstain (0): None
Absent (3): Briganti, Chismark, and Guritz

The motion carried.

MINUTES

Mr. Holdiman made a motion, seconded by Mr. Klaas, to approve the March 2, 2021, meeting minutes.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski
Nays (0): None
Abstain (0): None
Absent (3): Briganti, Chismark, and Guritz

The motion carried.

PETITIONS

Petition 21-14 Laura Denges

Mr. Asselmeier summarized the request.

According to the information provided to the County, the Petitioner would like to operate a winery at the subject property.

The application materials, including the business plan, plat of survey, site plan, and aerial of the property were provided.

The property was located at 9396 Plattville Road and consisted of approximately three point one nine (3.19) acres.

The Future Land Use Map called for the property to be Agricultural.

Plattville Road is a Township maintained Major Collector. There are no trails planned along the road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent lands are zoned A-1.

The Future Land Use Map calls for the area to be Agricultural in the County and Commercial and Business Park/Office in Plattville.

EcoCat submitted on March 19, 2021, and consultation was terminated.

NRI application submitted on March 16, 2021.

Lisbon Township was emailed information on March 23, 2021.

The Village of Plattville was emailed information on March 23, 2021.

Lisbon-Seward Fire Protection District was emailed information on March 23, 2021.

According to the site plan, the Petitioner plans to operate the Gilted Edge Winery out of the existing barn located at southern end of the property. The barn is approximately two thousand seven hundred (2,700) square feet in size.

The proposed sales area inside the barn will be approximately nine hundred (900) square feet.

The property presently consists of a single-family house and six (6) outbuildings.

No new buildings are planned for the site. No existing structures are planned for demolition.

The winery and special use permit would apply only to Parcel 1 of the plat of survey. The Petitioner also owns Parcel 2.

Section 7:01.D.45 places the following conditions on this type of special use permits:

1. Tasting, wholesale, and retail sale of wines are permitted.
2. The sale of ancillary items are permitted.
3. All required licenses and permits must be secured.
4. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
5. Sales areas shall be set back at least ninety feet (90') feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.
6. Seasonal outdoor displays are also permitted.

If approved, this would be the third (3rd) special use permit for this type of use in the unincorporated area.

According to the business plan provided, the Petitioner would specialize in fruit wines and other classic wines with grapes sourced from California and Washington. They would initially produce twelve (12) varieties of wine with six (6) additional seasonal wines.

The Petitioner has conducted market analysis and has prepared a marketing and sales plan and financial plan.

In addition to the Petitioner and her investor, the business will have a manager and several servers.

Initial hours of operation would be on Friday from 5:00 p.m. until 9:00 p.m., Saturday from Noon until 8:00 p.m., and Sunday from Noon until 4:00 p.m. The hours of operation would expand as the business grows.

No food will be served at the property. Onsite operations will consist of a tasting room and retail center.

If approved, the Petitioner plans to start operations in August 2021.

No new structures are planned for the property.

The remodeling of the barn will require proper building permits.

According to the site plan, a new septic system will be installed south of the existing barn.

No information was provided regarding a potable water source.

Electricity is onsite and they will be using a propane drop for heat.

A refuse area is planned southeast of the barn.

The property drains to the south and southeast.

Based on the information provided, no stormwater permits are required.

The property fronts Plattville Road. Patrons would use the existing farm access point to reach the parking lot.

The site plan shows one (1) fourteen (14) stall parking lot, including two (2) handicapped accessible parking spaces. The parking lot is approximately four thousand one hundred (4,100) square feet in size. The parking lot is connected to the winery by a walkway.

No additional lighting was planned as part of this project.

The Petitioner plans to have a sign on Plattville Road. A picture of the sign was provided. No information was provided regarding sign dimensions or height. The sign will not be illuminated.

No additional landscaping is planned.

No information regarding noise control was provided.

Before issuing a recommendation, Staff would like comments from ZPAC members, Lisbon Township, Lisbon-Seward Fire Protection District, and the Village of Plattville.

The following were the proposed conditions and restrictions for this special use permit:

1. The site shall be developed substantially in accordance with the site plan.
2. The parking lot shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the site plan is installed.
3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the site plan.
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance after 9:00 p.m. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the site plan. The sign shall not be illuminated.
10. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.

11. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
12. The noise regulations are as follows:

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

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

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
13. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
14. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
15. The operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
16. The operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
17. 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.
18. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Gengler asked about restrooms. Laura Denges, Petitioner, said that well and septic would be installed and restrooms would be installed near the retail space.

Mr. Rybski discussed the well, septic, and food permits required. Mr. Rybski requested a visit with the Petitioner to discuss these matters.

Discussion occurred regarding total occupancy of the barn. Mr. Holdiman responded that, based on the Building Code, the maximum occupancy would be sixty (60) people. The Petitioner planned to have between twenty (20) and forty (40) people on the property at a given time.

Discussion occurred regarding overflow parking. If another area was designed for parking, an amendment to the special use permit would be required.

The Petitioner hoped to operate from March through December.

The Petitioner agreed that the business would not open before Noon any day of the week.

The Petitioner plans to grow grapes on the property. Initially, the wines would be sourced from out of state.

Mr. Asselmeier made a motion, seconded by Mr. Klaas, to recommend approval of the Petition with the addition to setting the start of operations at Noon to the list of conditions.

The votes were as follows:

Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski
Nays (0): None
Abstain (0): None
Absent (3): Briganti, Chismark, and Guritz

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on April 28, 2021.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 21-03 pertaining to Woody's Orchard was approved at the County Board.

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Holdiman, to adjourn.

The votes were as follows:

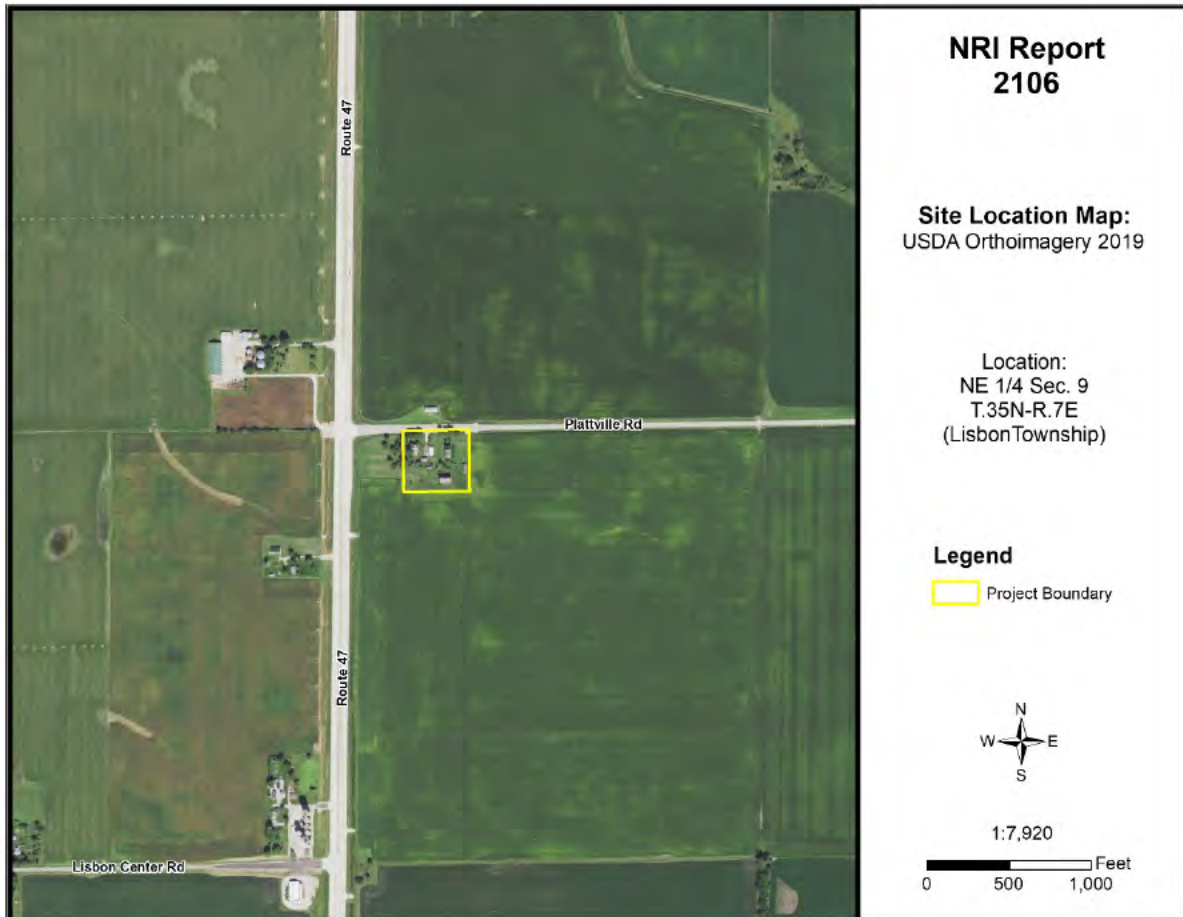
Yeas (7): Asselmeier, Gengler, Holdiman, Klaas, Langston, Olson, and Rybski
Nays (0): None
Abstain (0): None
Absent (3): Briganti, Chismark, and Guritz

The motion carried.

The ZPAC, at 9:20 a.m., adjourned.

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

NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2106



Apr.
2021

Petitioner: Gilted Edge Winery
Contact: Laura Denges

Prepared By:



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

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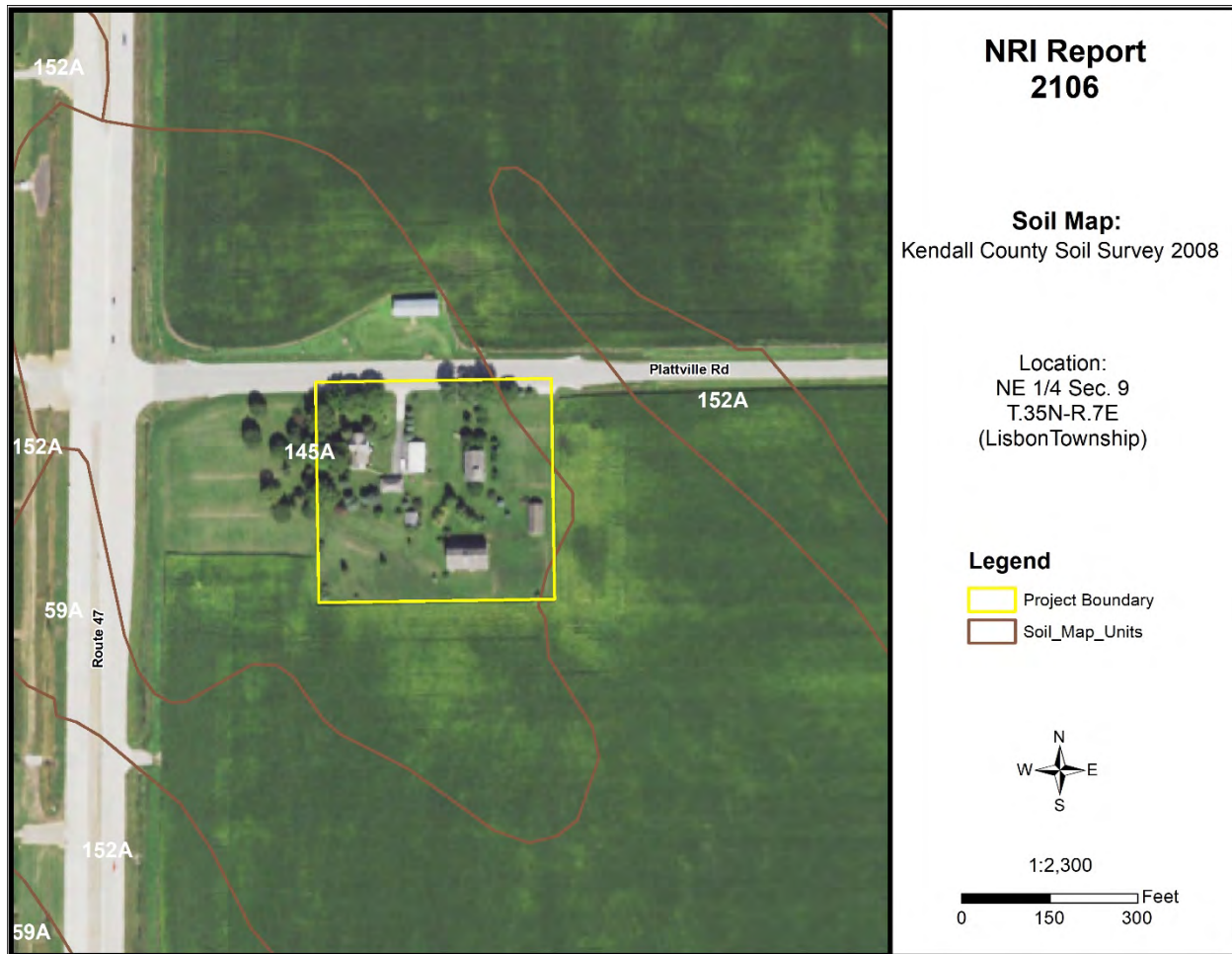
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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2106
Petitioner	Gilted Edge Winery
Contact Person	Laura Denges
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	NE ¼ of Section 9, T.35N.-R.7E. (Lisbon Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Gilted Edge Winery
Existing Zoning & Land Use	A-1 Agricultural; Rural Residence
Proposed Zoning & Land Use	A-1 Special Use; Rural Residence & Winery
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	(+/-) 3.5 acres
Land Evaluation Site Assessment Score	199 (Land Evaluation: 94; Site Assessment: 105)

NATURAL RESOURCE CONSIDERATIONS**Figure 1: 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; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
59A	Lisbon silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-hydric	Prime Farmland
145A	Saybrook silt loam, 0-2% 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 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 that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, none are classified as being a hydric soil.

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, 100% are designated as prime farmland.

Soil Water Features – Table 2 gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Table 2: Water Features

Map Unit	Surface Runoff	Water Table	Ponding	Flooding
59A	Low	<u>January – May</u> Upper Limit: 1.0'-2.0' Lower Limit: 2.0'-4.0' <u>June – December</u> Upper/Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: None
145A	Low	<u>January</u> Upper/Lower Limit: -- <u>February – April</u> Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-3.8' <u>May – December</u> Upper/Lower Limit: --	<u>January – December</u> Surface Water Depth: -- Duration: -- Frequency: None	<u>January – December</u> Duration: -- Frequency: 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 and 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). The surface runoff classes are identified as: negligible, very low, low, medium, high, and very high.

Months – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water Table – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

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 is expressed as brief (2 to 7 days) and frequent meaning 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,

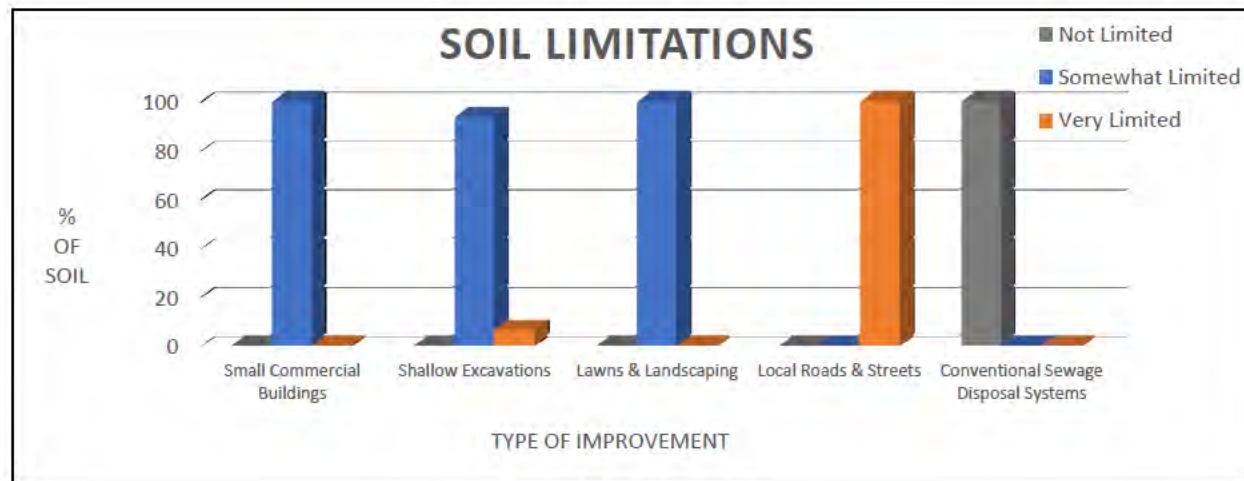
special design, or expensive installation procedures; poor performance and high maintenance can be expected.

Conventional Septic System Rating Criteria – The factors considered for determining suitability include the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. 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. If the scope of the project may include the use of on-site septic systems please consult with the Kendall County Health Department – Environmental Health Services located at 811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026.

Limitations are listed below for small commercial buildings, shallow excavations, lawns and landscaping, local roads & streets (paved and unpaved), 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 3: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Road & Streets (Paved & Unpaved)	Onsite Conventional Sewage Systems	Acres	%
59A	Somewhat Limited: Depth to saturated zone; Shrink-swell	Very Limited: Depth to saturated zone; Dense layer; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	Very Limited: Frost action; Low strength; Depth to saturated zone; Shrink-swell	Suitable	0.2	6.4%
145A	Somewhat Limited: Shrink-swell	Somewhat Limited: Depth to saturated zone; Unstable excavation walls; Dusty	Somewhat Limited: Dusty	Very Limited: Frost action; Low strength; Shrink-swell	Suitable:	3.3	93.6%
% Very Limited	0%	6.4%	0%	100%	0%		

**Figure 2:** Soil Limitations

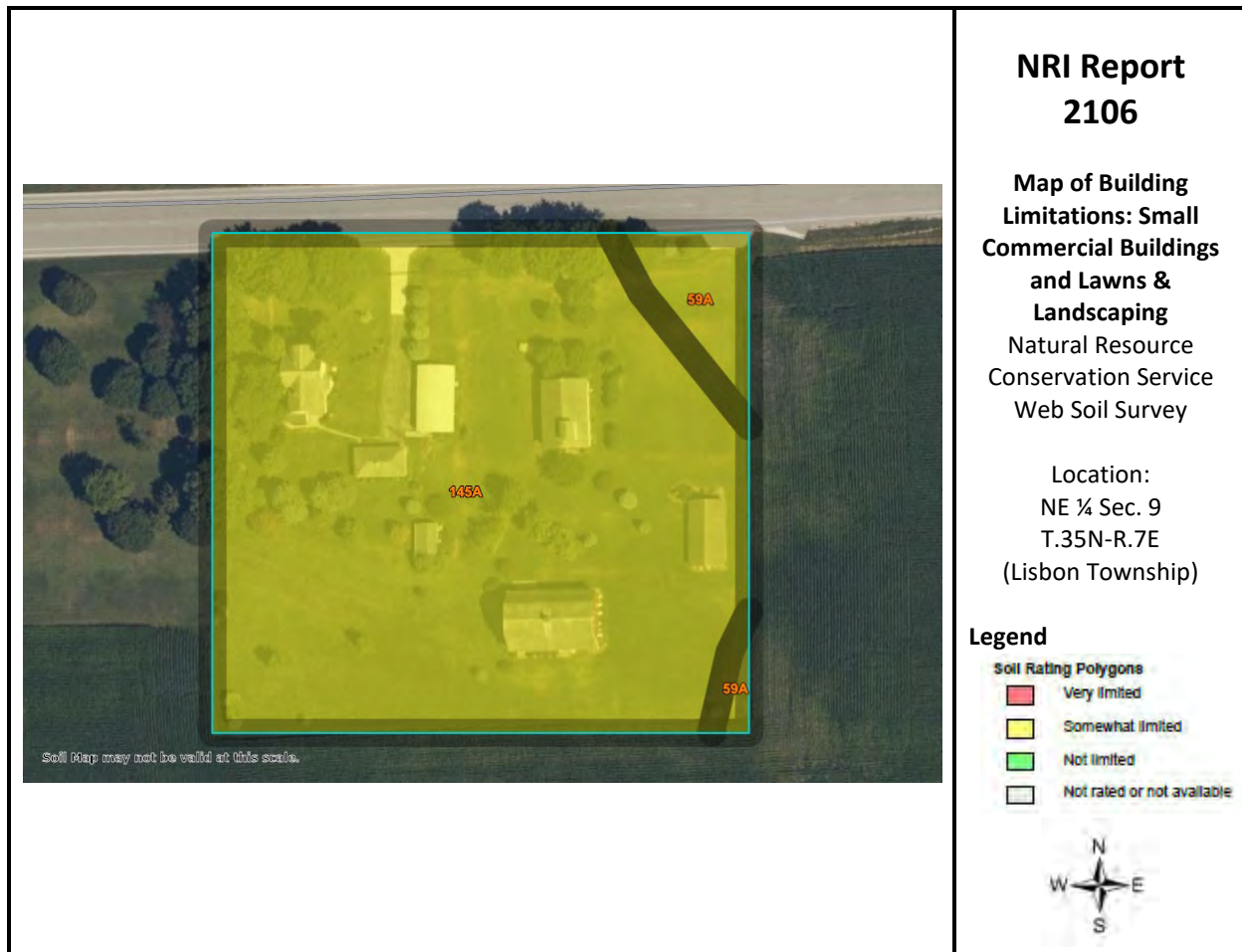
Building Limitations Maps:**Figure 3A:** Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping



Figure 3B: Map of Building Limitations – Shallow Excavations

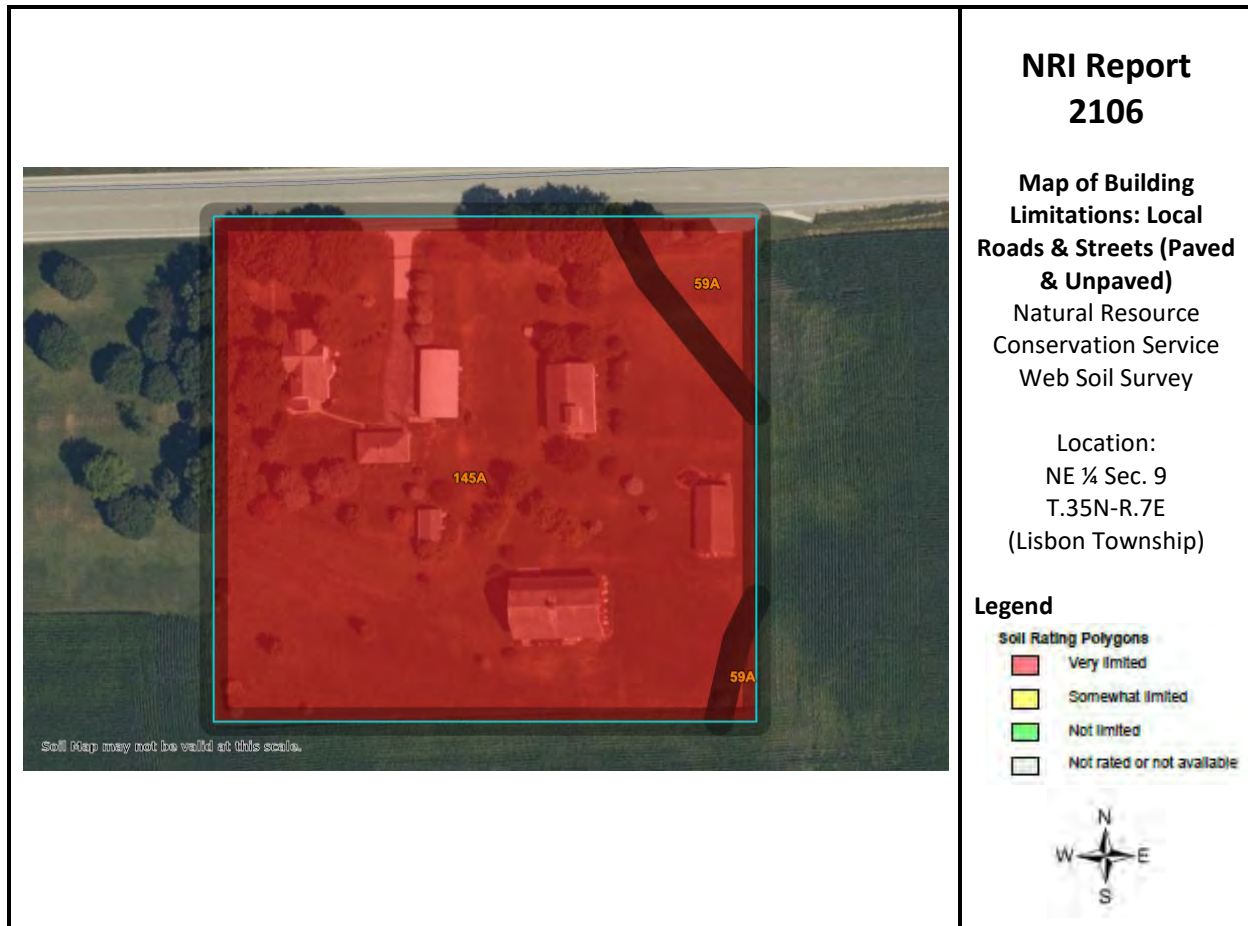


Figure 3C: Map of Building Limitations – Local Roads & Streets (Paved & Unpaved)

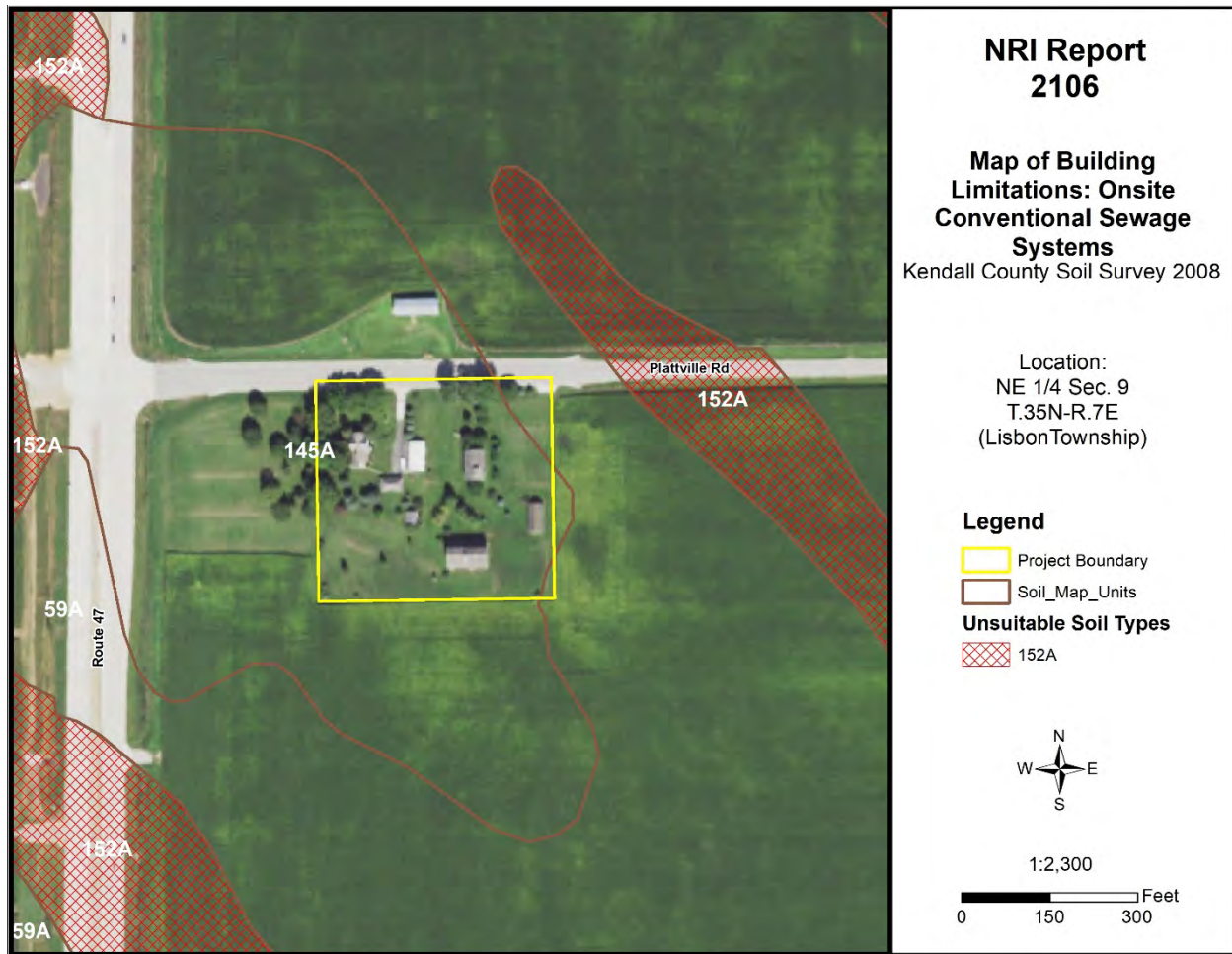


Figure 3D: Map of Building Limitations – Onsite Conventional Sewage System

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 value accounts for 1/3 of the total score and 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 Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. 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)
59A	2	94	0.2	18.8
145A	2	94	3.3	310.2
Totals			3.5	329
LE Calculation			(Product of relative value / Total Acres) 329 / 3.5 = 94	
LE Score			LE = 94	

The Land Evaluation score for this site is 94, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

Table 4B: Site Assessment Computation

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	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)	8
	Site Assessment Score:	105

The Site Assessment score for this site is 105. The Land Evaluation value (94) is added to the Site Assessment value (105) to obtain a LESA Score of 199 out of a possible 300. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 5: LESA Score Summary

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

Land Evaluation Value: 94 + Site Assessment Value: 105 = LESA Score: 199

The **LESA Score for this site is 199, 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. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map does not indicate the presence of a wetland(s) on the proposed project site. To determine if a wetland is present, 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.

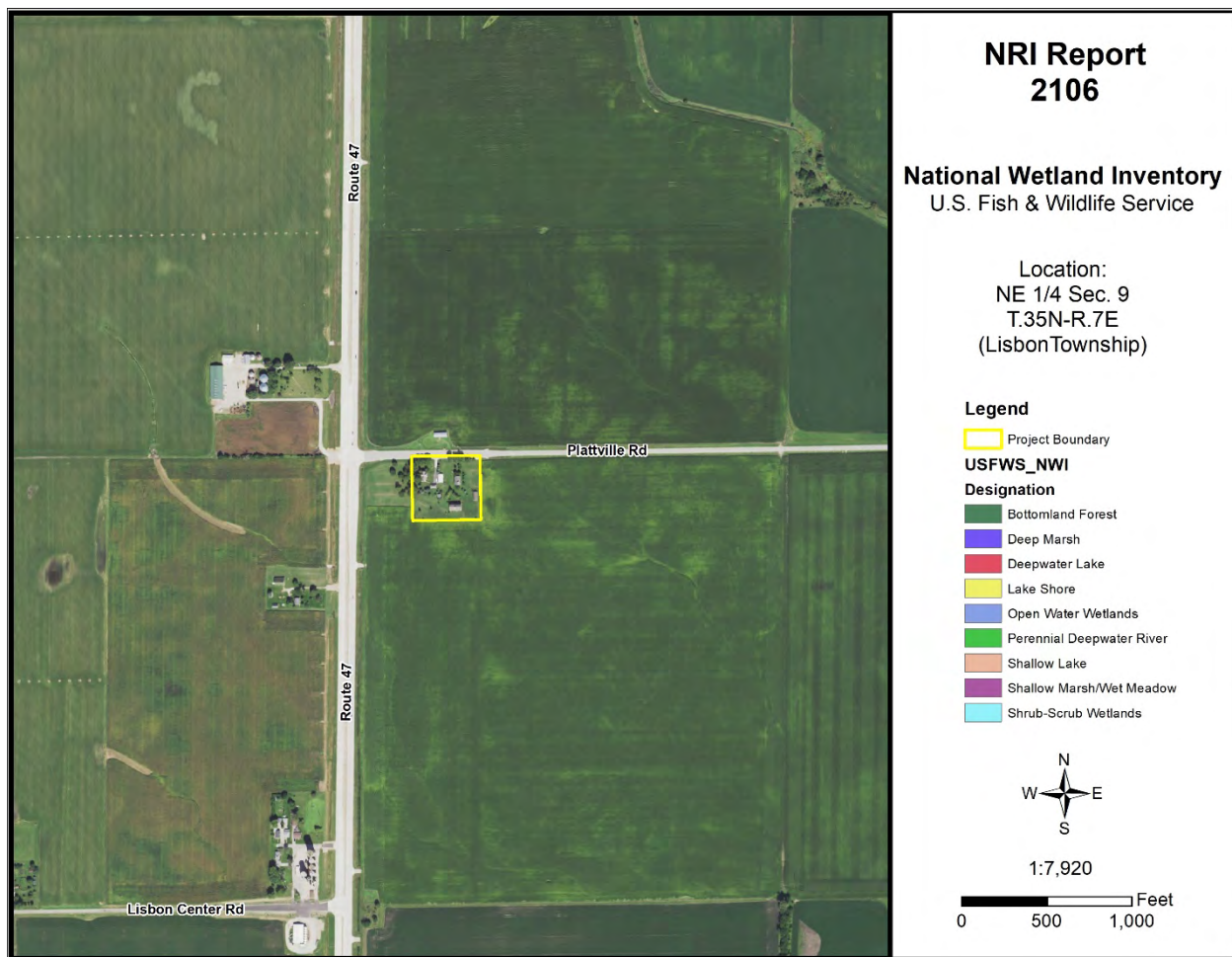


Figure 4: Wetland Map – USFWS National Wetland Inventory

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0125G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map,

the parcel is not located within the floodplain or floodway and is considered an area of minimal flood hazard.

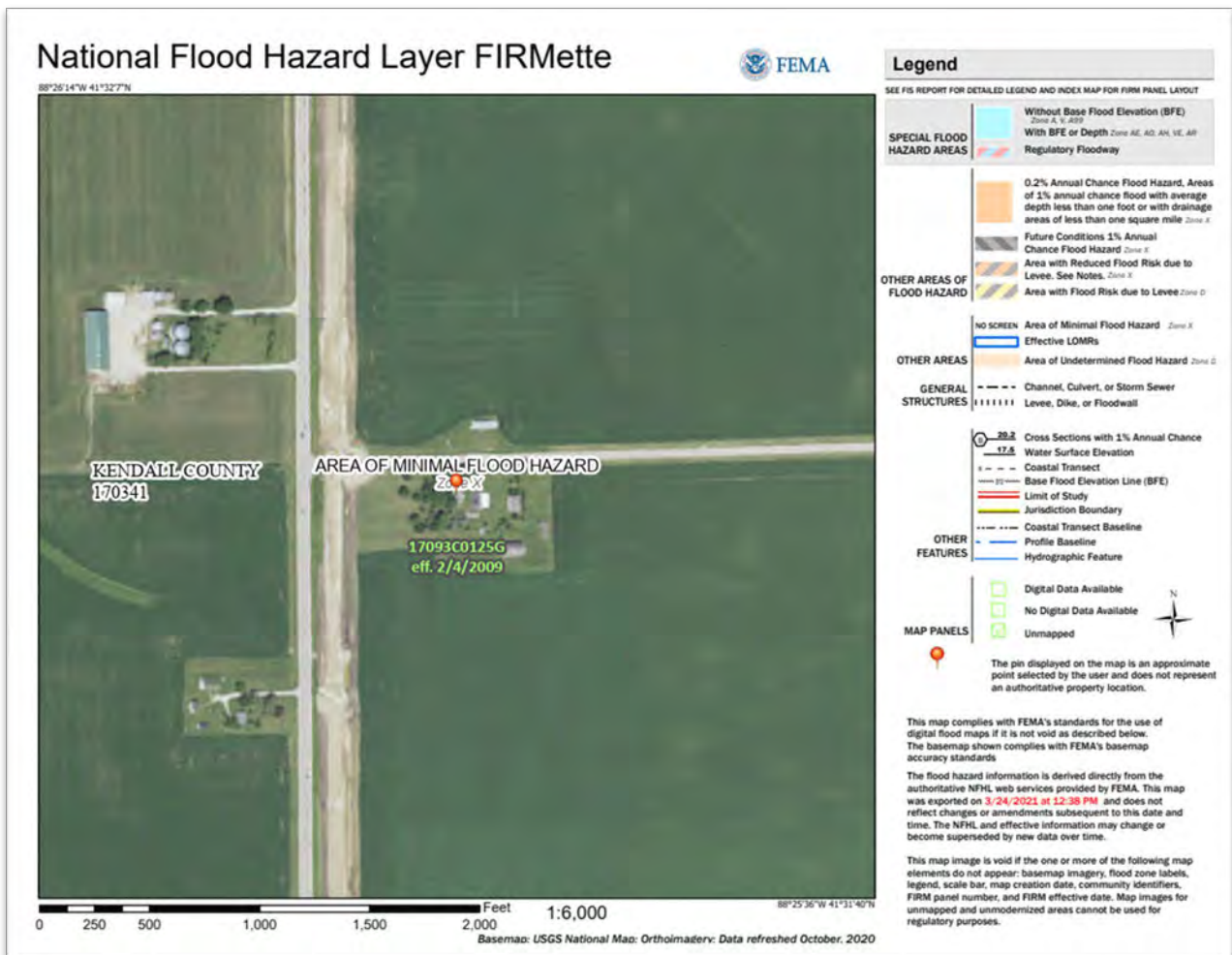


Figure 5: FEMA Floodplain Map

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 FINDINGS

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for Petitioner Laura Denges for the proposed Gilted Edge Winery (A-1 Special Use Permit request) located in Lisbon Township of Kendall County in the NE ¼ of Section 9, Township 35N, and Range 7E of the 3rd Principal Meridian. 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 presents the following information.


The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 100% are designated as prime farmland. 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 a 94 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 199 out of a possible 300, which indicates a low level of protection for the proposed project site. 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. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads and streets (paved and unpaved), 6.4% are very limited for shallow excavations, and 0% are very limited for small commercial buildings and lawns & landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 100% of the soils appear to be suitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Upper Illinois River Watershed and the West Branch Aux Sable Creek/Lisbon Creek sub watershed. If development should occur on this site, a soil erosion and 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 use it is recommended that a drainage tile survey be completed on the parcel to locate subsurface drainage tile. That survey should be taken into consideration during the land use planning process. 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 that the Land Developers take into full consideration the limitations of the 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

4/12/21
Date

Matt Asselmeier

From: Tim Wallace [REDACTED]
Sent: Thursday, April 8, 2021 10:09 AM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Zoning Petition 21-14

Matt, the fire department has no objections, we would like to do a site inspection for any life safety hazards, exit signs, fire extinguishers, ect. Any questions feel free to call my cell phone, [REDACTED] thanks, Tim Wallace

Attachment 10, Page 1
KENDALL COUNTY
Historic Preservation Commission
Kendall County Historic Courthouse
Third Floor Courtroom (Hybrid Meeting)
109 W. Ridge Street, Yorkville, Illinois
6:30 p.m.
April 19, 2021-Unofficial Until Approved

CALL TO ORDER

Chairman Jeff Wehrli called the meeting to order at 6:30 p.m.

ROLL CALL

Present: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chairwoman) (Attended Remotely), Kristine Heiman (Attended Remotely), and Jeff Wehrli (Chairman)

Absent: None

Also Present: Matt Asselmeier (Senior Planner), Laura Denges (Attended Remotely), and June McCord (Attended Remotely)

NEW BUSINESS

Recommendation on Petition 21-14, Request from Laura Denges for a Special Use Permit to Operate a Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises) on A-1 Zoned Property at 9396 Plattville Road (PIN: 08-09-200-003) in Lisbon Township; Petitioner Wishes to Convert a Circa 1900 Barn for Wine Tasting/Sales

Chairman Wehrli asked if the Petitioner planned to make changes to the inside of the barn. Laura Denges, Petitioner, responded that she built interior walls, but have not made any structural changes to the barn. Her wish was to preserve the barn as much as possible because she would like to keep the rustic atmosphere of the property. The walls are insulated with a drywall frame.

Member Heiman asked about exterior renovations. Ms. Denges responded that exterior renovations included replacing some windows. The windows were previously replaced and the new windows would similar to the ones that were replaced. An entry door would also be added where the double doors were located. The structure would remain the same.

Member Flowers asked about the roofing material. Ms. Denges responded that the roof is a slate tile roof original to the property.

Chairman Wehrli asked Mr. Asselmeier if there was anything the Commission could do to assist the Petitioner. Mr. Asselmeier responded the Petitioner could apply to landmark the property or apply for historic tax credits since the property will be used for a commercial purpose.

Member Bernacki asked about timing for requesting financial incentives. Mr. Asselmeier responded, based on the Petitioner's proposed plans for the property, the timing was not sensitive.

Chairman Wehrli made a motion, seconded by Member Bernacki to recommend approval of the special use permit on the condition that the barn is preserved as discussed.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli
Nays (0): None
Absent (0): None
Abstain (0): None

The motion carried.

This matter will go to the Kendall County Regional Planning Commission on April 28, 2021.

Plattville Mayor June McCord attended the meeting during the next agenda item and left the meeting without providing comments regarding the special use request.

PUBLIC COMMENT

None

ADJOURNMENT

Chairman Wehrli made a motion, seconded by Member Bernacki, to adjourn.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli
Nays (0): None
Absent (0): None
Abstain (0): None

The motion carried.

The Historic Preservation Commission adjourned at 7:16 p.m.

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

Attachment 11, 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 April 28, 2021 - 7:00 p.m. (Hybrid Meeting)

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

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Started Attending Remotely at 7:04 p.m.), Dave Hamman (Arrived at 7:06 p.m.), Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Claire Wilson (Attended Remotely), and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Laura Denges (Attended Remotely) and Luke Robinson (Attended Remotely)

APPROVAL OF AGENDA

Member Rodriguez made a motion, seconded by Member Wilson, to approve the agenda.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley

Nays (0): None

Absent (3): Casey, Hamman, and Stewart

The motion carried.

APPROVAL OF MINUTES

Member Wilson made a motion, seconded by Member McCarthy-Lange, to approve the minutes of the March 24, 2021, meeting.

Member Casey started attending remotely at this time (7:04 p.m.).

The votes were as follows:

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

Nays (0): None

Absent (2): Hamman and Stewart

The motion carried.

PETITIONS

Petition 21-14 Laura Denges

Mr. Asselmeier summarized the request.

Member Hamman arrived at this time (7:06 p.m.).

According to the information provided to the County, the Petitioner would like to operate a winery at the subject property.

The application materials, including the business plan, plat of survey, site plan, and aerial of the property were provided.

The property was located at 9396 Plattville Road and consisted of approximately three point one nine (3.19) acres.

The Future Land Use Map called for the property to be Agricultural.

Plattville Road is a Township maintained Major Collector. There are no trails planned along the road. There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent lands are zoned A-1.

The Future Land Use Map calls for the area to be Agricultural in the County and Commercial and Business Park/Office in Plattville.

EcoCat submitted on March 19, 2021, and consultation was terminated.

NRI application submitted on March 16, 2021. The LESA score was 199 indicating a low level of protection. The NRI was provided.

Lisbon Township was emailed information on March 23, 2021. The Lisbon Township Planning Commission did not have a quorum for their meeting on April 13, 2021. The members in attendance did not have any objections to the proposal.

The Village of Plattville was emailed information on March 23, 2021.

Lisbon-Seward Fire Protection District was emailed information on March 23, 2021. The Fire District had no objections to the proposal. They did request to do a life safety inspection of the property. The email stating their opinion was provided.

ZPAC reviewed this proposal at their meeting on April 6, 2021. The Petitioner agreed to meet with the Kendall County Health Department regarding well, septic, and food permits. The Petitioner agreed that the business would not start before Noon any day of the week. The business would normally operate between March and December. Grapes would be grown on the property. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes were provided.

Though not required by the Kendall County Zoning Ordinance, the Kendall County Historic Preservation reviewed this proposal at their meeting on April 19, 2021. The Petitioner indicated that she will not be making any structural changes to the barn. The Petitioner has installed interior walls and insulation. The Petitioner plans to replace some windows; the windows are not the original windows to the barn. The Petitioner planned to install an entry door where the double doors are located. The Petitioner indicated that her objective was to preserve the rustic atmosphere of the property. The Kendall County Historic Preservation Commission recommended approval of the special use permit with the condition that the barn be preserved by vote of four (4) in favor and zero (0) in opposition. The minutes of the meeting were provided.

According to the site plan, the Petitioner plans to operate the Gilded Edge Winery out of the existing barn located at southern end of the property. The barn is approximately two thousand seven hundred (2,700) square feet in size. A picture of the barn was provided.

The proposed sales area inside the barn will be approximately nine hundred (900) square feet.

Based on the square footage of the barn and the current Building Code, the maximum number of people allowed in the barn is sixty (60). The Petitioner indicated that they were aiming for twenty (20) to forty (40) people on the property.

The property presently consists of a single-family house and six (6) outbuildings.

No new buildings are planned for the site. No existing structures are planned for demolition.

The winery and special use permit would apply only to Parcel 1 of the plat of survey. The Petitioner also owns Parcel 2.

Section 7:01.D.45 places the following conditions on this type of special use permits:

1. Tasting, wholesale, and retail sale of wines are permitted.
2. The sale of ancillary items are permitted.
3. All required licenses and permits must be secured.
4. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
5. Sales areas shall be set back at least ninety feet (90') feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.
6. Seasonal outdoor displays are also permitted.

