



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
SPECIAL AGENDA

Tuesday, December 14, 2021 – 5:30 p.m.

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 November 8, 2021, Meeting (Pages 3-22)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 23-27)
Review of End of Fiscal Year Expenditure Report (Page 28)
Review of End of Fiscal Year Escrow Report (Pages 29-30)

PETITIONS:

1. **Petition 21 – 38 – Kendall County Planning, Building and Zoning Committee (Pages 31-50)**
Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Agricultural Experiences Act and Seasonal Festival Regulations
Purpose: Petitioner Wishes Seasonal Festivals To Be a Permitted Use on A-1 Agriculture District and B-4 Commercial Recreation District Zoned Properties Without Restrictions, Updates to Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance
2. **Petition 21 – 40 – Robert J. Fisher (Pages 51-83)**
Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Property from Agricultural to Rural Estate Residential (Max 0.45 DU/Acre)
PIN: 09-29-400-005
Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House
3. **Petition 21 – 41 – Robert J. Fisher (Pages 84-131)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District
PIN: 09-29-400-005
Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township
Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

4. **Petition 21 – 46 – Greg Dady on Behalf of DTG Investments, LLC and Robert A. Baish on Behalf of Baish Excavating, Inc. (Pages 132-198)**
Request: Major Amendments to a Special Use Permit for a Landscaping Business Granted by Ordinance 2007-10 by Changing the Number of Employees Reporting to the Property, Amending the Site Plan, and Removing the Restrictions Forbidding the Parking and Storing of Vehicles, Equipment, and Landscaping Materials Outdoors
PIN: 06-09-400-005
Location: 3485 Route 126, Na-Au-Say Township
Purpose: Petitioner Wants to Operate Landscaping Business at the Property; Property is Zoned A-1 Agricultural District

NEW BUSINESS:

1. Request for Guidance Regarding Enforcement of Special Use Provisions (Pages 199=216)
2. Review and Approval of Policy Regarding Code Enforcement in Cases Where Parties Are Pursuing Compliance Through Legislative or Administrative Means (Examples Include Text Amendment, Map Amendment, Special Use Permit or Variance Applications) (Pages 217-218)
3. Approval to Allow the Planning, Building and Zoning Department to Modify the Citation and Notice to Appear Form on an As-Needed Basis (Pages 219-221)
4. Discussion Regarding Establishing a Policy Requiring Applicants to the Planning, Building and Zoning Department to Free of Debt to the County at the Time of Application Submittal
5. Discussion and Approval of Policy Allowing the Public to Use the Computer Systems in the County Boardroom During Planning, Building and Zoning Related Meetings and Hearings
6. Discussion of a Contract Between Kendall County and Wiss, Janney, Elstner Associates, Inc. Regarding the Historic Structure Survey in Kendall and Bristol Townships; Committee Could Refer the Proposal to the State's Attorney's Office (Pages 222-235)
7. Discussion of Future Land Use Along Route 47 in Kendall and Lisbon Townships (Pages 236-243)

OLD BUSINESS:

REVIEW VIOLATION REPORT (Pages 244-246):

REVIEW NON-VIOLATION REPORT (Pages 247-249):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

REVIEW PERMIT REPORT (Pages 250-281):

REVIEW REVENUE REPORT:

1. Review of November 2021 Revenue Report (Page 282)
2. Review of 2009-2021 Revenue Report (Page 283)

CORRESPONDENCE:

1. Correspondence Related to the Temporary Use Permit Granted in December 2019 and Renewed in January 2021 (Petitions 19-45 and 20-31) for Portable Concrete Crushing Operations at 9211 Route 126 (PIN: 05-04-400-003) in Kendall Township (Pages 284-290)

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building

Rooms 209 and 210

111 W. Fox Street, Yorkville, Illinois

6:30 p.m.