If approved, this would be the third (3rd) special use permit for this type of use in the unincorporated area.

According to the business plan, the Petitioner would specialize in fruit wines and other classic wines with grapes sourced from California and Washington. They would initially produce twelve (12) varieties of wine with six (6) additional seasonal wines.

The Petitioner has conducted market analysis and has prepared a marketing and sales plan and financial plan.

In addition to the Petitioner and her investor, the business will have a manager and several servers.

Initial hours of operation would be on Friday from 5:00 p.m. until 9:00 p.m., Saturday from Noon until 8:00 p.m., and Sunday from Noon until 4:00 p.m. The hours of operation would expand as the business grows.

No food will be served at the property. Onsite operations will consist of a tasting room and retail center.

If approved, the Petitioner plans to start operations in August 2021.

No new structures are planned for the property.

The remodeling of the barn will require proper building permits.

According to the site plan, a new septic system will be installed south of the existing barn.

No information was provided regarding a potable water source.

Electricity is onsite and they will be using a propane drop for heat.

A refuse area is planned southeast of the barn.

The property drains to the south and southeast.

Based on the information provided, no stormwater permits are required.

The property fronts Plattville Road. Patrons would use the existing farm access point to reach the parking lot.

The site plan shows one (1) fourteen (14) stall gravel parking lot, including two (2) handicapped accessible parking spaces. The parking lot is approximately four thousand one hundred (4,100) square feet in size. The parking lot is connected to the winery by a walkway.

No additional lighting was planned as part of this project.

The Petitioner plans to have a sign on Plattville Road. A picture of the sign was provided. No information was provided regarding sign dimensions or height. The sign will not be illuminated.

No additional landscaping is planned.

No information regarding noise control was provided.

The proposed Findings of Fact were 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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan and conditions are placed in the special use permit governing hours of operation, noise levels, and number of people allowed on the property.

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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, noise regulations, and setting the maximum number of people allowed on the property.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the property has appropriate access from Plattville Road. The Petitioners are planning to install the necessary utilities. Drainage will not be an issue based on the proposed use and site plan.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. The Petitioner is not requesting any variances.

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 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

Staff recommended approval of the request special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site plan. An overflow parking lot may be installed east of the red barn.
2. The parking lot shown on the site plan shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the site plan is installed.
3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the site plan.
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no earlier than Noon and no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance outside the hours of operation. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The maximum number of people allowed on the property in relation to the business allowed by this special use permit at any given time shall be sixty (60).
10. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the site plan. The sign shall not be illuminated.
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
13. The noise regulations are as follows:

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

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

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

14. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
15. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
16. The owner(s) or operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The owner(s) or operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
18. 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.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Nelson suggested that Petitioner be allowed to have a lighted sign because the hours of operation will have the business open after dark.

Member Nelson asked if the Petitioner was agreeable to annex the property, or at least the portion of the property where sales occurred, into the Village of Plattville. Laura Denges, Petitioner, responded that she would not be opposed to annexation, but she would like more information. Member Nelson did not want the Petitioner to pay any costs associated with the annexation. Member Wilson expressed concerns regarding the Village of Plattville implementing property taxes in the future. Members Nelson and Wilson favored Plattville offering less restrictive zoning regulations for the business than if the property remained in the unincorporated area.

Member Casey asked if there had been a proposal for a bed and breakfast at this property in the past. Chairman Ashton responded that the request had been for a wedding venue. The property does not presently have any special use permits and the previous request was not connected to this request.

Member Wilson expressed concerns about the request that the barn be preserved. This request was not the same as listing the property on the National Register of Historic Places. Member Wilson expressed concerns about burdening the Petitioner with this type of requirement.

Member Wilson questioned the requirement regarding agricultural exempt structures. Mr. Asselmeier clarified the restriction applies only to buildings where the proposed use would occur. As proposed, the use would only apply to the one (1) barn. The other buildings on the property would remain agricultural exempt unless the winery use expanded to those structures in the future.

Mr. Asselmeier stated that the reason the special use was required was because the Petitioner planned to make and sell wine using grapes not grown on the premises. If the Petitioner sold wine using grapes grown the premises, a special use permit would not be required and the use would be exempt from zoning as an agricultural purpose.

Ms. Denges explained that the main (red) barn was divided into two (2) areas, a retail area and tasting room area and a fermenting and bottling area. None of the other buildings on the property would be used for any business related activities, including business related storage.

Member Wilson asked where the bathrooms would be located. Ms. Denges responded that two (2) unisex bathrooms would be located inside the red barn, just off the retail space area.

Member Wilson asked if a group meeting space area would be located on the premises. Ms. Denges responded having that type of meeting space was not her intention.

Member Rodriguez asked if the barn would be insulated. Ms. Denges responded that a heating system would be installed; they were still looking at the HVAC system. Ms. Denges believed that the barn was well insulated. A heating system would be installed in the barn at some point in the future.

The barn was not served with a septic system; that system will be installed per the site plan.

Chairman Ashton asked about the timeline for planting grapes on the property. Ms. Denges responded that grapes were a three (3) year project because of the time needed to get good yields. She hoped to plant within the next two (2) or three (3) years.

Chairman Ashton asked about the impact of spraying impacting the grapes. Ms. Denges stated that she talked to the neighboring farmer. She stated that growing grapes in this area is not always successful; that was why they were importing grapes from the west coast. The grape growing area would be away from the field.

Member Wilson asked about the overflow parking area. Ms. Denges responded that the overflow parking area would be installed east of the barn. The parking lot would be limestone compact of the same type as the main parking area.

Member Rodriguez asked about blend wines. Ms. Denges explained the various types of wines; there wine would not be blended which is unique in this market. Merlots produced on premises will be made from one hundred percent (100%) merlot grapes.

Member Nelson made a motion, seconded by Member McCarthy-Lange, to recommend approval of the requested special use permit.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley
Nays (0): None
Absent (1): Stewart

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on May 3, 2021.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Appointment of Matthew Prochaska to the Comprehensive Land Plan and Ordinance Committee

Chairman Ashton announced the appointment of Matthew Prochaska to the Comprehensive Land Plan and Ordinance Committee.

OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petitions 20-32, 21-06, 21-08, and 21-10 were approved at the County Board. Petition 21-07 was withdrawn, but the Petitioner indicated that she would reapply.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier said the Commission's meetings will be held in the County Board Room at 111 W. Fox Street starting with the next meeting. There are no Petitions for the May meeting.

Member Casey expressed concerns regarding the large pile of material at 195 Route 52. Mr. Asselmeier explained the investigation that has occurred at the property. Discussion occurred regarding the potential fire hazard of the mulch pile.

ADJOURNMENT

Member Wilson made a motion, seconded by Member Rodriguez, to adjourn.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley
Nays (0): None
Absent (1): Stewart

The motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:48 p.m.

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

**MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING (HYBRID ATTENDANCE)
110 WEST MADISON STREET (109 WEST RIDGE STREET), THIRD FLOOR COURTROOM
YORKVILLE, IL 60560
May 3, 2021 – 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: Michele Morris, Kathryn Ivec, Don Rickard, Stanley Haseltine, Laura Denges (Attended Remotely), and Luke Robinson

Chairman Mohr swore in Michele Morris, Kathryn Ivec, Don Rickard, Stanley Haseltine, and Laura Denges.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-14 at 7:13 p.m.

Petition 21 – 14 – Laura Denges

Request: Special Use Permit to Operate a Winery (Production and Sale of Wine Utilizing Crops Not Grown on the Premises or In Combination with Crops Grown on the Premises)

PIN: 08-09-200-003

Location: 9396 Plattville Road, Newark, Lisbon Township

Purpose: Petitioner Wants to Operate a Winery on the Property; Property is Zoned A-1 Agricultural

Mr. Asselmeier summarized the request.

According to the information provided to the County, the Petitioner would like to operate a winery at the subject property.

The application materials, including the business plan, plat of survey, site plan, and aerial of the property were provided.

The property was located at 9396 Plattville Road and consisted of approximately three point one nine (3.19) acres.

The Future Land Use Map called for the property to be Agricultural.

Plattville Road is a Township maintained Major Collector. There are no trails planned along the road.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural.

The adjacent lands are zoned A-1.

The Future Land Use Map calls for the area to be Agricultural in the County and Commercial and Business Park/Office in Plattville.

EcoCat submitted on March 19, 2021, and consultation was terminated.

NRI application submitted on March 16, 2021. The LESA score was 199 indicating a low level of protection. The NRI was provided.

Lisbon Township was emailed information on March 23, 2021. The Lisbon Township Planning Commission did not have a quorum for their meeting on April 13, 2021. The members in attendance did not have any objections to the proposal.

The Village of Plattville was emailed information on March 23, 2021.

Lisbon-Seward Fire Protection District was emailed information on March 23, 2021. The Fire District had no objections to the proposal. They did request to do a life safety inspection of the property. The email stating their opinion was provided.

ZPAC reviewed this proposal at their meeting on April 6, 2021. The Petitioner agreed to meet with the Kendall County Health Department regarding well, septic, and food permits. The Petitioner agreed that the business would not start before Noon any day of the week. The business would normally operate between March and December. Grapes would be grown on the property. ZPAC recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes were provided.

Though not required by the Kendall County Zoning Ordinance, the Kendall County Historic Preservation reviewed this proposal at their meeting on April 19, 2021. The Petitioner indicated that she will not be making any structural changes to the barn. The Petitioner has installed interior walls and insulation. The Petitioner plans to replace some windows; the windows are not the original windows to the barn. The Petitioner planned to install an entry door where the double doors are located. The Petitioner indicated that her objective was to preserve the rustic atmosphere of the property. The Kendall County Historic Preservation Commission recommended approval of the special use permit with the condition that the barn be preserved by vote of four (4) in favor and zero (0) in opposition. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on April 28, 2021. Discussion occurred about having an illuminated sign; the Petitioner indicated that she might like

to have an illuminated sign in the future. Discussion occurred about potentially annexing the property into the Village of Plattville; the Petitioner was open to consider annexation. The Commission was concerned about placing a burden on the Petitioner to preserve the red barn. The overflow parking area would be of a similar substance as the main parking area. The Petitioner stated that the red barn would be the only building used for the business and would be the only building that would not be considered agricultural exempt. Two (2) unisex bathrooms would be located inside the red barn. The Petitioner did not have any plans to have a rental space available for group meetings. The Petitioner indicated that she was evaluating the HVAC system inside the barn and a heating system would be installed in the barn at some point in the future. The Petitioner indicated that she was willing to work with the neighboring farmer regarding the spraying of the field; grapes would be planted away from the field. The Petitioner indicated that she hoped to plant grapes in the next two (2) or three (3) years and grapes need three (3) years in this area to produce good yields. The Petitioner explained the difference between blended and non-blended wines. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) Commissioner absent. The minutes of the meeting were provided.

According to the site plan, the Petitioner plans to operate the Gilted Edge Winery out of the existing barn located at southern end of the property. The barn is approximately two thousand seven hundred (2,700) square feet in size. A picture of the barn was provided.

The proposed sales area inside the barn will be approximately nine hundred (900) square feet.

Based on the square footage of the barn and the current Building Code, the maximum number of people allowed in the barn is sixty (60). The Petitioner indicated that they were aiming for twenty (20) to forty (40) people on the property.

The property presently consists of a single-family house and six (6) outbuildings.

No new buildings are planned for the site. No existing structures are planned for demolition.

The winery and special use permit would apply only to Parcel 1 of the plat of survey. The Petitioner also owns Parcel 2.

Section 7:01.D.45 places the following conditions on this type of special use permits:

1. Tasting, wholesale, and retail sale of wines are permitted.
2. The sale of ancillary items are permitted.
3. All required licenses and permits must be secured.
4. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
5. Sales areas shall be set back at least ninety feet (90') feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.
6. Seasonal outdoor displays are also permitted.

If approved, this would be the third (3rd) special use permit for this type of use in the unincorporated area.

According to the business plan, the Petitioner would specialize in fruit wines and other classic wines with grapes sourced from California and Washington. They would initially produce twelve (12) varieties of wine with six (6) additional seasonal wines.

The Petitioner has conducted market analysis and has prepared a marketing and sales plan and financial plan.

In addition to the Petitioner and her investor, the business will have a manager and several servers.

Initial hours of operation would be on Friday from 5:00 p.m. until 9:00 p.m., Saturday from Noon until 8:00 p.m., and Sunday from Noon until 4:00 p.m. The hours of operation would expand as the business grows.

No food will be served at the property. Onsite operations will consist of a tasting room and retail center.

If approved, the Petitioner plans to start operations in August 2021.

No new structures are planned for the property.

The remodeling of the barn will require proper building permits.

According to the site plan, a new septic system will be installed south of the existing barn.

No information was provided regarding a potable water source.

Electricity is onsite and they will be using a propane drop for heat.

A refuse area is planned southeast of the barn.

The property drains to the south and southeast.

Based on the information provided, no stormwater permits are required.

The property fronts Plattville Road. Patrons would use the existing farm access point to reach the parking lot.

The site plan shows one (1) fourteen (14) stall gravel parking lot, including two (2) handicapped accessible parking spaces. The parking lot is approximately four thousand one hundred (4,100) square feet in size. The parking lot is connected to the winery by a walkway.

No additional lighting was planned as part of this project.

The Petitioner plans to have a sign on Plattville Road. A picture of the sign was provided. No information was provided regarding sign dimensions or height. The sign will not be illuminated originally, but the Petitioner might want to install an illuminated sign in the future.

No additional landscaping is planned.

No information regarding noise control was provided.

The proposed Findings of Fact were 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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan and conditions are placed in the special use permit governing hours of operation, noise levels, and number of people allowed on the property.

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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, noise regulations, and setting the maximum number of people allowed on the property.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the property has appropriate access from Plattville Road. The Petitioners are planning to install the necessary utilities. Drainage will not be an issue based on the proposed use and site plan.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true. The Petitioner is not requesting any variances.

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 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

Staff recommended 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 site plan. An overflow parking lot may be installed east of the red barn.

2. The parking lot shown on the site plan shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the site plan is installed.
3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the site plan.
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no earlier than Noon and no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance outside the hours of operation. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The maximum number of people allowed on the property in relation to the business allowed by this special use permit at any given time shall be sixty (60).
10. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the site plan. The sign shall not be illuminated. If the owner(s) or operators(s) of the business allowed by this special use permit want to install an illuminated sign in the future, the owner(s) or operator(s) of the business allowed by this special use permit must secure a variance to allow the placement of an illuminated sign. An amendment to this special use permit shall not be required for the placement of an illuminated sign. (Last Sentence added after RPC Meeting).
11. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
12. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
13. The noise regulations are as follows:

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

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

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

14. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
15. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
16. The owner(s) or operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The owner(s) or operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
18. 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.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Chairman Mohr opened the public hearing at 7:23 p.m.

Laura Denges, Petitioner, stated that she was looking forward to starting this family-owned business.

Chairman Mohr asked how many grapes would be grown the property. Ms. Denges responded that, at this time, the number was unknown. The grapes growing area would be about one (1) acre.

Chairman Mohr expressed concerns about the compatibility of growing grapes near other agricultural products due to the spraying of pesticides.

It was noted that a Right to Farm condition was included in the special use permit. Chairman Mohr asked if the Petitioner understood the Right to Farm Clause. Ms. Denges responded yes.

Chairman Mohr asked about outdoor events. Ms. Denges responded they may have small tables for tasting.

Chairman Mohr closed the public hearing at 7:27 p.m.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the Findings of Fact.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Clementi

The motion passed.

Member Fox made a motion, seconded by Member LeCuyer, to recommend approval of the special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Clementi

The proposal goes to the Kendall County Planning, Building and Zoning Committee on May 10, 2021.

The Zoning Board of Appeals completed their review of Petition 21-14 at 7:29 p.m.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Cherry made a motion, seconded by Member Fox, to adjourn.

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Clementi

The motion passed.

The Zoning Board of Appeals meeting adjourned at 7:32 p.m.

The next hearing/meeting will be on June 28, 2021.

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

Exhibits

1. Memo on Petition 21-14 Dated April 29, 2021
2. Certificate of Publication for Petition 21-14 (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.

121

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ORDINANCE NUMBER 2021-_____

GRANTING A SPECIAL USE PERMIT FOR THE PRODUCTION AND SALE OF WINE AND SIMILAR ITEMS UTILIZING CROPS GROWN ON THE SAME PROPERTY OR IN COMBINATION WITH CROPS GROWN OFF-SITE WHERE SUCH PRODUCTION TAKES PLACE ON THE PREMISES AT 9396 PLATTVILLE ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 08-09-200-003 IN LISBON 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 7:01.D.45 of the Kendall County Zoning Ordinance permits the production and sale of wine and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises with certain restrictions in the A-1 Agricultural Zoning District; 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 3.19 acres located at 9396 Plattville Road (PIN: 08-09-200-003) in Lisbon Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property”; and

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

WHEREAS, on or about March 22, 2021, Petitioner filed a petition for a special use permit allowing the for the production and sale of wine and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Chronicle on April 7, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on May 3, 2021, at 7:00 p.m., in the Third Floor Courtroom of the Kendall County Historic Courthouse at 109 W. Ridge Street in Yorkville, at which the Petitioner 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 to the proposal; 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 May 3, 2021, 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

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Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit for the production and sale of wine and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C. An overflow parking lot may be installed east of the red barn.
 - B. The parking lot shown on the site plan attached hereto as Exhibit C shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the site plan attached hereto as Exhibit C is installed.
 - C. Tasting, wholesale, and retail sale of wines shall be permitted.
 - D. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
 - E. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the site plan attached hereto as Exhibit C.
 - F. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
 - G. The business allowed by this special use permit may operate no earlier than Noon and no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance outside the hours of operation. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
 - H. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
 - I. The maximum number of people allowed on the property in relation to the business allowed by this special use permit at any given time shall be sixty (60).
 - J. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the site plan attached hereto as Exhibit C. The sign shall not be illuminated. If the owner(s) or operators(s) of the business allowed by this special use permit want to install an illuminated sign in the future, the

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owner(s) or operator(s) of the business allowed by this special use permit must secure a variance to allow the placement of an illuminated sign. An amendment to this special use permit shall not be required for the placement of an illuminated sign.

- K. All trash and garbage generated by uses allowed by this special use permit shall be stored in the garbage areas designated on the site plan attached hereto as Exhibit C. The owner(s) or operator(s) of the business allowed by this special use permit shall ensure that garbage and trash shall be removed from the property at least one (1) time per week or as necessary to maintain the property clear of garbage and trash.
 - L. No music shall originate outside of any structure related to the operation of the business allowed by this special use permit.
 - M. The noise regulations are as follows:

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

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

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
 - N. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new certificate of occupancy must be issued for the existing barn.
 - O. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
 - P. The owner(s) or operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
 - Q. The owner(s) or operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
 - R. 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.
 - S. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. 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.

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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 18th day of May, 2021.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

LEGAL DESCRIPTION OF PARCEL ONE:

That Part of the Northeast Quarter of Section 9, Township 35 North, Range 7 East of the Third Principal Meridian, being described by Commencing at the Northeast Corner of said Northeast Quarter; thence Westerly along the North Line of said Northeast Quarter, a distance of 1820.0 feet for the point of beginning; thence Southerly at right angles to said North Line, a distance of 385.0 feet; thence Westerly parallel to said North Line, a distance of 397.0 feet; thence Northerly at right angles to the last described course, a distance of 385.0 feet to a point on said North Line, said point being 397.0 feet Westerly of the point of beginning; thence Easterly along said North Line, 397.0 feet to the point of beginning, in the Township of Lisbon, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on May 3, 2021, by a vote of six (6) in favor and zero (0) in opposition. Member Clementi was absent.

FINDINGS OF FACT

§ 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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan and conditions are placed in the special use permit governing hours of operation, noise levels, and number of people allowed on the property.***

*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 proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise created from the proposed use. However, these negative impacts could be mitigated by restrictions related to hours of operation, noise regulations, and setting the maximum number of people allowed on the property.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **True, the property has appropriate access from Plattville Road. The Petitioners are planning to install the necessary utilities. Drainage will not be an issue based on the proposed use and site plan.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true. The Petitioner is not requesting any variances.***

*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 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."***

RECOMMENDATION

Approval of the request special use permit subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan. An overflow parking lot may be installed east of the red barn.
2. The parking lot shown on the submitted site plan shall be setback at least fifty-nine feet (59') from the centerline of Plattville Road; the same distance as the existing house. The business allowed by this special use permit shall not commence operations until the parking lot shown on the submitted site plan is installed.

3. Tasting, wholesale, and retail sale of wines shall be permitted.
4. The sale of ancillary items related to the business allowed by this special use permit shall be permitted.
5. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Sales shall be restricted to inside the barn identified on the submitted site plan.
6. Seasonal outdoor displays related to the business allowed by this special use permit shall be permitted.
7. The business allowed by this special use permit may operate no earlier than Noon and no later than 9:00 p.m. any day of the week. The operators of the business allowed by this special use permit may conduct property maintenance outside the hours of operation. Business related deliveries may occur between 8:00 a.m. and 9:00 p.m. any day of the week.
8. The maximum number of employees of the business allowed by this special use permit shall be ten (10), including the business owners.
9. The maximum number of people allowed on the property in relation to the business allowed by this special use permit at any given time shall be sixty (60).
10. The owners of the business allowed by this special use permit may install one (1) business related sign along Plattville Road in substantially the location shown on the submitted site plan. The sign shall not be illuminated. If the owner(s) or operators(s) of the business allowed by this special use permit want to install an illuminated sign in the future, the owner(s) or operator(s) of the business allowed by this special use permit must secure a variance to allow the placement of an illuminated sign. An amendment to this special use permit shall not be required for the placement of an illuminated sign.
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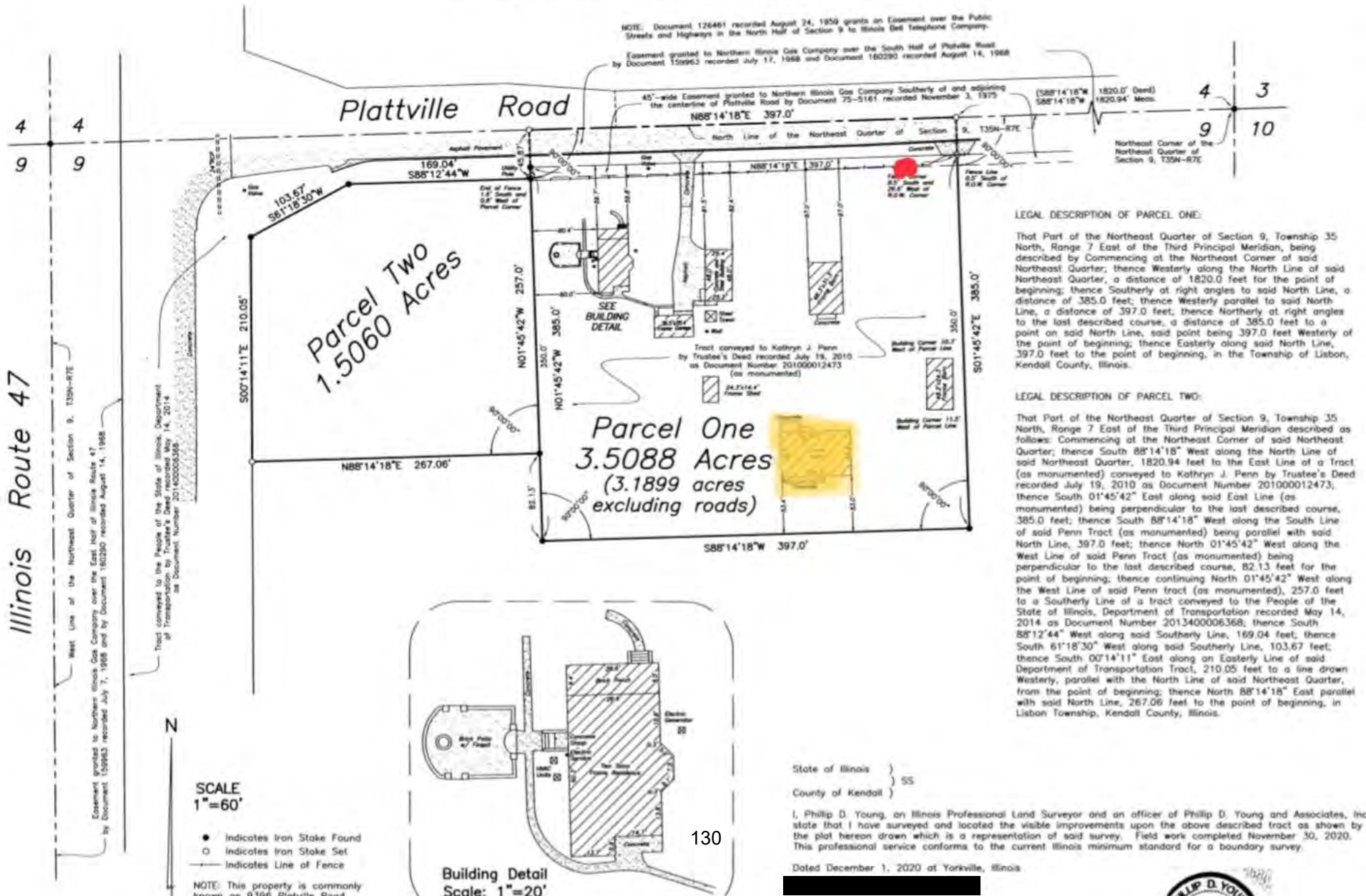
Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
14. None of the buildings associated with the business allowed by this special use permit shall be considered agricultural exempt structures. Applicable building and occupancy permits shall be secured for all new structures related to the business allowed by this special use permit. A new

certificate of occupancy must be issued for the existing barn.

15. The owner(s) or operator(s) of the business allowed by this special use permit shall live at the subject property as their primary place of residence.
16. The owner(s) or operator(s) of the uses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
17. The owner(s) or operator(s) of the uses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
18. 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.
19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Red Dot-Sign Location



Plattville

parking

field

sophic

sophic

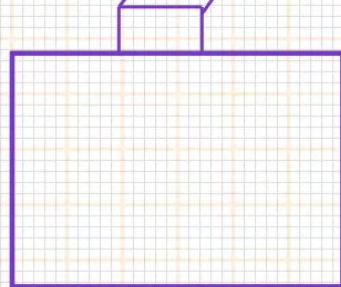
garbage

Plattville Rd

Handicap 2
12 standard

Parking Lot

Walk way
to winery



From: Pam Herber <pherber@co.kendall.il.us>
Sent: Tuesday, April 13, 2021 7:42:24 AM
To: Brian Holdiman <BHoldiman@co.kendall.il.us>; Matt Asselmeier <masselmeier@co.kendall.il.us>
Subject: FW: [External]Jamal Douglas 4332 cherry rd Oswego

See below. BP# 01-2020-274.

Pam Herber

Kendall County Planning, Building & Zoning
111 West Fox Street #203
Yorkville, IL. 60560
Phone: 630-553-4141

From: Jamal Douglas [mailto:jamal.douglas@oswego.il.us]
Sent: Monday, April 12, 2021 2:35 PM
To: Pam Herber <pherber@co.kendall.il.us>
Subject: Re: [External]Jamal Douglas 4332 cherry rd Oswego

Hello Pam

I ran into an issue (personal) is any way I can get my permits money back

Bcs I'm not be able to build anymore

Thank you

Please get back to me

Sent from my iPhone

On Nov 5, 2020, at 10:05 AM, Pam Herber <pherber@co.kendall.il.us> wrote:

You are very welcome....Take care Jamal.

Pam Herber

Kendall County Planning, Building & Zoning
111 West Fox Street #203
Yorkville, IL. 60560
Phone: 630-553-4141

From: Jamal Douglas [mailto:jamal.douglas@oswego.il.us]
Sent: Thursday, November 5, 2020 9:45 AM
To: Pam Herber <pherber@co.kendall.il.us>
Subject: Re: [External]Jamal Douglas 4332 cherry rd Oswego

Thank you very much for answering my question I was planing on paying for the permits in March so I'm good then , you were very helpful

Sent from my iPhone

KENDALL COUNTY PLANNING, BUILDING & ZONING

Name: Douglas

Permit # 01-2020-274

CHECKLIST

- ☐ 3 Sets of Blueprints
- ☐ 2 Plats of Survey w/Dimensions
- ☐ Construction Type
- ☐ Contact Names/Numbers
- ☐ Signatures

- ☐ Driveway Plan & Profile
- ☐ Site Staked/Identified
- ☐ Use (if required)
- ☐ Grading Plan

Pending Approvals:

- ☒ Well & Septic
- ☒ Access Permit N/A
- ☒ Address Approval
- ☒ Address Distribution

DATA / APPROVALS

Parcel ID (Tax) #: 06-05-402-004

Owners Name: Jamal Douglas

Address: 4332 Cherry Road Oswego 60543

Subdivision: Henneperry Unit 1 Lot 29

Zoning District: RPA-2 Approved: 10/14/20

Construction Type: Detached Area & Bulk OK

Flood Zone: V Panel #: 17093CD065H Elevation Certificate Required? N/A

Well & Septic #: 20-100 W/20-101 S/W Date Completed: 9/28/2020

Culvert: Diameter: 36" Length: 10' Driveway: Grading Plan:

Proposed Top of Foundation: 727.7 M.E.: 728.5 Actual Top of Foundation

FEES

PERMIT

Plan Review ✓

Site Inspection ✓

Footing ✓

Foundation Wall ✓

Backfill ✓

Slab (1) ✓

Slab (2) ✓

Meter Socket ✓

Frame/Wire ✓

Insulation ✓

Final ✓

Occupancy ✓

Single Family 1800

Dwelling 1800

PLUMBING

Under Floor ✓

Rough ✓

Final ✓

OTHER

Zoning Cert. 50

Address 50

Total Due 1900

Date Paid 4/11/21

Check # 60049

Receipt # 60049

LAND-CASH

School 3/6298

Parks/F.P. —

Total Due 3/6298

Date Paid 2/11/21

Check # 60057

Receipt # 60057

OFFSITE ROADWAY

\$1000

Date Paid 2/11/21

Check # 60057

Receipt # 60057

DISTRICTS

Fire Oswego

Post Office Oswego

Grade School 308

High School 308

Park/Forest Preserve —

ENGINEER

Review — TO BE PAID SEPARATELY

Zoning Conditions of Permit: —

Site Inspection 10/14/20 PERMIT APPROVED BY 10/14/20

INSPECTIONS/APPROVAL DATE

Footing / /

Backfill / /

Foundation Wall / /

Frame/Wire / /

Under Floor Plumbing / /

Final/Occupancy / /

Slab (1) / /

Slab (2) / /

Electric Service / /

Insulation / /

Rough Plumbing / /

Final Plumbing / /



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: April 28, 2021

Re: Approval of Annual NPDES Report

Kendall County is required to submit certain documents annually by June 1st as required by its NPDES Permit.

Attached please find the proposed Annual Report.

The 2021 Annual Report is similar to the 2020 Annual Report with the following changes:

1. After several years of technical issues, the County was able to report website traffic in this year's Annual Report.
2. The County experienced decreased responses to the annual survey from the townships; four (4) townships submitted responses in 2020 compared to five (5) in 2021.
3. Staff participated in additional trainings during this report year compared to previous years.
4. Some community outreach efforts that the Kendall County Soil and Water Conservation District normally undertake (i.e. the used oil collection program) were impacted by COVID-19.
5. The Annual Report reflects the addition of the 2018 contour layer to the Kendall County GIS.
6. An illicit discharge investigation occurred at Hide-A-Way Lakes in the fall of 2020.

There is a One Thousand Dollar (\$1,000) submittal fee, which has been unchanged for several years.

If you have any questions, please let me know.

MHA

Enc. Proposed Annual Report



Illinois Environmental Protection Agency

Bureau of Water • 1021 N. Grand Avenue E. • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Division of Water Pollution Control ANNUAL FACILITY INSPECTION REPORT

for NPDES Permit for Storm Water Discharges from Separate Storm Sewer Systems (MS4)

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Compliance Assurance Section at the above address. Complete each section of this report.

Report Period: From March, 2020 To March, 2021

Permit No. ILR40 0261

MS4 OPERATOR INFORMATION: (As it appears on the current permit)

Name: Kendall County Mailing Address 1: 111 West Fox Street
Mailing Address 2: County: Kendall
City: Yorkville State: IL Zip: 60560 Telephone: 630-553-4141
Contact Person: Matthew Asselmeier Email Address: masselmeier@co.kendall.il.us
(Person responsible for Annual Report)

Name(s) of governmental entity(ies) in which MS4 is located: (As it appears on the current permit)

Kendall County

THE FOLLOWING ITEMS MUST BE ADDRESSED.

A. Changes to best management practices (check appropriate BMP change(s) and attach information regarding change(s) to BMP and measurable goals.)

- | | |
|-----------------------------------------------------------------------|--------------------------------------------------------------------|
| 1. Public Education and Outreach <input type="checkbox"/> | 4. Construction Site Runoff Control <input type="checkbox"/> |
| 2. Public Participation/Involvement <input type="checkbox"/> | 5. Post-Construction Runoff Control <input type="checkbox"/> |
| 3. Illicit Discharge Detection & Elimination <input type="checkbox"/> | 6. Pollution Prevention/Good Housekeeping <input type="checkbox"/> |

B. Attach the status of compliance with permit conditions, an assessment of the appropriateness of your identified best management practices and progress towards achieving the statutory goal of reducing the discharge of pollutants to the MEP, and your identified measurable goals for each of the minimum control measures.

C. Attach results of information collected and analyzed, including monitoring data, if any during the reporting period.

D. Attach a summary of the storm water activities you plan to undertake during the next reporting cycle (including an implementation schedule.)

E. Attach notice that you are relying on another government entity to satisfy some of your permit obligations (if applicable).

F. Attach a list of construction projects that your entity has paid for during the reporting period.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature:

Scott R. Gryder

Printed Name:

Date:

Kendall County Board Chairman

Title:

EMAIL COMPLETED FORM TO: epa.ms4annualinsp@illinois.gov

or Mail to: ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION #19
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

Illinois Environmental Protection Agency
ANNUAL FACILITY INSPECTION REPORT
for NPDES Permit for Storm Water Discharges from Separate Storm Sewer Systems (MS4)

Kendall County, Illinois (NPDES Permit No. ILR400261)
YEAR 5: March 2020-March 2021

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Part 1. Changes to Best Management Practices

There are no changes to the Best Management Practices in Year 5 (March 2020-March 2021) for the six minimum control measures as described in the Notice of Intent for Kendall County submitted on July 19, 2016.

Note: **X** indicates BMPs performed that were proposed for Year 5 in NOI

+ indicates BMPs performed that were not originally proposed for Year 5 in NOI

A. Public Education and Outreach	
X	A.1 Distributed Paper Material
X	A.2 Speaking Engagement
	A.3 Public Service Announcement
X	A.4 Community Event
	A.5 Classroom Education Material
X	A.6 Other Public Education
B. Public Participation/Involvement	
	B.1 Public Panel
	B.2 Educational Volunteer
X	B.3 Stakeholder Meeting
	B.4 Public Hearing
	B.5 Volunteer Monitoring
	B.6 Program Coordination
X	B.7 Other Public Involvement
C. Illicit Discharge Detection and Elimination	
X	C.1 Storm Sewer Map Preparation
	C.2 Regulatory Control Program
X	C.3 Detection/Elimination Prioritization Plan
X	C.4 Illicit Discharge Tracing Procedures
X	C.5 Illicit Source Removal Procedures
X	C.6 Program Evaluation and Assessment
X	C.7 Visual Dry Weather Screening
	C.8 Pollutant Field Testing
	C.9 Public Notification
	C.10 Other Illicit Discharge Controls

D. Construction Site Runoff Control	
X	D.1 Regulatory Control Program
X	D.2 Erosion and Sediment Control BMPs
X	D.3 Other Waste Control Programs
X	D.4 Site Plan Review Procedures
	D.5 Public Information Handling Procedures
X	D.6 Site Inspection/Enforcement
X	D.7 Other Construction Site Runoff Controls
E. Post-Construction Runoff Control	
	E.1 Community Control Strategy
	E.2 Regulatory Control Program
X	E.3 Long-Term O&M Procedures
	E.4 Pre-Construction Review of BMP
X	E.5 Site Inspections During Construction
	E.6 Post-Construction Inspections
X	E.7 Other Post-Const. Runoff Controls
F. Pollution Prevention/Good Housekeeping	
X	F.1 Employee Training Program
	F.2 Inspection and Maintenance Program
	F.3 Municipal Operations Storm Water Control
X	F.4 Municipal Operation Waste Disposal
X	F.5 Flood Management/Assess Guidelines
X	F.6 Other Municipal Operations Controls

Part 2. Status of Compliance with Permit Conditions

(Provide the status of compliance with permit condition, an assessment of the appropriateness of your identified best management practices and progress towards achieving the statutory goal of reducing the discharge of pollutants to the maximum extent practicable [MEP], and your identified measurable goals for each of the minimum control measures.)

Kendall County submitted a Notice of Intent on July 19, 2016, which initiated a new 5-year permit cycle. The BMPs listed in the 2016 NOI were selected to meet the requirements of the NPDES Phase II program and reduce nonpoint source pollution in Kendall County.

The status of BMPs and measurable goals performed in Year 5 (March 2020-March 2021) are described below.

A. Public Education and Outreach

A.1 Distributed Paper Material

Measurable Goals: 1) Track number of people requesting to see the County's Plan on an annual basis.

Due to the increased preference of electronic documents and the effort to minimize paper waste, Kendall County provides much of their information on the County's website. Kendall County continues to provide links on their website to PDFs of the Stormwater Management Program Plan, the NOI, and Annual Reports. The website also includes materials about sources of stormwater pollution and ways to minimize pollutants. The County's website includes EPA web links as well as web links to other sites that contain information about the benefits of green infrastructure and rain gardens, impacts of climate change on water resources, and the impacts of climate change on the Midwest.

Kendall County typically tracks the number of views the County website receives annually. In Year 5, the NPDES documents received 382 pageviews.

A.2 Speaking Engagement

Measurable Goals: An increase in number of presentations annually and amount of public attendance/participation.

Due to the COVID-19 Pandemic, there was no public presentations in Year 5.

A.4 Community Event

Measurable Goals: Increased interest and attendance in annual workshops/seminars.

Due to the COVID-19 Pandemic, The Kendall County Soil and Water Conservation District (SWCD) did not host a used oil drop off recycling event. A future oil recycling event has been scheduled for June 2021.

A.6 Other Public Involvement

Measurable Goals: 1) Inquiries to linked websites and annual increase in hits to website. 2) Annual evaluation surveys.

Kendall County tracks the number of views the County website receives annually. In Year 5, the NPDES documents received 382 page views Groundwater information received 528 views, and Stormwater received 7,916 views.

Kendall County sent out an annual evaluation survey to all 9 townships within the County in Year 5 to get input on how they can improve public education and outreach. Three townships and one anonymous completed the survey. The survey results are included at the end of this report in Appendix 1.

B. Public Participation/Involvement

B.3 Stakeholder Meetings

Measurable Goals: Attend the annual public meeting and work with the County to establish a positive dialogue and eventually develop County-wide coordination of stormwater management efforts.

The Kendall County Stormwater Management Oversight Committee held a remote annual public meeting on October 15, 2020 at 4:00pm using Microsoft Teams. The meeting was held to receive public input regarding stormwater management related regulations and enforcement and to discuss proposed changes to the Kendall County Stormwater Management Ordinance.

At the meeting, 8 of the 10 committee members were present. Also in attendance was the Kendall County Senior Planner, a representative of the State's Attorney's Office, a representative from the Kendall County Health Department, and the Kendall County Forest Preserve Commission Director.

B.7 Other Public Involvement

Measurable Goals: 1) Inquiries to linked websites and annual increase in hits to website. 2) Annual evaluation surveys.

Kendall County tracks the number of views the County website receives annually. In Year 5, the NPDES documents received 382 page views Groundwater information received 528 views, and Stormwater received 7,916 views.

Kendall County sent out an annual evaluation survey to all 9 townships within the County in Year 5 to get input on how they can improve public participation and involvement. Three townships and one anonymous board member completed the survey. The survey results are included at the end of this report in Appendix 1.

C. Illicit Discharge Detection and Elimination

C.1 Storm Sewer Map Preparation

Measurable Goals: Update storm sewer mapping annually.

In Year 5, 2018 contours were added to the County's GIS mapping layer. Additionally, the number of flyovers increased resulting in more current aerial imagery. Kendall County will continue to update the storm sewer mapping as necessary.

C.3 Detection/Elimination Prioritization Plan

Measurable Goals: Track the number of illicit dischargers discovered and track removal process.

Kendall County continues to work with the Health Department on an Illicit Discharge Detection and Elimination program to identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4. There was one illicit discharge investigation during Year 5 at Hide Away Lakes Campground in November of 2020. Details of this investigation can be seen in Appendix 3.

The Highway Department performs stormwater related inspections as necessary throughout the County as they relate to road maintenance.

C.4 Illicit Discharge Tracing Procedures

Measurable Goals: Track number of illicit discharges discovered and track removal process annually.

Kendall County continues to work with the Health Department on an Illicit Discharge Detection and Elimination program to identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4. There was one illicit discharge investigation during Year 5 at Hide Away Lakes Campground in November of 2020. Details of this investigation can be seen in Appendix 3.

The County has an Outfall Inspection Procedure Flow Chart (Figure 2) in their Kendall County Stormwater Management Program Plan for detecting and tracing discharges. There is also an Indirect Illicit Discharge Tracking Form available in Appendix 5.6 of the Kendall County Stormwater Management Program Plan for use by County personnel.

C.5 Illicit Source Removal Procedures

Track the number of illicit dischargers discovered and track removal process.

Kendall County continues to work with the Health Department on an Illicit Discharge Detection and Elimination program to identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4. There was one illicit discharge investigation during Year 5 at Hide Away Lakes Campground in November of 2020. Details of this investigation can be seen in Appendix 3.

The County has an 8-step protocol in place for ensuring the removal of illicit discharges. This protocol is explained under Section 3.3.D.3 of the Kendall County Stormwater

Management Program Plan.

C.6 Program Evaluation and Assessment

Measurable Goals: Annual evaluation surveys.

Kendall County sent out an annual evaluation survey to all 9 townships within the County in Year 5 to get input on how they can continue to prevent stormwater pollution. Three townships and one anonymous completed the survey. The survey results are included at the end of this report in Appendix 1.

C.7 Visual Dry Weather Screening

Measurable Goals: Track the number of illicit dischargers discovered and track removal process.

Kendall County continues to work on an Illicit Discharge Detection and Elimination program to identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4. There was one illicit discharge investigation during Year 5 at Hide Away Lakes Campground in November of 2020. Details of this investigation can be seen in Appendix 3.

The County has a Stormwater Outfall Inspection Data Form available in Appendix 5.3 of the Kendall County Stormwater Management Program Plan for use by County personnel.

D. Construction Site Runoff Control

D.1 Regulatory Control Program

Measurable Goals: Implementation of the Kendall County Stormwater Ordinance.

On October 15, 2019, the Kendall County Stormwater Management Ordinance was revised. This Ordinance specifically outlines runoff calculations and regulations regarding the updated Bulletin 70 Data, specifically in Section 202. Kendall County continues to implement and comply with the Kendall County Stormwater Ordinance.

Kendall County has been working with a review consultant since 2008 who continues to provide stormwater, engineering, wetland, and Soil Erosion and Sediment Control (SESC) review for proposed developments. The consultant conducted SESC inspections at the FMWRD Operations & Maintenance Building Site during the past reporting period on behalf of Kendall County. The table below provides a breakdown of the projects and the number of SESC inspections completed by the consultant in Year 5.

Construction	Date SESC	Date SESC	# of Inspections
--------------	-----------	-----------	------------------

Project	Inspections Started	Inspections Ended	Completed in Year 5
FMWRD O&M Building	July 2019	Ongoing project	13 inspections
Light Road Lots 105 Subdivision	July 2019	July 2020	5 Inspections
9211 Route 126	January 2020	December 2020	5 Inspections
Joliet Park District – Grove Road	April 2020	November 2020	4 Inspections
Enbridge EFRD – Chicago Road	December 2020	December 2020	1 Inspection
Vet & Kennel at Bell and Ridge	October 2020	Ongoing	1 Inspection

Soil Erosion and Sediment control inspections were also completed by the Kendall County SWCD throughout the year.

D.2 Erosion and Sediment Control BMPs

Measurable Goals: Adoption of County ordinance amendments as developed.

The County outlines the Soil Erosion and Sediment Control requirements for construction sites in Article 3 of the Kendall County Stormwater Management Ordinance.

In March of 2019, Bulletin 70 was updated and adopted by the Kendall County Stormwater Ordinance. The County has plans to update the Stormwater Management Ordinance to reflect Bulletin 75 released in March 2020 during the next reporting cycle (Year 1). No amendments were made to the ordinance in Year 5.

D.3 Other Waste Control Program

Measurable Goals: Adoption of County ordinance amendments as developed.

No amendments to the Other Waste Control Program were developed because none were needed this year.

D.4 Site Plan Review Procedures

Measurable Goals: Adoption of ordinance amendments as developed.

All construction projects are required to have a Soil Erosion and Sediment Control Plan in place prior to construction as stated in Sec. 301 of the Ordinance. The SESC Plan must be prepared in accordance with the requirements of the Ordinance as well as the standards and specifications contained in the most recent Illinois Urban Manual.