Meeting Minutes of November 8, 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, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), Dan Koukol, and Robyn Vickers

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Aaron Rybski, Boyd Ingemunson, Kurt Buhle, Jeanette Buhle, Steve Graves, Dan Kramer, and Brenda Zeiter

APPROVAL OF AGENDA

Member Koukol made a motion, seconded by Member Flowers, to approve the agenda as presented. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES

Member Gilmour made a motion, seconded by Member Vickers, to approve the minutes of the October 12, 2021, meeting. With a voice vote of five (5) ayes, the motion carried.

Member Koukol made a motion, seconded by Member Vickers, to approve the minutes of the October 21, 2021, meeting in Boulder Hill. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

The Committee reviewed the expenditure report from October 2021. Mr. Asselmeier noted invoices from WBK Engineering related to stormwater investigations in Fox River Gardens and Whitetail Ridge.

Member Koukol made a motion, seconded by Member Flowers, to approve the expenditure report. With a voice vote of five (5) ayes, the motion carried.

PETITIONS

Petition 21-26 Robert Bright on Behalf of the Madison Trust and Castle Bank N A and JoAnn Bright-Theis

Mr. Asselmeier stated that two (2) issues needed to be addressed.

The first issue is the septic system has been installed.

The second issue is the Petitioners wanted to amend the landscaping plan by planting six (6) white pine trees and six (6) blue spruce trees instead of twelve (12) cedar trees. The trees

shall be approximately twelve feet (12') in height at the time of planting. The trees shall be planted by November 30, 2021.

Mr. Asselmeier noted that the Sheriff's Department received a complaint stating that an event occurred on November 6, 2021, which was beyond the operating season of the current special use permit. Mr. Asselmeier also provided information from Kurt Buhle regarding traffic issues on Crimmin Road, the barns doors being open, events occurring after 11:00 p.m., multiple events per weekend, loss of property values, and code enforcement.

Aaron Rybski, Kendall County Health Department, said the septic system is sized to support six (6) employees and two hundred eighty (280) guests per day. The system was installed in October.

Member Koukol noted how quickly the Petitioners installed the septic system.

The system was sized to meet the needs of the Petitioners proposed operations.

Kurt Buhle questioned the enforcement of the rules. He noted the closure of barn doors makes a difference.

Member Koukol requested clarifications regarding the pictures provided. Mr. Buhle explained the traffic jams on Crimmin Road.

Chairman Gengler asked about events running after hours. Mr. Asselmeier said the most recent complaints occurred after the special use permit amendment application occurred.

Mr. Asselmeier explained enforcement procedures, the process for fining in cases of violation, and revocation of special use permits. The Department, historically, has not prosecuted people for violations when they were pursuing zoning actions through the County Board.

Steven Graves and his wife stand behind the Buhles.

Jeannette Buhle said enforcement needed to be addressed; the Petitioners should follow the rules in place. She expressed concerns that the Petitioners will not follow the amended restrictions.

Member Koukol discussed the wedding venue on Walker Road and the neighboring property that sold for good money. He asked if the Buhles hired an appraisal. The response was no.

Member Flowers asked about the frequency of amendments to special use permits. Mr. Asselmeier responded there have been two (2) or three (3) minor amendments and approximately two (2) major amendments. Member Flowers asked, in those cases, were people following the rules of their special use permits. Mr. Asselmeier said yes.

It was noted that the existing season was from April 1st to November 1st. The Petitioners applied in June for the amendments to the special use permit.

Boyd Ingemunson, Attorney for the Petitioners, noted the disparity between his clients' special use permit and the special use permits for similar uses. He felt that his clients were not in a position to object to the conditions of their special use permit at the time the special use permit was originally issued. He noted that no noise violations have occurred. He also noted that every Committee, until the Planning, Building and Zoning Committee voted favorably for the project. He discussed the septic situation. He also discussed the need to reschedule events due to COVID. He felt the conditions were unreasonable.

Member Flowers asked about the septic system in relation to the original operations. Mr. Asselmeier said they had to follow all applicable laws. Mr. Ingemunson felt that the septic issue fell through the cracks and was not evaluated at the time the special use permit was issued.