No amendments to the Site Plan Review Procedures were developed because none were needed this year.

D.6 Site Inspection/Enforcement Procedures

Measurable Goals: Develop enforceable procedures for construction site inspections.

Construction site inspections are enforced under Sec. 303 and Sec. 304 of the Kendall County Stormwater Management Ordinance.

If a site is not in compliance with the Ordinance, the property owner has 7 days to correct the issue. If the issue is not corrected in that time frame, a Stop-Work Order will be issued, and the permit may be revoked.

The County will continue working with a consultant who will conduct SESC inspections at Kendall County constructions sites. The County will also continue to work with the Kendall County Soil & Water Conservation District to conduct stormwater inspections.

D.7 Other Construction Site Runoff Controls

Measurable Goals: Soil Erosion and Sediment Control (SESC) inspections will be monitored and filed until final site acceptance by Kendall County.

Kendall County evaluates their Construction Site Runoff Control Program by monitoring and recording Construction Site Runoff Control compliance.

The County will continue working with a consultant who will conduct SESC inspections at Kendall County construction sites. The County will also continue to work with the Kendall County Soil & Water Conservation District to conduct stormwater inspections.

E. Post-Construction Runoff Control

E.3 Long Term O&M Procedures

Measurable Goals: Adoption of revised Kendall County Stormwater Management Ordinance.

Kendall County continues to monitor and enforce long term maintenance requirements of the Kendall County Stormwater Management Ordinance. No revisions were made in the past year.

E.5 Site Inspections During Construction

Measurable Goals: Implementing ordinance amendments, as developed.

Kendall County continues to monitor and enforce soil erosion and sediment control requirements of the Kendall County Stormwater Management Ordinance under Sec. 303 and Sec. 304. No amendments were developed in the past year.

Kendall County will update the Kendall County Stormwater Management Ordinance to include enforcement procedures as needed.

The County will continue working with a consultant who will conduct SESC inspections at Kendall County constructions sites until final stabilization is achieved.

E.7 Other Post-Construction Runoff Controls

Measurable Goals: 1) Collaborate with other MS-4's in Kendall County and stakeholders,

including the Conservation Foundation and the Kendall County Soil and Water Conservation District, to evaluate relevant flood control techniques to determine the potential effects of climate change. 2) Annual evaluation survey.

Kendall County has not begun implementation of a MS-4/stakeholder plan. The County will continue to provide an evaluation survey to get feedback about County programs.

Kendall County sent out an annual evaluation survey to all 9 townships within the County in Year 5 to get input on how they can continue to prevent stormwater pollution. Three townships and one anonymous completed the survey. The survey results are included at the end of this report in Appendix 1.

F. Pollution Prevention/Good Housekeeping

F.1 Employee Training Program

Measurable Goals: Increase participation at workshops.

Kendall County provides links on the County website to EPA's websites about green infrastructure and climate change. They also have EPA information posted on the County website about NPDES and clean water. This information is available to County staff, townships, and the public. The Kendall County SWCD has developed a variety of training materials which include presentations related to erosion and sediment control, best management practices, and associated regulations. These materials can be requested from the SWCD as needed.

Kendall County's Senior Planner participated in the following in Year 5: FEMA's "Spring 2021 National Flood Insurance Program Briefing" webinar series in March of 2021; the Conservation Foundation's "Beyond the Basics" virtual conference in February of 2021; and the 2021 IAFSM Annual Conference in March of 2021. The certificates associated with these continuing education workshops can be found in Appendix 2.

F.4 Municipal Operation Waste Disposal

Measurable Goals: Reduce the impact of Municipal Operations of stormwater runoff.

Kendall County continues to collect litter and track the amount of material collected. Kendall County collected 7.69 tons of garbage from within County right-of-way in Year 5. Kendall County continues to minimize the discharge of pollutants from vehicle washing by treating the wash water by collection in a sediment basin or using an inlet filter prior to discharge. The County continues to properly store building materials, building products, construction waste, trash, landscape materials, fertilizers, pesticides, herbicides, chemical storage tanks, deicing materials, detergents, and other materials to guard against exposure to precipitation and stormwater.

F.5 Flood Management/Assess Guidelines

Measurable Goals: Incorporate revised floodplain guidelines and DFIRMs by reference.

On May 21, 2013, the Kendall County Stormwater Management Ordinance was revised. This Ordinance states as one of its goals the reduction of flooding and its economic and human impacts, while also stating a goal to make federally subsidized flood insurance available. Kendall County did not make any revisions to the floodplain guidelines this past year.

Kendall County's Senior Planner is a Certified Floodplain Manager. This certification will help the County reach its goals listed in the ordinance by providing the Senior Planner with knowledge to assess and deal with the issues of flooding and its damaging effects.

Kendall County did not revise the Kendall County Stormwater Management Ordinance to incorporate more floodplain guidelines and DFIRMs by reference in Year 5.

F.6 Other Municipal Operations Controls

Measurable Goals: Annual Evaluation surveys.

Kendall County sent out an annual evaluation survey to all 9 townships within the County in Year 5 to get input on how they can continue to prevent stormwater pollution. Three townships and one anonymous completed the survey. The survey results are included at the end of this report in Appendix 1.

Part 3. Information and Data Collection Results

(Provide information and water quality sampling/monitoring data related to illicit discharge detection and elimination collected during the reporting period.)

There was one illicit discharge detected during Year 5 at Hide Away Lakes Campground in November of 2020. Details of this investigation can be seen in Appendix 3.

Part 4. Summary of Next Reporting Period Stormwater Activities

(Present a summary of the storm water activities you plan to undertake during the next reporting cycle, including and implementation schedule in the sections following the table.)

Kendall County is currently at the end of their 5-year permit cycle. A new NOI has already been submitted to the IEPA for the March 2021-March 2026 reporting years. The table shown below summarizes the BMPs committed to for Year 1 of the new NOI (March 2021-March 2022). Specific BMPs and measurable goals for Year 1 program development activities are presented in the sections following the table.

Note: X indicates BMPs committed to for Year 1 in NOI

A. Public Education and Outreach	
X	A.1 Distributed Paper Material
X	A.2 Speaking Engagement
	A.3 Public Service Announcement
X	A.4 Community Event
	A.5 Classroom Education Material
X	A.6 Other Public Education
B. Public Participation/Involvement	
	B.1 Public Panel
	B.2 Educational Volunteer
X	B.3 Stakeholder Meeting
	B.4 Public Hearing
	B.5 Volunteer Monitoring
	B.6 Program Coordination
X	B.7 Other Public Involvement
C. Illicit Discharge Detection and Elimination	
X	C.1 Storm Sewer Map Preparation
	C.2 Regulatory Control Program
X	C.3 Detection/Elimination Prioritization Plan
X	C.4 Illicit Discharge Tracing Procedures
X	C.5 Illicit Source Removal Procedures
X	C.6 Program Evaluation and Assessment
X	C.7 Visual Dry Weather Screening
	C.8 Pollutant Field Testing
	C.9 Public Notification
	C.10 Other Illicit Discharge Controls

D. Construction Site Runoff Control	
X	D.1 Regulatory Control Program
X	D.2 Erosion and Sediment Control BMPs
X	D.3 Other Waste Control Programs
X	D.4 Site Plan Review Procedures
	D.5 Public Information Handling Procedures
X	D.6 Site Inspection/Enforcement Procedures
X	D.7 Other Construction Site Runoff Controls
E. Post-Construction Runoff Control	
	E.1 Community Control Strategy
	E.2 Regulatory Control Program
X	E.3 Long-Term O&M Procedures
	E.4 Pre-Construction Review of BMP Designs
X	E.5 Site Inspections During Construction
	E.6 Post-Construction Inspections
X	E.7 Other Post-Construction Runoff Controls
F. Pollution Prevention/Good Housekeeping	
X	F.1 Employee Training Program
	F.2 Inspection and Maintenance Program
	F.3 Municipal Operations Storm Water Control
X	F.4 Municipal Operation Waste Disposal
X	F.5 Flood Management/Assess Guidelines
X	F.6 Other Municipal Operations Controls

A. Public Education and Outreach

A.1 Distributed Paper Material

Measurable Goals: 1) Track number of people requesting to see the County's Plan on an annual basis

Kendall County will maintain educational links on their website providing information on what residents can do to minimize and reduce stormwater runoff pollution, the benefits of green infrastructure and rain gardens, and the impacts of climate change. The County will add the Year 5 NPDES Annual Report and the new NOI to their website for public viewing. The County will track the number of people requesting and viewing the Stormwater Management Program Plan, the NOI, and Annual Reports in Year 1.

A.2 Speaking Engagement

Measurable Goals: An increase in number of presentations annually on BMPs.

The County will continue to work with the Kendall County Health Department and the Kendall County Soil and Water Conservation District to provide educational opportunities to residents.

A.4 Community Event

Measurable Goals: Increased interest and attendance in annual workshops/seminars.

Kendall County will work with the Kendall County Soil and Water Conservation (SWCD), the Conservation Foundation, and other county departments to promote educational efforts and workshops related to stormwater and conservation activities.

A.6 Other Public Education

Measurable Goals: Inquiries to linked websites on annual increase in hits to website.

Kendall County will maintain the current links on their website and track the number of views on the Kendall County NPDES webpage. The County will add links to the websites of local watershed committees and conservation groups to further promote public education.

B. Public Participation/Involvement

B.3 Stakeholder Meetings

Measurable Goals: Hold an annual public meeting to establish positive dialogue.

The County is currently making an effort to establish a dialogue with local communities in the County to coordinate stormwater management efforts. Kendall County has completed the Stormwater Management Program Plan and will continue to maintain adherence to the plan. The County will hold an annual public meeting to provide input into the MS4 program and will comply with State and local public notice requirements when implementing public participation and involvement activities. The County will work to identify any environmental justice areas and include the public participation in these issues.

B.7 Other Public Involvement

Measurable Goals: Inquiries to linked websites and annual increase in hits to website.

The County will place new and maintain current links on their website to the websites of local watershed committees and conservation groups to further promote public education. The County will track the number of views on the NPDES website and related links.

C. Illicit Discharge Detection and Elimination

C.1 Storm Sewer Map Preparation

Measurable Goals: Review storm sewer mapping annually.

Kendall County will continue field verifying locations of features in Year 1 and maintain mapping layer of storm sewer systems in GIS.

C.3 Detection/Elimination Prioritization Plan

Measurable Goals: Track the number of illicit dischargers discovered and track removal process.

Kendall County will work with the Kendall County Health Department, the Kendall County Highway Department, and the townships to address illicit discharges and identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4.

C.4 Illicit Discharge Tracing Procedures

Measurable Goals: Track number of illicit dischargers discovered and track removal process annually.

Kendall County will address, identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4. The County will perform dry and wet weather monitoring as necessary.

C.5 Illicit Source Removal Procedures

Measurable Goals: Track number of illicit dischargers discovered and track removal process.

Kendall County will address, identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4. The County will issue notices to source of illicit discharge discovered under the tracing process for removal of discharge under the Kendall County Stormwater Management Ordinance with compliance dates.

C.6 Program Evaluation and Assessment

Measurable Goals: Annual evaluation surveys.

Kendall County will evaluate their Illicit Discharge Detection and Elimination Program by

having participants fill out an evaluation for using a tool such as Survey Monkey TM.

C.7 Visual Dry Weather Screening

Measurable Goals: Track the number of illicit dischargers discovered and track removal process.

Kendall County will identify, trace, and remove illicit discharges and non-stormwater discharges that are significant polluters of the County's MS-4. Kendall County will do periodical visual monitoring of outfalls during dry weather to determine non-stormwater discharges and their significance.

D. Construction Site Runoff Control

D.1 Regulatory Control Program

Measurable Goals: Implementation of the Kendall County Stormwater Ordinance.

Kendall County's Stormwater Management Ordinance includes revised regulations for stormwater management, plan reviews, and long term maintenance. The County will continue implementation and compliance with the Stormwater Ordinance.

D.2 Erosion and Sediment Control BMPs

Measurable Goals: Adoption of ordinance amendments as developed.

Although the County currently has a Soil Erosion and Sediment Control (SESC) requirement within the Kendall County Stormwater Management Ordinance, the ordinance will be updated to incorporate additional BMPs and revisions to the Illinois Urban Manual as necessary.

D.3 Other Waste Control Program

Measurable Goals: Adoption of ordinance amendments as developed.

Although the County currently has a Soil Erosion and Sediment Control (SESC) requirement within the Kendall County Stormwater Management Ordinance, the ordinance will be updated to include regulations for waste control on construction sites as necessary.

D.4 Site Plan Review Procedures

Measurable Goals: Adoption of ordinance amendments as developed.

Although the County currently has a Soil Erosion and Sediment Control (SESC) requirement within the Kendall County Stormwater Management Ordinance, the ordinance will be updated to include enforcement procedures and a site inspection checklist as necessary.

D.6 Site Inspection/Enforcement Procedures

Measurable Goals: Review enforceable procedures for construction site inspections and update as necessary.

Although the County currently has a Soil Erosion and Sediment Control (SESC) requirement within the Kendall County Stormwater Management Ordinance, the ordinance will be updated to include revised enforcement procedures and a site inspection checklist as necessary.

D.7 Other Construction Site Runoff Controls

Measurable Goals: Soil Erosion and Sediment Control (SESC) inspections will be monitored and filed until final site acceptance by Kendall County.

Kendall County will continue evaluating their Construction Site Runoff Control Program by monitoring and recording Construction Site Runoff Control compliance.

The County will continue working with a consultant who will conduct SESC inspections at Kendall County construction sites. The County will also continue to work with the Kendall County Soil & Water Conservation District to conduct stormwater inspections.

E. Post-Construction Runoff Control

E.3 Long-Term O&M Procedures

Measurable Goals: Review Kendall County Stormwater Management Ordinance and update as necessary.

The Kendall County Stormwater Management Ordinance will include revised regulations for long term maintenance that will be updated as necessary,

E.5 Site Inspections During Construction

Measurable Goals: Implementing ordinance amendments, as necessary.

Although the County currently has a Soil Erosion and Sediment Control (SESC) requirement within the Kendall County Stormwater Management Ordinance, the ordinance will be updated to include revised enforcement procedures and a site inspection checklist, as necessary.

The County will continue working with a consultant who will conduct SESC inspections at Kendall County constructions sites until final stabilization is achieved.

E.7 Other Post-Construction Runoff Controls

Measurable Goals: The County will evaluate relevant flood control techniques to determine the potential effects due to climate change.

Kendall County will collaborate with other MS4's in Kendall County and stakeholders, including the Kendall County Soil and Water Conservation District, to evaluate relevant flood control techniques to determine the potential effects due to climate change. In Year 1, the County will explore ways to collaborate with the other MS4's and stakeholders.

F. Pollution Prevention/Good Housekeeping

F.1 Employee Training Program

Measurable Goals: Increase participation at workshops.

The Health, PBZ, SWCD, and Highway Department personnel will participate in annual training programs, as available funding and opportunities allow. Training for County Staff and contractors on methods to prevent and reduce discharge of pollutants to the maximum extent practicable will be offered, as necessary. Training materials will be available to County Staff from the EPA and the State regarding prevention and reduction of stormwater pollution from activities such as park and open space maintenance, fleet and building maintenance and deicing practices. In addition, training materials that explain how flood management projects impact water quality, non-point source pollution control, green infrastructure controls, and aquatic habitat will be made available to employees upon request by employees.

F.4 Municipal Operation Waste Disposal

Measurable Goals: Minimize the impact of County operations on stormwater run-off.

The Highway Department will continue to collect litter from county highways and track the amount of material collected and properly disposed.

The County will minimize discharge of pollutants from County owned vehicle washing by treating the wash water by collection in a sediment basin or using an inlet filter prior to discharge.

The County will properly store County owned building materials, building products, construction waste, trash, landscape materials, fertilizers, pesticides, herbicides, chemical storage tanks, deicing materials, detergents, and other materials to guard against exposure to precipitation and stormwater.

The County has procedures in place to respond to spills and leaks to prevent exposure to stormwater infrastructure on County owned property.

The County will perform inspections to maintain the integrity of the County owned stormwater systems.

The County will continue to store deicing material in the permanent Kendall County Highway Department salt storage facility.

F.5 Flood Management/Assess Guidelines

Measurable Goals: Incorporate revised floodplain guidelines and DFIRMS by reference, as necessary.

Kendall County will incorporate the revised floodplain guidelines and DFIRMS from FEMA in the Kendall County Stormwater Management Ordinance to assist with flood related issues, as necessary.

F.6 Other Municipal Operations Controls

Measurable Goals: Evaluation of program as necessary.

Kendall County will continue to evaluate their Pollution Prevention/Good Housekeeping program, as necessary.

Part 5. Notice of Qualifying Local Program

Kendall County does not rely on any other government entity to satisfy permit obligations.

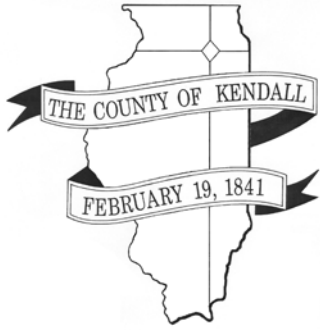
Part 6. Construction Projects Conducted During Year 5

(Provide a list of construction projects your entity has paid for during the reporting period)

Construction Project	Description
Ridge Road & Holt Road Intersection Reconstruction	<p>This project is located in the area of the Ridge Road and Holt Road intersection. This site is 8 acres. Utility relocation began in February of 2019 and construction in the summer of 2020. The work is expected to be completed by the end of 2021.</p> <p>Section No. 16-00135-00-RP</p>
Fox River Drive Bridge Reconstruction over Clear Creek	<p>This project is located on Fox River Drive, near the Village of Millington. The site is approximately 0.5 acres. Utility relocations began in the winter of 2021 and construction is expected to start in the June of 2021. The work is expected to be completed by Fall of 2021.</p> <p>Section No. 17-00139-00-BR</p>
Caton Farm Road Bridge Reconstruction over the East Aux Sable Creek	<p>The project is located on Caton Farm Road, approximately 0.25 miles west of Peterson Road. The site is 0.66 acres. Utility relocation is expected to begin in the Spring of 2021 and construction is expected to start in June of 2021. The work is planned to be completed by Fall of 2021.</p> <p>Section No. 19-00150-00-BR</p>
River Road Bridge Construction over the Rob Roy Creek	<p>The project is located on River Road, in the jurisdiction of the Little Rock Road District, about 0.25 miles east of Fox River Drive. The site is approximately 1 acre. Utility relocation is expected to begin in the Spring of 2021 and construction to start in June 2021. The work is expected to be completed by Fall of 2021.</p> <p>Section No. 19-06128-00-BR</p>
Expansion Joint Replacement on the Fox River Drive Bridge over the Fox River	<p>This project is located on the Fox River Drive bridge over the Fox River, about 1.5 miles south of the City of Plano. The current expansion joints on both ends of the bridge will be removed and replaced with new materials. Construction is expected to begin in the Fall of 2021 and should take no more than a few weeks to complete.</p> <p>Section No. 19-00148-00-BR</p>
Eldamain Road Road Extension and Bridge Construction	<p>This project involves the construction of improvements to Eldamain Road and includes extending it on a new alignment across the Fox River and southward along West Highpoint Road, to intersect with Route 71 and continue south until it reaches Highpoint Road at a newly created intersection. The construction involves building a bridge over the Fox River and the existing flood plains, adding stop lights at the intersection of River Road and Route 71, as well as building a brand-new roadway with curb and gutter. The new roadway will have 12-foot-wide lanes and an 18-foot-wide median, as well as turn lanes at traditional intersections, and a roundabout where it will intersect with Fox Road. The entire project is roughly 89 acres in size. Utility relocations began in the Winter of 2021. Groundbreaking for the new road occurred in March of 2021 and construction is not expected to be completed until sometime in 2023.</p> <p>Section No. 19-00153-00-BR</p>

APPENDIX 1

2020 NPDES ANNUAL EVALUATION SURVEY RESPONSES



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

July 29, 2020

Dear Township Clerks:

As part of Kendall County's NPDES Permit, the County is required to send an annual evaluation survey to each township. Please complete the attached survey and submit it to Matt Asselmeier at 111 W. Fox Street, Yorkville, IL 60560 or masselmeier@co.kendall.il.us. Please complete the survey by **August 28, 2020**.

If you have any questions, please contact me at masselmeier@co.kendall.il.us or 630-553-4139.

Sincerely,

THE COUNTY OF KENDALL

Matthew H. Asselmeier, AICP, CFM
Senior Planner

Enc: Survey

2020 NPDES Annual Evaluation Survey Responses
Kendall County

Public Education and Outreach

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

Public Participation/Involvement

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

- B. No (1) Oswego and (1) Big Grove
 - C. No Response (1) Na-Au-Say
3. Do you find the volunteer opportunities information listed on the County's website helpful?
- A. Yes (1) Oswego
 - B. No (1) Blank and (1) Big Grove
No Response (1) Na-Au-Say
4. What volunteer opportunities would you be interested in participating in the future?
Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
- A. River clean-up
 - B. Electronic recycling
 - C. Household waste (fuel, oil, paint, etc.) recycling
- Little Rock-
Bristol-
Oswego- Electronic Recycling
Fox-
Kendall-
Na-Au-Say- River clean-up, electronic recycling, Household waste recycling
Big Grove- Household waste recycling, electronic recycling, and river clean-up
Lisbon-
Seward-
Blank- Electronic recycling, Household waste recycling, River clean-up

Illicit Discharge Detection & Elimination

1. If an illicit discharge is identified by a Township staff member or reported to the Township office, do you work with the County to get it removed?
 - A. Yes (1) Oswego
 - B. No
 - C. Have not identified illicit discharge. (1) Na-Au-Say (1) Blank and (1) Big Grove
2. Do you feel the County is doing a sufficient job in identifying, tracking, and removing illicit discharges and non-stormwater discharges that are significant polluters within the County?
 - A. Yes
 - B. No
 - C. There have not been illicit discharges identified within my Township. (1) Na-Au-Say (1) Oswego (1) Blank and (1) Big Grove
3. What can the County do to better identify and track illicit discharges?
 - A. Perform more visual inspections at outfalls throughout the County. (1) Blank

- B. Once an illicit discharge is identified perform more grab samples downstream of the location.
 - C. Both of the above. (1) Na-Au-Say (1) Oswego
 - D. None of the above. (1) Big Grove
 - E. Other:
-

Construction and Post-Construction Runoff Control

1. Do you feel that the County does an adequate job inspecting soil erosion and sediment control on construction sites within your township?
 - A. Yes (1) Oswego and (1) Big Grove
 - B. No
 - C. There have not been construction projects within my Township during the past year. (1) Na-Au-Say (1) Blank

2. What can the County do to better monitor soil erosion and sediment control issues on construction sites?
 - Little Rock- (1) No Response
 - Bristol-
 - Oswego-
 - Fox-
 - Kendall-
 - Na-Au-Say- (1) No Response
 - Big Grove- (1) No Response
 - Lisbon-
 - Seward-
 - Blank-N/A

Pollution Prevention/Good Housekeeping

1. Do you feel the County provides adequate training to staff members to keep them informed on stormwater pollution prevention practices?
 - A. Yes (1) Na-Au-Say and (1) Big Grove
 - B. No (1) Oswego
 - No Response (1) Blank

2. Do you feel the County is taking necessary measures to reduce flooding throughout the County?
 - A. Yes (1) Big Grove
 - B. No (1) Na-Au-Say (1) Oswego (1) Blank
 - No Response

Responding Townships:

Na-Au-Say

Oswego

Blank

Big Grove

APPENDIX 2

CONTINUING EDUCATION CERTIFICATES



FEMA

This Certificate of Participation has been awarded for webinar participation

this 1st day of April 2021

in recognition of successful completion of the Spring 2021 National Flood Insurance Program Briefing webinar series held during the month of March 2021 for 2 hours and for up to two (2) ASFPM CECs.

James G. Sink
Regional Flood Insurance Liaison
DHS/FEMA Region 5

Certificate of Attendance



This certifies that:

Attended the

"Beyond the Basics" Virtual Conference

February 25, 2021

3.5 Professional Development Hour

Janice Roehll

Signature

Sponsors:

10s 404 Knoch Knolls Road
Naperville, Illinois, 60565
p (630) 428-4500





Certificate of Training

Matthew Asselmeier

has satisfactorily completed training during the

2021 IAFSM Annual Conference

9am - 10:00am ~ Opening Plenary (CEC Credit: 1.0, PDH Credit: 1.0)

Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform
3/10/21

PDH Credits: 1.0
CEC Credits: 1.0

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee



Certificate of Training

Matthew Asselmeier

has satisfactorily completed training during the

2021 IAFSM Annual Conference

10:30AM-11:45PM~ Session 1C Regulatory and Mapping (CEC Credit: 1.5, PDH
Credit: 1.5)
Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform
March 10, 2021

PDH Credits: 1.5
CEC Credits: 1.5

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee



Certificate of Training

Matthew Asselmeier

has satisfactorily completed training during the

2021 IAFSM Annual Conference

1:30PM-3:00PM ~ Session 2C Legislative-1 (CEC Credit: 1.5, PDH Credit: 1.5)

Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform
March 10, 2021

PDH Credits: 1.5
CEC Credits: 1.5

A handwritten signature in black ink, appearing to read "Diane Bouckaert".

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee



Certificate of Training

Matthew Asselmeier

has satisfactorily completed training during the

2021 IAFSM Annual Conference

3:20PM-4:50PM – Session 3B Case Studies (CEC Credit: 1.5, PDH Credit: 1.5)

Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform
March 10, 2021

PDH Credits: 1.5
CEC Credits: 1.5

A handwritten signature in black ink, appearing to read "Diane Bouckaert".

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee



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2021 IAFSM Annual Conference

9:00 AM-10:20 AM ~ Thursday Plenary (CEC Credit: 1.0, PDH Credit: 1.0)

Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform

3/11/21

PDH Credits: 1.0

CEC Credits: 1.0

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee



Certificate of Training

Matthew Asselmeier

has satisfactorily completed training during the

2021 IAFSM Annual Conference

10:30 AM-12:00PM ~ Session 4B 2D Case Studies (CEC Credit: 1.5, PDH Credit: 1.5)

Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform
March 11, 2021

PDH Credits: 1.5
CEC Credits: 1.5

A handwritten signature in black ink, appearing to read "Diane Bouckaert".

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee



Certificate of Training

Matthew Asselmeier

has satisfactorily completed training during the

2021 IAFSM Annual Conference

12:30PM-1:30PM ~ IAFSM Award Luncheon (CEC Credit: 1.5, PDH Credit: 1.5)

Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform
March 11, 2021

PDH Credits: 1.5
CEC Credits: 1.5

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee



Certificate of Training

Matthew Asselmeier

has satisfactorily completed training during the

2021 IAFSM Annual Conference

1:30PM-3:00PM ~ Session 5A Mitigation (CEC Credit: 1.5, PDH Credit: 1.5)

Conducted by

The Illinois Association for Floodplain and Stormwater Management

Location: Virtual Online Platform
March 11, 2021

PDH Credits: 1.5
CEC Credits: 1.5

A handwritten signature in black ink, appearing to read "Diane Bouckaert".

Diane Bouckaert, PE, CFM CPESC
Chair, Education Outreach Committee

APPENDIX 3

HIDE AWAY LAKES ILLICIT DISCHARGE INVESTIGATION

Hide Away Lakes
8045 Van Emmon Road Yorkville



11/18/20 Dye observed in Morgan Creek at second discharge point.

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 View of water pump at beach.

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Beach area

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Beach bottom

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Unlabeled chemical drums in an unlocked shed near beach

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Unlocked shed housing drums

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Area of refuse

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Area of refuse by beach

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Playground area near beach

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



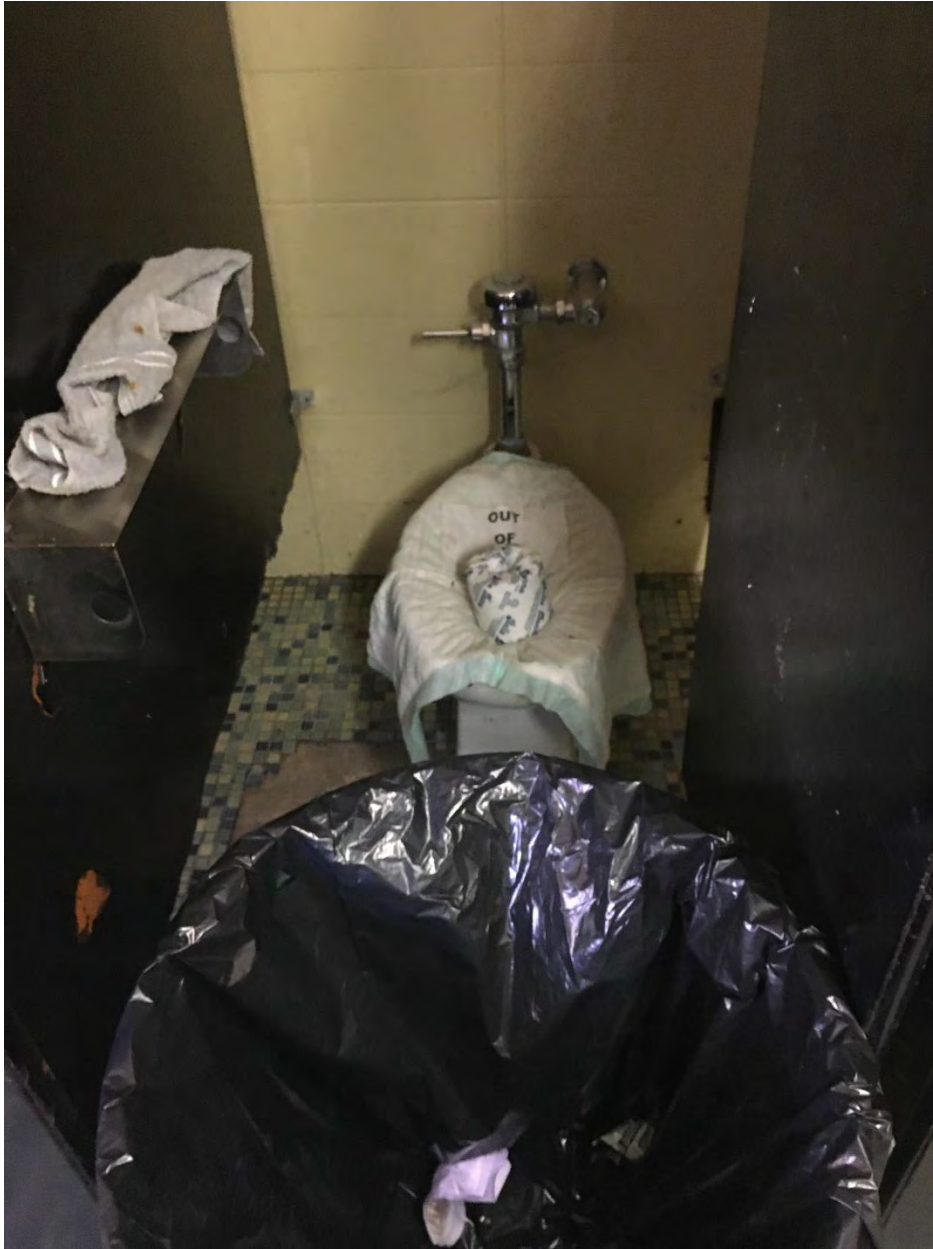
11/6/20 View of well cap without bolts, missing gasket

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Electrical hook up site outside of recreation building

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Toilet in disrepair in women's bathroom in bath house

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Electric outside of laundry area at main bath house

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 View of what appears to be sewage ponding near the three lift stations at the west side of the property

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 Discharge pipe observed off Creekside Drive in Morgan Creek

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 View of what appears to be sewage in Morgan Creek along Creekside Drive

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 View of open pit with a water hook up and PVC pipe

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 View of plywood covering what appears to be a tank

Hide Away Lakes
8045 South Van Emmon Road, Yorkville



11/6/20 View of a pipe discharging in the body of water south of Lakeside Drive

Notes from site visit on 11/6/20

- IDPH was on-site to determine violations that need to be corrected prior to issuing the 2021 license. While on-site, the prospective new owner, Lance Beach, communicated his intent to clean up the property and requested information on violations that would hold up the license.
- IDPH observed three 50-gallon drums that appeared to be a chemical for the beach chlorination system. These drums were unlabeled and stored in an unsecure shed.
- Multiple dumping areas were observed throughout the campground.
- IDPH plumbing inspector Andrew Thiesse noted multiple fixtures in disrepair at the main bath house.
- The well cap was missing the gasket and all bolts.
- Sewage was observed in Morgan Creek along with multiple discharge pipes. Per conversations with two residents, the two make-shift drum tanks observed south of the creek serve as overflow tanks that discharge raw sewage into the creek. Additionally, they communicated that Mr. Tanner has made multiple unpermitted repairs to the private sewage disposal system including duct taping a 1 ½" line carrying waste from a dwelling along Morgan Creek.
- IDPH introduced dye into the tank with a concrete lid south of the creek. Dye was later observed at the tank near the entrance to the property where the septic field is indicated to be per drawings from the Kendall County septic permit.

Recommended next steps:

- Schedule a meeting with Kendall County Health Department to discuss concerns about the private sewage disposal system and potential discharge of raw sewage into Morgan Creek which discharges to the Fox River.
 - Septic verification from a licensed Illinois septic contractor
 - Camera system
 - Dye potential sources of illegal sewage discharge
 - Contact ILEPA (done 11/9/20)
 - Red tag anything not properly connected to the private sewage disposal system or found to be discharging raw sewage to the surface of the ground or creek
- Issue a written notice of violation to Mr. Tanner
- As property improvements commence, limit occupied sites to areas where the private sewage disposal system is confirmed to be in working order.

Hide Away Lakes
8045 Van Emmon Road Yorkville



11/18/20 View of the pit next to the well where new distribution system piping and valves were in process of installation.

Hide Away Lakes
8045 Van Emmon Road Yorkville



11/18/20 Hide Away Lakes- View of one area of discharge in Morgan Creek in line with blue barrel tank prior to introducing dye. Discharge point has a steady slow flow.

Hide Away Lakes
8045 Van Emmon Road Yorkville



11/18/20 Hide Away Lakes- Oil like sheen observed downstream of two identified discharge points in Morgan Creek.

Hide Away Lakes
8045 Van Emmon Road Yorkville



11/18/20 Hide Away Lakes- Dye introduced to makeshift blue barrel tank with a 4 " inlet. Toilet paper and sewage like odor observed.



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: April 26, 2021

Re: Proposed Intergovernmental Agreement Between Kendall County and the Village of Plattville

The intergovernmental agreement between Kendall County and the Village of Plattville expires in July.

In 2020, the County issued three (3) building permits in Plattville. Three (3) investigations were brought to the Village's attention and one (1) of those three (3) resulted in a violation that was remedied before a citation was issued.

The proposed narrative portion of the agreement is attached. Other than the dates, no changes to agreement are proposed.

As of the date of this memo, the Village of Plattville has not reviewed this proposal.

If you have any questions, please let me know.

Thanks,

MHA

ENC: Plattville Permits and Investigations
Proposed IGA Narrative

	pin	site_address
03-2020-309	08-02-476-005	12895 MACKENZIE RD
08-2020-262	08-01-452-010	6336 CHICAGO RD
03-2021-009	08-12-102-008	6787 CHICAGO RD
Pre V 8/14/2020 (No Violation)	08-12-103-001	6986 CHICAGO RD
Pre V 9/30/20 - Sent to June McCord	08-11-100-014	7701 PLATTVILLE RD
V20-026	08-02-402-002	94 PLETCHER DR

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF
PLATTVILLE AND THE COUNTY OF KENDALL**

THIS AGREEMENT, made this day ____ of July, 2021 by and between the VILLAGE OF PLATTVILLE, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic; WITNESSETH:

WHEREAS, the Village of Plattville was incorporated by act of the voters on March 21st, 2006; and

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

WHEREAS, the Village of Plattville and County of Kendall are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, and

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

WHEREAS; the Village of Plattville adopted a Comprehensive Plan on July 27, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Plattville have been heretofore subject to the building and zoning codes of the County of Kendall, and to the Countywide Stormwater Management Ordinances; and

WHEREAS, the parties desire to continue that relationship.

NOW, THEREFORE, it is hereby agreed as follows:

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

adopted by Kendall County from time to time, shall be adopted and incorporated by the Village of Plattville as its own.

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

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

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

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

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

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

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

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

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

12) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit.

13) This Agreement and the rights of the parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.

14) Nothing contained in this Agreement, nor any act of Kendall County or the Village pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the Village. Further, nothing in this agreement should be interpreted to give Kendall County or the Village any control over the other's employees or imply a power to direct the employees of the other government body, which neither entity may exercise.

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

Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

Village of Plattville
P.O. Box 1173
Yorkville, Illinois 60560

16) Nothing in this agreement shall be deemed to change or alter the jurisdiction of either the Village or Kendall County in any respect beyond the matters agreed upon in this agreement, including, but not limited to their powers and duties.

VILLAGE OF PLATTVILLE

COUNTY OF KENDALL

BY: _____
Village President

BY: _____
Chairman of Kendall County Board

ATTEST: _____
Village Clerk

ATTEST: _____
Kendall County Clerk

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	5/3/2021			
V21-002	BO Transmissions	03-12-251-001	1214 Route 30 Aurora		Junk & Debris	7/13/2020	1/10/2021			1/11/2021
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			2/21/2021
V21-004	VOID									
V21-005	Librado & Sharon Joaquin	03-27-377-015	2543 Simons Rd. Oswego		Building addition w/o permit	1/28/2021	3/5/2021			2/19/2021
V21-006	Antonio & Miriam Villaseñor	03-04-408-025	92 Longbeach Rd. Montgomery	Boulder Hill	Multiple Violations	2/16/2021	3/18/2021			3/23/2021
V21-007	Old Second National Bank	02-34-227-001	8027 Van Ermon Rd. Yorkville		Multiple Violations	1/8/2021	5/3/2021			
V21-008	Salvador Gomez	09-27-200-004	2511 Wildy Rd. Minooka		Business w/o Zoning	3/10/2021	4/10/2021			4/12/2021
V21-009	Domingo Padilla	03-12-204-015	46 Gastville St. Aurora	Gastville	Business w/o Zoning	3/26/2021	4/26/2021			4/27/2021
V21-010	Benjamin Aguilar	02-16-226-011	68 Hunter Ln. Bristol		Multiple Violations	3/29/2021	4/29/2021			4/29/2021
V21-011	Mario & Linda Jimenez	09-21-100-010	3579 Bell Rd. Minooka		Shed - No Permit	3/29/2021	4/29/2021			4/29/2021
V21-012	Jeff Matyska	01-25-456-005	4475 Mitchell Ct. Plano	Schaefer Woods	Business w/o Zoning	3/31/2021	4/30/2021			4/30/2021
V21-013	Elroy Ramirez	03-12-203-013	39 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	6/7/2021			
V21-014	Luis Sanchez	03-12-203-011	29 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	5/7/2021			4/28/2021
V21-015	Teofilo Quiroz	09-05-400-018	4080 Van Dyke Rd. Minooka		Fill in Flooplain	4/2/2021	5/7/2021			4/19/2021
V21-016	William & Kevin Graham	03-04-306-004	57 Circle Dr. E. Montgomery	Boulder Hill	Junk & Debris	3/30/2021	5/8/2021			
V21-017	VOID									
V21-018	Sharp Holdings	07-05-400-007	16100 Newark Rd.		Fence co-burning debris	3/31/2021	5/10/2021			

5/31/21

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	Navarro	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 Trailwood 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	117 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	Prohibited 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	Prohibited Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Prohibited Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Prohibited Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Prohibited 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 Trailwood Rd	Boulder Hill	Prohibited semi tractor parking	3/19/2020	5/29/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugatubrook Estate	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			7/31/2020
20-026	Niles	08-02-402-002	94 Pletcher Dr	Plattville	Stormwater/Culvert built	6/18/2020	7/20/2020			10/21/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/11/2020	9/22/2020			8/28/2020
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	03-08-220-005	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			1/21/2021
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	11/1/2020			12/10/2020
20-037	Briscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/21/2020			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			1/11/2021
20-040	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscaping Bus/Commercial Vehicle mfr-6	10/22/2020	1/8/2021			1/14/2021
20-041	Neal	03-04-456-001	3 Wemley Rd	Boulder Hill	Prohibited Trailer parking	8/11/2020	11/28/2020			12/3/2020
20-042	Armoza	03-09-155-021	303 Boulder Hill Pass	Boulder Hill	Junk & Debris/Prohibited Parking	7/13/2020	11/28/2020			1/14/2021
20-043	Cushing	03-04-306-007	63 Circle Dr. E	Boulder Hill	Prohibited Boat parking	9/10/2020	11/28/2020			12/21/2020
20-044	Seldman	03-04-303-014	10 Marnel Rd.	Boulder Hill	Prohibited Vehicle	9/25/2020	11/28/2020			12/3/2020
20-045	Voitin	02-35-312-002	7768 Madeline Dr	FOFC	Building w/o permit	10/26/2020	12/2/2020			11/10/2020
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			2/16/2021

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2020 VIOLATIONS

20-049	Ybarra	03-05-276-021	29 Aldon Rd	Boulder Hill	Inoperable Vehicle	9/2/2020	12/2/2020		2/16/2021
20-050	Bristol Park Properties LLC	02-15-153-007	43 Oak Street		Multiple Violations	10/16/2020	12/3/2020		12/3/2020
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	Aulbaugh	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	3/1/2021		3/23/2021
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	11/19/2020	12/30/2020		2/9/2021
20-059	Lemaster	03-04-253-024	16 Winrock Rd	Boulder Hill	Inoperable Vehicle	11/19/2020	3/15/2021		
20-060	McBroom	03-04-305-025	20 Wyntham Dr.	Boulder Hill	Inoperable Vehicle	10/6/2020	12/30/2020		1/11/2021
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	B-F/U 5/1/2021	1/5/2021

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2019 VIOLATIONS

19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019	2/27/2020	6/3/2019
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 Ceboild Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019		6/17/2019
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019		5/23/2019
19-055	Henn	03-08-280-008	16 Ceboild 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 T&H 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019		6/5/2019
19-070	Akers	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 Ingleshire 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 Sheffield 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/Grzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parked in required front yard	6/12/2019	7/24/2019		7/24/2019
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019		7/10/2019
19-084	Nezdel	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	Mailey 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 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020		12/16/2019
19-089	Urbanova	03-04-421-002	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	Stradal	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	Bolf	03-04-328-013	50 Longbeach Rd	Boulder Hill	Prohibited Boat Parking	7/24/2019	8/7/2019		8/8/2019
19-097	McNelly	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

→ Court 5/12/21

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

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Company

2021

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Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

April 21, 2021

Scott R. Gryder, County Board Chairman
Kendall County
111 West Fox Street
Yorkville, IL 60560

Dear Chairman Gryder:

Thank you for your letter of April 21, 2021 requesting certification of your historic preservation ordinance for the purposes of the Property Tax Assessment Freeze Program (Illinois Revenue Property Tax Code 35 ILCS 200/Art. 10 Div. 4), administered by the State Historic Preservation Office (SHPO) in the Illinois Department of Natural Resources.

SHPO staff has reviewed Kendall County's Historic Preservation Ordinance and has determined that it meets the statute's requirements for an approved local ordinance. Owners of properties designated pursuant to this ordinance are now eligible to apply to the SHPO for participation in the Property Tax Assessment Freeze program.

Please encourage those who are considering applying for the program to contact Carol Dyson (carol.dyson@illinois.gov, 217-524-0276), SHPO Chief Architect and Tax Incentives Coordinator, in advance of their rehabilitation project. More information about this valuable program is available on our website: www2.illinois.gov/dnrhistoric/Preserve/Pages/taxfreeze.aspx.

We appreciate your interest in this important incentive, which can help promote the preservation of some of your community's most vital cultural assets.