Member Gilmour appreciated the Petitioners efforts to install the septic system. She noted safety concerns on Crimmin Road. Mr. Ingemunson noted that the Petitioners donated land for right-of-way. She encouraged the Petitioners to be good neighbors. She felt the noise ordinance should be corrected. Mr. Ingemunson said the Petitioners reached out the neighbors and the Petitioners are monitoring the noise levels.

Chairman Gengler expressed trust issues. He noted the trails on Forest Preserve property. The Petitioners had events before the special use permit was issued. He noted the balanced between peace and quiet and business growth. He expressed concerns about taxing the resources of the Planning, Building and Zoning Department and Sheriff's Department. Mr. Ingemunson said he clients were doing the County a favor with regards to access through his clients' property. The County has not any complaints on the other wedding venues for a couple years.

Mr. Buhle said the Petitioners have not tried to work with their neighbors.

Ms. Buhle said if the other venues were following their special use permits, then no call should be occurring. She would like to see the amendment be delayed until the Petitioners showed they were willing to comply with the existing rules.

Chairmen Gengler suggested placing a term limit on the special use permit.

Member Koukol made motion to recommend approval of the request and that the proposal go to the County Board. The motion died for lack of a second.

Member Gilmour made motion, seconded by Member Koukol, to send the proposal to the Committee of the Whole.

With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the Committee of the Whole on November 10, 2021.

Member Koukol asked what the Petitioners need to do to obtain approval. He noted the septic issue. Member Flowers expressed concerns regarding the impact of the doors and sound on neighbors. Member Vickers wanted the other County Board members to review the proposal.

Member Koukol expressed concerns about the Petitioners ability to book their calendar while the County reviews the proposal.

Petitions 21-32 Gilbert Niznik on Behalf of the Gilbert L. Niznik Revocable Trust Dated September 15, 2017 and Michael and Eryn Ruffatto

Mr. Asselmeier summarized the request.

Michael and Eryn Ruffatto would like to purchase the subject property from the Gilbert L. Niznik Trust Dated September 15, 2017 and construct one (1) house.

The western one hundred feet (100') of the subject property was part of a landing strip per Ordinance 1992-6 and was not part of the rezoning request.

The application materials, aerial of the property, plat of survey, and Ordinance 1992-6 were provided.

The property was approximately twenty-seven (27) acres.

The Future Land Use Map called for the property to be Suburban Residential (Max 1.00 DU/Acre).

Route 126 was a State maintained Arterial.

The County had a trail planned along Route 126.

There is no floodplain on the property. There is a riverine wetland along the southeast corner of the property.

The adjacent land uses were Agricultural, Single-Family Residential, and an Airstrip.

The adjacent zoning districts were A-1, R-1 SU, and R-3.

The County's Future Land Use Map called for the area to be Suburban Residential (Max 1.00 DU/Acre) and Commercial. The Village of Plainfield's Future Land Use Map called for the area to be Medium Density Residential, Village Residential, and Low Density Residential.

The nearby zoning districts in the unincorporated area were A-1, A-1 SU, R-1 SU, and R-3. The nearby zoning districts in the Village of Plainfield were Low Density Single-Family Residential PUD.

The A-1 special use permit to the west was for professional offices. The R-1 special use to the west was for an airstrip.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on August 12, 2021. The LESA Score was 185 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Na-Au-Say Township on August 27, 2021. The Na-Au-Say Township Planning Commission met on October 14, 2021, and unanimously recommended approval of the request.

Petition information was sent to the Village of Plainfield on August 27, 2021. The Village of Plainfield Planning Department submitted an email on November 4, 2021, stating that they had no objections to the request.

Petition information was sent to the Plainfield Fire Protection District on August 27, 2021, and they had no concerns about the request; their email was provided.

ZPAC reviewed this proposal at their meeting on September 7, 2021. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 22, 2021. Neighbors David Cline, William Sales, Robert VanderBeek, and June Alice spoke in favor of the request. The Kendall County Regional Planning Commission recommended approval of the request by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 27, 2021. Other than the Petitioner's Attorney, no one testified at the public hearing regarding the proposed map amendment. The Kendall County Zoning Board of Appeals recommended approval of the request by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were provided.