Sincerely,

Robert F. Appleman
Deputy State Historic Preservation Officer

Permit Summary by Category Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
Garage	2	\$43,806	\$400	\$0
Accessory Buildings	11	\$165,452	\$1,000	\$0
Additions	3	\$411,000	\$1,730	\$0
Remodeling	1	\$14,700	\$232	\$0
Commercial - M Zone	3	\$2,866,573	\$1,908	\$0
Barns/Farm Buildings	2	\$333,000	\$0	\$0
Swimming Pools	7	\$32,620	\$1,200	\$0
Decks	2	\$14,000	\$400	\$0
Demolitions	3	\$78,700	\$300	\$0
Electrical Upgrades	1	\$9,939	\$200	\$0
Driveway	1	\$6,900	\$200	\$0
Patio	3	\$18,500	\$150	\$0
Wind Turbine	2	\$10,500	\$0	\$0
Generator	2	\$16,200	\$220	\$0
Solar	3	\$75,009	\$750	\$0
	46	\$4,096,899	\$8,690	\$0

April 2020 - 4 Houses
- 23 permits

YTD 2020 - 11 Houses
71 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	9	3	3	3	0	0	0	0	0	0	0	0	0
Garage	4	1	0	1	2	0	0	0	0	0	0	0	0
Accessory Buildings	19	3	2	3	11	0	0	0	0	0	0	0	0
Additions	8	1	2	2	3	0	0	0	0	0	0	0	0
Remodeling	5	0	1	3	1	0	0	0	0	0	0	0	0
Commercial - M Zone	4	0	0	1	3	0	0	0	0	0	0	0	0
Commercial - B Zone	1	0	0	1	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	2	0	0	0	2	0	0	0	0	0	0	0	0
Swimming Pools	18	0	3	8	7	0	0	0	0	0	0	0	0
Decks	2	0	0	0	2	0	0	0	0	0	0	0	0
Demolitions	7	2	0	2	3	0	0	0	0	0	0	0	0
Electrical Upgrades	2	1	0	0	1	0	0	0	0	0	0	0	0
Change in Occupancy	2	0	0	2	0	0	0	0	0	0	0	0	0
Driveway	2	0	0	1	1	0	0	0	0	0	0	0	0
Fire Restoration	2	1	0	1	0	0	0	0	0	0	0	0	0
Patio	3	0	0	0	3	0	0	0	0	0	0	0	0
Wind Turbine	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	8	2	0	4	2	0	0	0	0	0	0	0	0
Solar	7	2	0	2	3	0	0	0	0	0	0	0	0
	107	16	11	34	46	0	0	0	0	0	0	0	0

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/11/2021	012021051	01 House	04-21-102-004	MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	OWNER
2/23/2021	012021030	01 House	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
3/4/2021	012021033	01 House	02-35-414-009	GRUNT DENNIS	7576 THORNHILL CT. YORKVILLE, IL. 60560	ROSEHILL	CL DESIGN BUILD, INC.
2/11/2021	012021025	01 House	06-08-126-005	MCCUE BUILDERS INC	7206 FITKINS DR OSWEGO, IL 60543-	ESTATES OF FOX CHASE UNIT 3	MCCUE BUILDERS, INC.
3/16/2021	012021054	01 House	06-08-101-020	IVEC MARTIN & KATHRYN S	7301 JOYCE CT OSWEGO, IL GROVE ESTATES 60543-		
1/21/2021	012021021	01 House	08-03-200-002	PEARCE KIMBERLY A & KENDALL	12307 ASHLEY RD NEWARK, IL 60541-		BUILD SIMPLY MODERN
3/16/2021	012021053	01 House	06-08-101-027	MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL GROVE ESTATES 60543-		
1/28/2021	012021023	01 House	06-05-393-002	BRAD & DIANA SELLERS	4565 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	REVOLUTION BUILDERS
3/9/2021	012021029	01 House	09-21-100-009	WOOLVERTON BRADY & DEVAN	3549 BELL RD MINOOKA, IL 60447-		
4/21/2021	022021098	02 Garage	01-16-476-003	WOLF TRENT	39 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 5	OWNER
3/3/2021	022021040	02 Garage	02-14-426-004	BROOKER LISA R	100 RICKARD DR OSWEGO, IL 60543-		COUNTRYSIDE BARNS

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/23/2021	022021105	02 Garage	04-16-350-009	FORDYCE ANDREW J & GILL A	8855 KIMBALL CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	COACH HOUSE GARAGES
1/29/2021	022021026	02 Garage	05-17-200-003	KAYTANA PROPERTIES LLC AMENT	10021 AMENT RD YORKVILLE, IL 60560-		LESTER BUILDINGS
3/3/2021	022020103	02 Garage	03-15-151-001	GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		HOMEOWNER
4/6/2021	032021077	03 Accessory Buildings	04-21-102-004	MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SAME
4/7/2021	032021079	03 Accessory Buildings	03-04-302-003	MALIORIS GEDIMINAS & MICHELLE	22 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	TUFF SHED
3/8/2021	032021049	03 Accessory Buildings	05-19-300-003	CARLSEN BRIDGET A & BLAGG TAMMY	9950 LISBON RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
4/7/2021	032021080	03 Accessory Buildings	03-04-302-003	MALIORIS GEDIMINAS & MICHELLE	22 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	TUFF SHED
2/11/2021	032021028	03 Accessory Buildings	03-17-127-001	SAMBORSKI WAYNE & CANDACE	4670 MILL RD OSWEGO, IL 60543-	HERRENS RIVERVIEW ADDN	TUFF SHED, INC.
3/23/2021	032021061	03 Accessory Buildings	01-20-352-007	WHITEIS ROBERT H & SANDRAL LIV TRUST	174 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	
4/29/2021	032021118	03 Accessory Buildings	06-06-276-006	WARPINSKI FAMILY 2014 DEC OF TRUST	8 IROQUOIS CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	COACH HOUSE GARAGES
1/14/2021	032021020	03 Accessory Buildings	03-05-432-014	OLD SECOND NATIONAL BANK	32 SENECA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BOB LEE CONSTRUCTION

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/28/2021	032021114	03 Accessory Buildings	03-08-303-004	CHESSER, LLOYD	111 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	TUFF SHED
2/23/2021	032021032	03 Accessory Buildings	06-02-300-006	TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		
4/29/2021	032021009	03 Accessory Buildings	08-12-102-008	WEST ROGER J & SUSAN A	6787 CHICAGO RD YORKVILLE, IL 60560-		CLEARY BUILDING CORP.
4/6/2021	032021078	03 Accessory Buildings	09-05-400-021	PRODEHL JAMIE & JILLIAN	4405 VAN DYKE RD MINOOKA, IL 60447-		WICK BUILDINGS
4/28/2021	032021112	03 Accessory Buildings	02-16-226-011	AGUILAR BENJAMIN A	68 HUNTER LN BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	
1/13/2021	032021015	03 Accessory Buildings	03-32-352-007	MAECHTLE STEPHEN J & CASINO PAMELAD	63 TOMAHAWK TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
4/21/2021	032021100	03 Accessory Buildings	03-35-352-003	VAN METER LAWRENCE G & ORTIZ MAURICIO D	6051 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TUFF SHED
4/7/2021	032021082	03 Accessory Buildings	03-07-426-001	BIENEMAN RICHARD J & SUSAN M	104 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
3/23/2021	032021059	03 Accessory Buildings	01-19-426-007	WOODS JEFFREY J & RAQUEL L	25 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	
4/6/2021	042021071	04 Additions	04-30-178-002	COVERT ANDREW L & JESSICA M	10384 FOX RIVER DR NEWARK, IL 60541-		
4/15/2021	042021093	04 Additions	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE DEVELOPMENT

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Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
4/5/2021	042021065	04 Additions	04-21-400-001 THANEPOHN DOUGLAS & GAYLE N	9933 MILLBROOK RD NEWARK, IL 60541-		WATER THRU FIRE HOME RESTORATION
2/23/2021	042021038	04 Additions	02-23-202-021 ARRIAGA JESUS & IMELDAA	7424 ROUTE 34 OSWEGO, IL 60543-		
4/21/2021	042021092	04 Additions	05-17-300-011 HANSEN KEVIN & RACHEL	8945 A IMMANUEL RD YORKVILLE, IL 60560-		T4 CONSTRUCTION INC.
4/7/2021	042021081	04 Additions	04-02-226-011 BRUCK RONALD & KATHERINE	6087 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	JOEL M SPEARS
2/19/2021	042021036	04 Additions	03-27-377-015 JOAQUIN LIBRADO & SHARON	2543 SIMONS RD OSWEGO, IL 60543-		
1/4/2021	042021012	04 Additions	02-35-380-009 PHILLIPS MATT & TONYA	5653 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
3/23/2021	052021060	05 Remodeling	02-24-202-002 EICHELBERGER JORDAN S & SKYE R	159 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	TRANQUILITY BUILDERS
1/15/2021	052021010	05 Remodeling	04-16-205-003 OLIVER HOFFMAN FOUNDATION	8225 FOX RIVER DR NEWARK, IL 60541-		MALL BUILDERS
3/9/2021	052020322	05 Remodeling	07-09-100-009 GEISTLER GREGORY M & STACI J	15697 LISBON CENTER RD NEWARK, IL 60541-		
2/19/2021	052021037	05 Remodeling	04-01-402-005 GORMAN JAMES	12345 FOX RD YORKVILLE, IL 60560-	REINERT FOX ROAD SUB	SELF
3/31/2021	052021069	05 Remodeling	01-32-226-007 SMITH, JAMES	16031 BURR OAK RD PLANO, IL 60545-	DEER RIDGE PUD	

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Issue Date	Permit ID	Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/5/2021	052021073	05 Remodeling	05-08-376-012 ANGELO MICHAEL P & JULIE A	27 JULIUS CT YORKVILLE, IL 60560-		SAME
4/27/2021	062021109	06 Commercial - M Zone	03-06-200-012 325 SOUTH ROUTE 31 LLC / THE GRID	275 ROUTE 31 OSWEGO, IL 60543-		
4/28/2021	062021104	06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
3/25/2021	062021039	06 Commercial - M Zone	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
4/28/2021	062021113	06 Commercial - M Zone	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
4/8/2021	072021057	07 Commercial - B Zone	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
4/15/2021	082021094	08 Barns/Farm Buildings	07-16-200-003 MORSCH DENNIS W & MELISSA J	14360 TOWNHOUSE RD NEWARK, IL 60541-		
4/12/2021	082021084	08 Barns/Farm Buildings	09-13-200-006 BRISCOE JARROD	195 US RT 52 MINOOKA, IL 60447-		
4/27/2021	122021110	12 Swimming Pools	03-04-401-002 VARGAS ALURA N & RETA DOMINGO D UCEDMAN INC 7	71 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	A & J RECREATIONAL SERVICES
4/26/2021	122021108	12 Swimming Pools	01-03-353-004 MURILLO EDUARDO	29 JACK ST PLANO, IL 60545-	STAINFIELD SUB	
4/22/2021	122021099	12 Swimming Pools	03-05-427-006 NICASIO ADRIANA	36 CIRCLE DRE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	OWNER

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
4/15/2021	122021088	12 Swimming Pools	09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60047-		
4/6/2021	122021076	12 Swimming Pools	02-15-302-003	SCHNELLER ROBERT J & CAROL A	26 SOUTH ST BRISTOL, IL 60512-		
4/5/2021	122021074	12 Swimming Pools	02-14-251-001	HARVEY HEATHER	185 DAVID CT OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	WETTER WATER POOL INSTALL
4/6/2021	122021072	12 Swimming Pools	03-32-327-008	WACKERLIN ROY & MARGARET	4501 RESERVATION RD OSWEGO, IL 60543-		
3/31/2021	122021070	12 Swimming Pools	04-02-227-002	WARREN BRANDON M	6202 POLO CLUB DR YORKVILLE, IL 60560-	THE WOOD OF SILVER SPRINGS PHASE 2	AG POOL MASTERS
3/29/2021	122021066	12 Swimming Pools	02-35-387-001	BIESCHKE RACHEL M & GERALDINE T	7503 COLE CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
4/12/2021	122021056	12 Swimming Pools	02-36-106-005	LYNCH KIMBERLY D & PHILIP J	245 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	FOX POOL CHICAGO
3/16/2021	122021052	12 Swimming Pools	06-03-250-005	LARSEN GREGORY L & KRISTINE K	6475 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	PRECISION PROPERTY PROS, INC.
3/8/2021	122021046	12 Swimming Pools	02-35-412-002	PALENCIA DANIEL & CORTNEY	5560 JENNIFER CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	PRECISION PROPERTY PROS INC
2/18/2021	122021034	12 Swimming Pools	02-21-177-014	RATOS JAMES C & JENNIFER L	3150 D CANNONBALL TRL BRISTOL, IL 60512-		QUANTUS POOLS CORP
3/5/2021	122021042	12 Swimming Pools	06-07-401-001	CATALDO STEVEN A & CATALDO KIMBERLEY A	7581 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	PLATINUM POOL

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/22/2021	122021035 12 Swimming Pools	03-31-452-017 CHICAGO TITLE LAND TRUST COMPANY	31 CHIPPEWA DR OSWEGO, IL 60543-	NA-AU-SAY WOODS	SIGNATURE POOLS & SPAS, INC.
2/23/2021	122021031 12 Swimming Pools	06-02-300-006 TOM AND ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
4/14/2021	132021085 13 Decks	09-07-200-036 BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
4/21/2021	132021102 13 Decks	02-11-127-014 KOEHLER AARON P & JENNIFER	45 S CYPRESS DR BRISTOL, IL 60512-	WILLOWBROOK UNIT 2 AMNDED PLAT	UPPERDECK DESIGN & CONSTRUCTION
3/4/2021	142020301 14 Demolitions	01-17-400-004 YUNDT BARBARA G	2622 CREEK RD PLANO, IL 60545-		
4/26/2021	142021107 14 Demolitions	08-04-100-018 FS GRAIN LLC % GENERAL MANAGER	9512 HELMAR RD NEWARK, IL 60541-		MIDWEST DIRT WORKS
4/19/2021	142021096 14 Demolitions	05-24-400-009 STEWART FARMS LAND HOLDING LLC	9618 B HOPKINS RD YORKVILLE, IL 60560-		
4/13/2021	142021086 14 Demolitions	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		NEXXTGEN CORPORATION
3/4/2021	142021041 14 Demolitions	01-32-226-007 SMITH LAND TRUST % JAMES & SUSAN CAITLY	16031 BURR OAK RD PLANO, DEER RIDGE PUD IL 60545-		SAME
2/2/2021	142021027 14 Demolitions	05-28-400-004 LW WEIDERT FARMS INC.	9017 CATON FARM RD YORKVILLE, IL 60560-		O'DONNELL EXCAVATING & TRUCKING
2/2/2021	142021024 14 Demolitions	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD

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Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/21/2021	152021022	15 Electrical Upgrades	03-23-276-001	CLP GROUP INC / ROBERT MUNGO	3112 ROTH RD OSWEGO, IL 60543-		
4/9/2021	152021083	15 Electrical Upgrades	03-04-283-021	WEIGAND JULIE A & RONALD L JR	9 FALLCREEK CIR MONTGOMERY, IL 60538-		ABC PHCE
4/6/2021	172021067	17 Change in Occupancy	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		BOB THOMPSON, TANGENT CONSTRUCTION
4/14/2021	182021089	18 Driveway	03-09-101-002	CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
2/10/2021	182020329	18 Driveway	02-21-200-028	WIESCHHAUS KRISTOPHER T & LINDA ARVIA	9261 KENNEDY RD YORKVILLE, IL 60560-		
3/8/2021	192021048	19 Fire Restoration	03-04-377-006	CWT REAL ESTATE HOLDINGS LLC	57 SIERRA RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LEADS CONSTRUCTION COMPANY LLC
1/11/2021	192021016	19 Fire Restoration	03-04-454-020	FELECiano HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	INVISIO SERVICES
4/21/2021	202021097	20 Patio	03-05-429-025	BRYANT MARK A & PAMELA S	25 S BEREMAN RD MONTGOMERY, IL 60538-		CONCRETOS VAZQUEZ
4/14/2021	202021090	20 Patio	03-09-101-002	CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
4/6/2021	202021075	20 Patio	03-08-202-029	CERVANTES GILVERTO	5 GUILFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	
4/27/2021	212021115	21 Wind Turbine	08-14-200-003	MCDONALD THOMAS J & DONNA K	14207 CHURCH RD MINOOKA, IL 60447-		

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Issue Date	Permit ID	Permit Category	Parcel Number	Property Address	Subdivision	Contractor Name
4/15/2021	212021091	21 Wind Turbine	05-29-200-012 KRABER LOGAN & DENA J	10450 IMMANUEL RD YORKVILLE, IL 60560-		
4/21/2021	232021103	23 Generator	06-02-300-018 MARTINEZ ANDRES HERBERT	1585 JOHNSON RD OSWEGO, IL 60543-		ABT ELECTRONICS INCL
4/13/2021	232021087	23 Generator	05-06-351-010 FAMERA GERALD L TRUST	7 HILLSIDE DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 4	RITZMAN ELECTRIC INC
3/23/2021	232021058	23 Generator	05-12-228-021 DENANDO PETER M & LORA A	7164 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SATURN
3/5/2021	232021045	23 Generator	02-34-126-002 BAR TEN TRUST	288 TUMA RD YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION & CONSTRUCTION
3/5/2021	232021044	23 Generator	06-02-103-003 BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	LEE LEGLER CONSTRUCTION & CONSTRUCTION
3/5/2021	232021043	23 Generator	05-18-203-006 OTTOSEN JOEL D & NANCY A	42 MAPLE RIDGE CT YORKVILLE, IL 60560-	MAPLE GROVE	LEE LEGLER CONSTRUCTION & CONSTRUCTION
1/14/2021	232021018	23 Generator	02-36-106-006 BAUGHMAN ROBERT & VICKI	233 FOXTAIL LN YORKVILLE, IL 60560-	FARM COLONY UNIT 2 PHAE 3	BAKER ELECTRIC
1/14/2021	232021017	23 Generator	06-07-130-001 WILSON CHRISTOPHER E & VERLINDA F	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	NICK MIKENTINAC - NMM INC.
3/25/2021	242021064	24 Solar	03-04-256-004 AGUIRRE JUANA M & MOSQUEDA	7 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSTALLATION
3/23/2021	242021063	24 Solar	01-14-300-004 MCLEMMEN GREGORY P & SHARON M	2970 ROCK CREEK RD PLANO, IL 60545-		BLISS BROTHERS/BRANDON

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1/14/2021	242021019	24 Solar	01-10-200-004	WYKES JOHN A & CHRISTINE	14176 SEARS RD PLANO, IL 60545-		TRON SOLAR LLC
1/4/2021	242021014	24 Solar	03-12-204-004	LIPPOLD CURTIS	22 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	VIVINT SOLAR DEVELOPER, LLC
4/27/2021	242021111	24 Solar	03-08-304-001	VALENCIA RUBEN MARTINEZ & BARBARA DOMINGUEZ TRUST	1438 ROUTE 31 OSWEGO, IL 60543-	C G RICKETTS SUB	SUNRUN INSTALLATION SERVICES
4/23/2021	242021101	24 Solar	09-22-400-004	IBARRA JOSE A	2068 BELL RD MINOOKA, IL 60447-		PALMETTO SOLAR
4/15/2021	242021095	24 Solar	03-04-329-013	SMITH ANTHONY DEWONE & NORA LATRICE	33 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC

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	\$0.00	\$8,380.10	\$8,380.10	\$16,500.43	\$16,500.43
January	\$6,161.78	\$1,966.50	\$5,021.91	\$2,000.00	\$15,150.19	\$23,530.29	\$11,918.63	\$28,419.06
February	\$5,475.00	\$2,759.00	\$6,910.89	\$2,000.00	\$17,144.89	\$40,675.18	\$3,356.00	\$31,775.06
March	\$14,310.80	\$1,987.00	\$18,309.57	\$2,000.00	\$36,607.37	\$77,282.55	\$26,655.13	\$58,430.19
April	\$20,812.72	\$491.00	\$414.41	\$0.00	\$21,718.13	\$99,000.68	\$10,787.73	\$69,217.92
May					\$0.00		\$23,443.29	\$92,661.21
June					\$0.00		\$40,945.81	\$133,607.02
July					\$0.00		\$18,116.22	\$151,723.24
August					\$0.00		\$10,631.62	\$162,354.86
September					\$0.00		\$24,800.06	\$187,154.92
October					\$0.00		\$16,804.62	\$203,959.54
November					\$0.00		\$4,518.96	\$208,478.50
TOTAL	\$51,255.30	\$9,274.50	\$32,470.88	\$6,000.00	\$99,000.68			

Matt Asselmeier

From: Luke Finrock
Sent: Wednesday, May 5, 2021 11:18 AM
To: Pam Herber; Larry Simmons; Brian Holdiman; Matt Asselmeier
Subject: [External]Neighborhood Safety
Attachments: Kendal County Police Report.pdf; Petition Letter.pdf

Building and zoning department,

Hello, my name is Luke Finrock, a Yorkville resident now for almost 6 years. I live in the Blackberry Woods subdivision on Carly Ct with my girlfriend Alissa and dog Jax. We are happy to be a part of the Yorkville community and love our neighborhood. We moved here from Aurora to be in a less busy area with good schools and a safe environment for raising a family. For the most part, our experience here has been positive, and we are generally happy. We are middle class working people. Alissa is an emergency room nurse, and I am a firefighter/paramedic, which naturally has oriented us to be safety conscious people.

Our normal adage is to mind our own business and not cause any trouble; however, it seems that now we must speak up about a current issue that we have experienced in our neighborhood. Recently, our house was struck by a bullet for the SECOND time since living here. The first incident occurred in December 2018 and the most recent on 4/11/21. The first time, we happened to be out of town for the weekend and returned home to a broken window and a freezing cold house. Luckily, only material things were damaged since nobody was home. As you can imagine, this was not a pleasant situation to arrive home to, not to mention the hundreds of dollars and a day of my time needed to replace the window. This of course was after waiting a few days for the new window to arrive, and having cardboard duct taped in the vacant space. Because it was a first-floor window on the face of the house, it was a safety risk for my family and an eyesore for my property. Fast forward to April 2021, and now I find myself dealing with the same situation again. This time, both my girlfriend, and I, and my dog were sitting inside our home when it happened. One to two hours prior to the incident, I was outside landscaping in the exact spot where the bullet hit the house. This to me is unacceptable.

Our neighborhood is 95% built out now and is home to numerous children and adults. My house is in a court and naturally has children playing outside, as well as other neighborhood residents walking and exercising at all times of the day. Some are pushing strollers and walking with their children. It is a young and active neighborhood.

Ever since I moved here, the Polish National Alliance (PNA) camp has been continually active both on weekdays and a lot of weekends. With things such as parties, fireworks, helicopter rides, hunting, and shooting. It has been a nuisance since we have been here, but is now a safety issue for our neighborhood. PNA property is a very popular place during hunting season, and what seems to be recreational gun shots can be heard on random other occasions as well. There are visible tree stands both in the woods and on the edge of the tree line. These are close to the backyards of homes. And while laws/ordinances and behaviors may have been acceptable in the past, they are not now. The safety of the growing community and fully

occupied adjacent neighborhood has been compromised. This issue must be addressed before someone gets injured or killed! I urge the county to be proactive with this concern instead of being forced to be reactive after a tragedy occurs. I urge the board to not allow hunting and firearm shooting of any kind on the PNA property. I have attached the police report and a petition from fellow neighbors in the area. Please feel free to contact me with any questions or further concerns about our current situation. Thank you for your time and attention to this urgent matter.

Luke Finfrock



Sent from Mail for Windows 10



Kendall County Sheriff's Office Compact



Print Date/Time: 04/19/2021 09:06

Login ID: [REDACTED]

Case Number: [REDACTED]

KENDALL COUNTY SHERIFF'S OFFICE

ORI Number: [REDACTED]

Case Details:

Case Number: [REDACTED] Incident Type: 9119 - INV - QUASI
CRIMINAL
Location: 10701 RIVER RD Occurred From: 04/11/2021 16:15
YORKVILLE, IL 600560 Occurred Thru: 04/11/2021 16:15
Reported Date: 04/13/2021 08:31 Tuesday
Reporting Officer ID: CF011495-FRENCH Status: 4 - INACTIVE Status Date: 04/16/2021

Offenses

No.	Group/ORI	Crime Code	Statute	Description	Counts
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Subjects

Type	No.	Name	Address	Phone	Race	Sex	DOB/Age
WITNESS	1	FINFROCK, LUCAS JON	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
WITNESS	2	WITNESS AND CI ID	ADDRESS	PERSONAL	WHITE	MALE	DATE OF 53

Subject # 1-WITNESS

Primary: No
Name: FINFROCK, LUCAS JON Race: [REDACTED] Sex: [REDACTED] DOB: [REDACTED]
Address: [REDACTED] Height: [REDACTED] Weight: [REDACTED]
Primary Phone: [REDACTED] Eyes: [REDACTED] Hair: [REDACTED] Age: [REDACTED]
DVL #: [REDACTED] State: [REDACTED]
Resident Status: RESIDENT

Subject # 2-WITNESS

Primary: No
Name: [REDACTED] Race: WHITE Sex: MALE DOB: DATE OF
Address: ADDRESS Height: 5ft 7 in Weight: 195.0 lbs.
Primary Phone: PERSONAL Eyes: GREEN Hair: BROWN Age: 53
DVL #: DRIVER'S LICENSE State: FL
Resident Status: NON-RESIDENT

Arrests

Arrest No.	Name	Address	Date/Time	Type	Age
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Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
04/13/2021	SAFEKEEPING	PHOTOGRAPHIC/O PTICAL EQUIPMENT			VERBATIM CD-R WITH PICTURES FROM YPD		

KCSO COPY TO:
Alissa Bartlett and Lucas Finfrock



Kendall County Sheriff's Office Compact



Print Date/Time: 04/19/2021 09:06
Login ID: [REDACTED]
Case Number: [REDACTED]

KENDALL COUNTY SHERIFF'S OFFICE
ORI Number: [REDACTED]

Seq #1

Property Codes: **Property Type:** PHOTOGRAPHIC/
OPTICAL
EQUIPMENT **Property Class:** GENERAL
PROPERTY **Date Received:** 04/13/2021
SAFEKEEPING
Quantity: 1.000 **Unit of Measure:** EACH
Description: VERBATIM CD-R WITH PICTURES FROM YPD
Initial Value: \$1.00

Vehicles

No.	Role	Vehicle Type	Year	Make	Model	Color	License Plate	State
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KCSO O Y TO:
Alissa ar ett and Lucas Finf ck

KENDALL COUNTY SHERIFF'S OFFICE
CASE 2021-0983 NARRATIVE
DEPUTY C. FRENCH #74
APRIL 13, 2021

On 04/13/2021 at approximately 0815 hours, I, Deputy French #74, was advised by Sergeant Moran #11 of an investigation that needed to be conducted regarding a residence that appeared to have a bullet that struck the side of the house at [REDACTED]. Apparently this had already been reported to the Yorkville Police, YPD report #2021-0689, on the date of occurrence 041121. I was later given a copy of the police report which was completed by Officer Fisher #232 of the Yorkville Police Department. It showed the owner, Lucas J. Finfrock [REDACTED] DOB [REDACTED], was the victim who they had spoken to and it appeared that a bullet had struck the side of his residence. Also during this investigation, it appeared that this may have come from the area of the PNA Camp located at 10701 River Rd.

I began by calling Detective Sergeant McMahon of the Yorkville Police Department of the Yorkville Police Department to see if he had any further information, he being the detective sergeant at this time. Detective Sergeant McMahon related that he was aware of the incident, however he stated the information he was provided on scene that it did not appear that these rounds came from the PNA Camp and was unsure exactly where these rounds came from. In this report (YPD 2021-0689), it discussed an apparent concealed carry class that had occurred at the PNA camp with approximately 30 students with an instructor by the name of [REDACTED] WITNESS AND CI [REDACTED] WITNESS [REDACTED] male white DOB [REDACTED] DATE OF [REDACTED]. The subjects were shooting handguns for concealed carry with 9mm and .45 pistols. Deputy Denyko #92 apparently also assisted on this call.

On 04/13/21 Detective Ketchmark from the Yorkville Police Department came to the Kendall County Public Safety Center where myself and Detective Novak #50 met with him. At that time, we advised we would be going to [REDACTED] to inspect the damage. At this time no one was at the residence. I also rang the Ring doorbell, which no one answered. We did observe there to be a piece of black duct tape approximately eight feet high covering some of the vinyl siding. At this time, we did not remove the duct tape due to the fact of not having permission from the owner.

Myself, Detective Novak, and Detective Ketchmark went to the PNA Camp at approximately 0932 hours at 10701 River Rd. to see if we were able to observe where the possible shooting for this concealed carry class was located. It was described in the report as being shot where the bullets were going down into a valley.

While at the PNA Camp we observed at the rear of the property there to be markings on the ground spray painted in the grass with spray paint showing 5, 7, and 10 yards. It should be noted that that is indicative with the concealed carry class where the distances are for the Illinois State qualification for concealed carry. We also observed several divots in the ground where it appeared that the bullets had impacted. At this time point we believed that this is where the conceal carry class and shooting had occurred. It should be noted that no one was at the PNA to confirm this at this time. We checked in several areas around there and did not observe anything that could have been used as a range that we were able to locate. Also, while on scene we did find what appeared to be possible bullet holes in trees in this direction. We then looked at this in the relationship to the residence on Carly Ct. and we believed this is where the round came that struck the residence at [REDACTED].

KCSO COPY TO:

Page 1 of 3 Alissa Bartlett and Lucas Finfrock

Myself and Detective Novak then proceeded to walk the property directly north to this towards the Carly Ct. area. At this time, we believed that these rounds were coming from there that struck the Carly Ct. address. We believe that the round probably had some sort of angle facing up in order to travel that distance. Detective Novak took photographs of the scene. For further on that, see his supplement. Detective Novak then also operated the Kendall County UAV (drone) and videotaped the area. With the drone we were able to see that it appeared that this lined up very similarly with the trajectory of a bullet that would have been going towards [REDACTED]. We were also able to measure with the drone a distance of approximately 10 feet in elevation from where the firing line was until where the round goes down and then back up. It should also be noted that there were several trees and brush also in this area, but this did line up with the residence at [REDACTED]. For further on Detective Novak's finding with the drone, see his supplement.

I advised Sergeant Moran of our findings and he also arrived on scene to observe what we found. Sergeant Moran advised that he has already spoken with the director of PNA. For further on that, see his supplement. He also advised he has already also talked to Building and Zoning with Brian Holdiman for possible ordinance violations of this being a range used for profit. Sergeant Moran advised me he spoke with the director of PNA and the PNA did not obtain any money or make any profit off of this but at this time was unsure exactly if [REDACTED] made any money off of this.

I spoke with Lucas Finfrock and asked if we would be able to come to his residence and do further evidence collection. He advised that would be fine and he would be home now.

Myself and Detective Novak went to [REDACTED], where we met with Lucas J. Finfrock who had a ladder up for us and removed the duct tape from the siding so we were able to see what damaged had occurred. It appeared that the vinyl siding had been damaged causing a hole in the crack around it and then dented the plywood underneath. We were unable to locate the bullet. It should be located that in Yorkville's police report they attempted to locate the bullet or any projectile and were unable to do so. They also used metal detectors and other resources. Detective Novak then continued processing the scene, both with photos and the drone camera. It should be noted that this is approximately 1600 feet from the firing line where this would have struck Mr. Finfrock's house at [REDACTED].

At this time, we have no further evidence.

It should be noted that I then attempted to contact [REDACTED] via telephone at 1309 which I left a message and another at 1335. At this time, I still have not spoken with [REDACTED] to find out what had occurred at the conceal carry class and if it was done for profit.

Detective Ketchmark e-mailed me copies of the photos that were taken with a cell phone by Yorkville officers on 4/11/2021.

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Page 2 of 3 Alissa Bartlett and Lucas Finfrock

KENDALL COUNTY SHERIFF'S OFFICE
CASE 2021-0983 NARRATIVE
DEPUTY C. FRENCH #74
APRIL 13, 2021

I later downloaded the Yorkville photos and placed them on to a Verbatim CD-R which were placed in the Records for photo storage.

Also the photos were printed out that were completed by Yorkville and should be attached to the report in hard copy.

It should be noted that Mr. Finfrock previously had an incident reported to YPD where a stray round struck his house. This was reported on 12/02/2018. Mr. Finfrock stated that he was gone during that time and that he returned home and found that his front window had been damaged and broken. Mr. Finfrock believed at that time it was a deer slug from someone hunting in the woods on the PNA property.

Nothing further. I cleared.

DEPUTY: DEPUTY C. FRENCH #74

SUPERVISOR: SERGEANT S. MORAN #11

CASE STATUS: 01 SM

20210983



KCSO PHOTO:

Alissa Jarrett and Lucas Finck

2021-0983



KCSO O Y TO:

Alissa Garrett and Lucas Finck

2021-0983



KCSO O-Y-TO:
Alissa arrett and Lucas Finck

2021-0983



KCSO PHOTO BY TO:
Aissa Harrit and Lucas Rinfck

2021-0983



KCSD 10 Y10
Alisa Arnold and Libby Faircl

KENDALL COUNTY SHERIFF'S OFFICE
CASE 2021-0983 SUPPLEMENT A
DEPUTY C. FRENCH #74
APRIL 13, 2021

On 04/13/2021 at approximately 1620 hours, I, Deputy French #74, received a phone call from a male who identified himself as [WITNESS AND CI ID] male white DOB [DATE OF] [WITNESS AND CI] called me back as I had left a message with him. [WITNESS AND CI] and I spoke in regarding to the use of the PNA Camp over the weekend.

[WITNESS AND CI ID] related that he was in fact using the PNA Camp has a location to host a concealed carry class. He stated he had 37 students in his class, which he did charge to this class. He also advised that he did pay the PNA just under \$300 for the use of the PNA Camp. He stated that he had approximately six lanes of shooting in the location described as what myself, Detective Novak #50, and Detective Ketchmark saw on scene. He stated each lane was approximately two inches between each target. I asked if he had any problems that day with any shooters that possibly would have had a negligent discharge or rounds that were not going towards the target. He stated he did not. He stated he did not have any problem shooters, as he described, that would be difficult and were not safely handling firearms. He stated he was the only instructor out there. He stated that all students were shooting either 9mm or .22 for this class and that they were shooting the basic conceal carry qualification course. He stated he had been with a company running conceal carry since 2013 called Back Up Supply Tactical. He advised that he is currently living in Florida, but he does commute up to Illinois and conduct conceal carry classes and other business. He also advised he felt that every round was accounted for on the targets.

[WITNESS AND CI] asked what the damage was that had been done to the house. I explained to him and he stated he was willing to pay for that and if I could contact the victim he would be willing to make amends for the damage to the house. I advised him that I would provide his phone number with his permission to the victim, which he stated to please do so and he would like to take care of that.

I asked him if there was anything else he wanted to add and he did not.

I spoke with the victim Lucas Finfrock via telephone and advised him that [WITNESS AND CI] who was conducting the conceal carry class wished to pay for the damage to the house and provided him with [WITNESS AND CI ID] information. Mr. Finfrock thanked me for the assistance with this and stated that he would appreciate [WITNESS AND CI ID] taking care of that.

It should be noted that I advised Sergeant Moran of the fact that PNA was paid for this, even though apparently in his conversation PNA had told him that the subject did not pay them for the use of the camp. It should be noted that it appeared there would be a violation of the county ordinance due to the fact that they were being paid for the use of the range out there, which they would be required to follow the county's guidelines for a firing range used for commercial purposes.

Nothing further. I cleared.

DEPUTY: DEPUTY C. FRENCH #74

KENDALL COUNTY SHERIFF'S OFFICE
CASE 2021-0983 SUPPLEMENT A
DEPUTY C. FRENCH #74
APRIL 13, 2021

SUPERVISOR: SERGEANT S. MORAN #11

CASE STATUS: 01 SM

KENDALL COUNTY SHERIFF'S OFFICE
CASE 2021-0983 SUPPLEMENT B
DETECTIVE M. NOVAK #50
APRIL 14, 2021

On 04/13/2021 at approximately 0900 hours, I Detective M. Novak #50 met with Deputy C. French #74 and proceeded to [REDACTED] Yorkville to examine damage to residence that had occurred over the weekend. This damage was believed to have been caused by an errant bullet which may have originated at the PNA camp located at 10701 River Rd. Yorkville.

Upon arrival at [REDACTED]. I examined the area of the residence that had been damaged. On the left side of the residence (while facing it), I observed an area of what appeared to be black duct tape covering a hole in the property's vinyl siding. This hole was approximately 10 feet above the surface of a flower bed and 6 feet to the rear of a window on this side of the residence. An attempt was made at this point to contact the home owner to examine the damage further. However, the homeowner was not home, so several photos were taken with my department issued cell phone of the side of the house as well as the general area of the open farm field, and the area where the PNA camp is located.

Upon completion of those photos, we proceeded to the PNA Camp at 10701 River Rd. We then made our way to the area behind the concession stand, which is located to the east of the pool, where we were able to observe an area of ground that appeared to have recently been used as a shooting area. This area contained impact marks in the dirt and grass consistent with bullet impacts. Upon further examination, 3 white lines were observed in the grass. These lines were marked at each end. The marks indicated with the numbers 3, 5, and 10. Deputy French advised that these marks were consistent with the distances required for the State of Illinois Concealed Carry Permit Qualification Course.

Several photographs were taken of this area with my issued camera and an inspection of the shooting area was conducted. It should be noted that the "range" was located on a decline and the primary area of backstop consisted of trees and shrubbery. Depending on the angle of fire, the expended bullets could strike trees, the ground, shrubbery or possibly other structures on the PNA Camp property. Although the primary angle of the range was downward, into the ground, the area was not very wide and a slight deviation from the primary direction of fire could result in a bullet traveling through an area without a sufficient backstop. Furthermore, trees, rocks, and debris in this area could lead to a ricochet. The back side of this area is a gradual incline.

I attempted to measure the incline of this area using the altimeter on the Sheriff's Offices' DJI Mavic 2 Pro drone. I did this by starting the drone on the range area, where the markings were located. This area or "Home Point" was then listed at 0ft. From this area I flew the drone to the most elevated area of the PNA camp, near the far tree line, in line with the range area. I then landed the drone and observed the altimeter reading upon landing to be approximately 10ft. This indicated approximately 10ft of backstop above the area where the shooting took place. Since these measurements were taken from the ground, the height of the individual shooter would need to be taken into account. This would indicate that the total amount of backstop would be less than 10ft. I later used a topographic map to confirm the difference in elevation to be approximately accurate.

KCSO O Y TO:

Page 1 of 2 Alissa Barrett and Lucas Finck

KENDALL COUNTY SHERIFF'S OFFICE
CASE 2021-0983 SUPPLEMENT B
DETECTIVE M. NOVAK #50
APRIL 14, 2021

Utilizing the Sheriff's Office drone, I located the drone in the area of the range markings and while hovering in this area, I activated the drones video camera recording. I then maneuvered the drone upwards, increasing altitude to approximately 140-160 feet. At this altitude I was able to observe the residence that was struck, slightly to the right of center of the camera view. While recording I attempted several straight flights towards the neighborhood directly north of the range. Due to high wind velocity, the drone tended to drift to the right, making this attempt at determining trajectory inaccurate. It should also be noted that we were not able to determine the exact location of the shooters on the firing line, nor could we duplicate any potential accident or negligent discharge or ricochet that may have occurred from any of the trees in the area.

In one flight with the drone, I measured the distance, from the 10-yard line of the range, to the victim residence at [REDACTED]. I began this flight with the drone camera pointing straight down at the 10-yard line and proceeded directly over the damaged side of the victim residence. I again aimed the camera directly down and attempted to position the drone directly over the damaged area. At this time, I observed a distance flown of 1,635 feet. Other estimates completed with Google Maps also returned distances of approximately 1,600 feet.

We then proceeded back to [REDACTED], after making contact with the homeowner. Additional photographs were taken of the residence as well as the damage to the siding with the tape removed. These photos were taken with and without scale. The photos show that a small circular section of beige vinyl siding had been broken by the projectile. Underneath the siding, the white house wrap material had a hole in it and a small depression was observed in the plywood sheathing but it did not fully penetrate the plywood. Despite a search being conducted on Sunday, I again attempted to locate the projectile that struck the residence but was unable to do so. Deputy French primarily spoke to the homeowner regarding the incident. Reference his primary report for further.

Upon return to the Sheriff's Office, Photos and video from the drone as well as my department issued camera were downloaded to a DVD and marked as Disk 1 in this case. Photos from my cell phone were downloaded to a CD-R and marked as Disc 2 in this case. Both discs were then placed in the photo library for later use in this case.

DETECTIVE: DETECTIVE M. NOVAK #50

SUPERVISOR: DETECTIVE SERGEANT C. WALTMIRE #69

CASE STATUS: 04 CW69 4/16/21

KENDALL COUNTY SHERIFF'S OFFICE
CASE 2021-0983 SUPPLEMENT C
SERGEANT S. MORAN #11
APRIL 16, 2021

On 041321 at approximately 0915hrs, I attempted to contact the PNA president, [REDACTED] 3RD PARTY via telephone at [REDACTED] PERSONAL. I spoke with him briefly, he advised he was busy at work, and requested to call me back.

In the interim I spoke with Brian Holdiman, advised him of what occurred, and later sent him an email with the YPD and KCSO report numbers.

At 0940hrs I received a return call from [REDACTED] 3RD PARTY. I advised what we believed had occurred in reference to the concealed carry class held at the PNA camp. I advised him of ordinance 2019-09 (outdoor commercial ranges) and explained there may be issues concerning the camp's special use permit and the ordinance. [REDACTED] 3RD PARTY NAMES stated the PNA had allowed the instructor to host one concealed carry class, made it sound as if it was not an ongoing issue, and stated he believed the PNA had not made any money from the course.

Nothing further.

DEPUTY: N/A

SUPERVISOR: SERGEANT S. MORAN #11

CASE STATUS: 04

Redaction Log

Total Number of Redactions in Document: 29

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	WITNESS AND CI ID	5 ILCS 140/7(1)(d)(iv) - Disclosure would unavoidably disclose the identity of a confidential source or individual filing a complaint or providing information	2
1	ADDRESS	5 ILCS 140/7(1)(b) Private Information - Personal Address	2
1	PERSONAL PHONE	5 ILCS 140/7(1)(b) Private Information - Personal Phone Numbers	2
1	DATE OF BIRTH	5 ILCS 140/7(1)(c) Personal Information - Date of Birth	2
1	DRIVER'S LICENSE	5 ILCS 140/7(1)(b) Private information - Driver's License Number	1
3	WITNESS AND CI ID	5 ILCS 140/7(1)(d)(iv) - Disclosure would unavoidably disclose the identity of a confidential source or individual filing a complaint or providing information	2
3	DATE OF BIRTH	5 ILCS 140/7(1)(c) Personal Information - Date of Birth	1
4	WITNESS AND CI ID	5 ILCS 140/7(1)(d)(iv) - Disclosure would unavoidably disclose the identity of a confidential source or individual filing a complaint or providing information	3
11	WITNESS AND CI ID	5 ILCS 140/7(1)(d)(iv) - Disclosure would unavoidably disclose the identity of a confidential source or individual filing a complaint or providing information	8
11	DATE OF BIRTH	5 ILCS 140/7(1)(c) Personal Information - Date of Birth	1
15	3RD PARTY NAMES	5 ILCS 140/7(1)(c) Personal Information - 3rd Party Names, including suspects never arrested and individuals incidentally referenced in police reports	4
15	PERSONAL PHONE	5 ILCS 140/7(1)(b) Private Information - Personal Phone Numbers	1

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
3RD PARTY NAMES	5 ILCS 140/7(1)(c) Personal Information - 3rd Party Names, including suspects never arrested and individuals incidentally referenced in police reports	15(4)
ADDRESS	5 ILCS 140/7(1)(b) Private Information - Personal Address	1(2)
DATE OF BIRTH	5 ILCS 140/7(1)(c) Personal Information - Date of Birth	1(2) 3(1) 11(1)
DRIVER'S LICENSE	5 ILCS 140/7(1)(b) Private information - Driver's License Number	1(1)
PERSONAL PHONE	5 ILCS 140/7(1)(b) Private Information - Personal Phone Numbers	1(2) 15(1)
WITNESS AND CI ID	5 ILCS 140/7(1)(d)(iv) - Disclosure would unavoidably disclose the identity of a confidential source or individual filing a complaint or providing information	1(2) 3(2) 4(3) 11(8)

Petition Summary	The Blackberry Woods neighborhood has now had two known instances where bullets have damaged a residential property near the PNA camp. The resulting material damage was hundreds of dollars. More importantly, the neighborhood residents were in danger of injury, or loss of life. The PNA camp allows recreational shooting including hunting on their property.
Action Petitioned For	We, the undersigned, are concerned citizens of the Blackberry Woods Subdivision. We are urging our leaders to prohibit commercial and recreational firearm use (including hunting) on PNA property.

Printed Name	Signature	Date	Address
John Hacken		5/2/21	
Jerry O'Riley		5/2/21	
John Najdzien		5/2/21	
Lauren Najdzien		5/2/21	
Tom Kiser		5/2/21	
LARRY HIND		5/2/21	
Doreen Hill		5/2/21	
LYNDSY STAFFORD		5/2/21	
Don Stafford		5/2/21	
Jeff Probst		5/2/21	
Janet Probst		5/2/21	
FRANK MARINO		5-2-21	
BRIAN KRUPICKA		5-2-21	
Candice Medgyesi		5-2-21	
JOHN MEDGYESI		5-2-21	
ZAN Wunsch		5-2-21	
Robert A. Wunsch		5-2-21	
Nancy Finfrack		5-2-21	
Randy Finfrack		5-2-21	
DIANNA ERDMANN		5-2-21	
Cristy Bervar		5-2-21	
Paul Bervar		5/2/21	
Ryan Hoobland		5/2/21	
Stephanie Hoogland		5/2/21	

Richard DIBIASO		5-2-21	
Patricia Ciparone		5-2-21	
Adrian Onate		5-2-21	
Jenny Pirodd		5-2-21	
Andrew Pitou		5-2-21	
Wesley Pitou		5-2-21	
Lori Coit		5-2-21	
Michael Coit		5-2-21	
Danielle Fulling		5-2-21	
Stephanie Babutz		5/2/21	
STEVE VESTER		5/2/21	
Mary Vester		5/2/21	
Jean Gaddini		5/2/2021	
Tiffany Calloway		5/2/2021	
McKenzie Calloway		5/2/2021	
Mark Calloway		5/2/2021	
Javen Williams		5/2/2021	
Jessica Jeff		5/4/2021	
Ryan Bowen		5/4/2021	
Britt Spangler		5/4/2021	
Matt Spangler		5/4/21	
DENNY WALLACE		5-4-21	
LISA AMATO		5-4-21	
MARK AMATO		5-4-21	