The Petitioners desired to rezone the subject property in order to build one (1) house on the subject property.

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

No public or private utilities were onsite.

The property fronted Route 126. Staff had no concerns regarding the ability of Route 126 to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise was anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

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 or larger lot single-family residential uses. An airstrip is located on the subject property.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-3, and R-1 with a special use permit. Nearby properties inside the Village of Plainfield also have residential zoning.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. Due to the property's size, a single-family home cannot be constructed on the property under A-1 zoning regulations.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Suburban Residential. The R-1 One Family Residential District is consistent with the Suburban Residential classification.

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

The draft ordinance was provided.

The location of the proposed house was highlighted.

Dan Kramer, Attorney for the Petitioner, explained the eastern access would be used for a driveway. The western access is an airstrip. Mr. Kramer explained the reasons why the Petitioners pursued a map amendment; the property did not qualify for a house under the A-1 rules. The balance of the farm will remain in farming. There will not be any additional residential lots on the property.

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

With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the County Board on November 16, 2021, on the regular agenda.

Petition 21-36 Brenda and Gary Zeiter and Devan and Brady Woolverton

Mr. Asselmeier summarized the request.

The Petitioners would like to operate a landscaping business, Zeiter Landscaping, Inc., at the subject property.

The application materials, NRI Report, site plan, topographic survey, pictures of the proposed landscaping and the aerial of the property were provided.

In 2000, Brenda and Gary Zeiter were awarded a special use permit at 16765 Hanson Road for their landscaping business. While they indicated their plans include moving the business from Hanson Road to the subject property, they would like to retain a special use permit at the Hanson Road property. The special use permit for the property on Hanson Road was provided. Since 2000, neither the Sheriff's Department nor the Planning, Building and Zoning Department have received any complaints regarding the landscaping business on Hanson Road.

If approved, the landscaping business would be addressed as 3549 Bell Road. A house for the owner/operator of the business is planned on the southern portion of the property and would be addressed as 3527 Bell Road.

The property was approximately ten (10) acres in size.

The County's Future Land Use Map called for the property to be Rural Residential (Max 0.65 DU/acre). Shorewood's Future Land Use Map called for the property to be Residential.

Bell Road is a Township maintained Minor Collector.

There were no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses were agricultural and farmstead.

The adjacent properties were zoned A-1.

Kendall County's Future Land Use Map called for the area to be Rural Residential.

Shorewood's Future Land Use Map called for the area to be Residential.

The nearby properties were zoned A-1, A-1 SU and R-1.

The A-1 special use permit to the north is horse related and the special use permit to west is for an agricultural helipad.

EcoCAT Report was submitted and consultation was terminated.

The NRI application was submitted and the LESA Score was 233 indicating a high level of protection. The NRI Report was provided.

The Seward Township Planning Commission reviewed this proposal on May 13, 2021, and recommended the project move forward. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on September 24, 2021. Since the property was greater than one point five (1.5) miles from the Village, Shorewood declined to comment on the proposal. The email stating their position was provided.

Petition information was sent to the Lisbon-Seward Fire Protection District on September 24, 2021. The Lisbon-Seward Fire Protection District submitted an email on October 6, 2021, requesting at least one (1) fire extinguisher and one (1) first aid kit on the property. The email was provided. The Petitioners were agreeable to this request.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred regarding having landscaping businesses on minor collector roads. The Kendall County Soil and Water Conservation District requested a soil erosion and sediment control plan in place during construction and the need to secure a NPDES Permit if one (1) acre or more land was disturbed. The Petitioner has secured applicable building permits for the house from the Kendall County Planning, Building and Zoning Department and the Kendall County Health Department. The Kendall County ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 27, 2021. Ron and Fran Miller were concerned about the lack of landscaping on the north side of the subject property. They noted that landscaping was planned on the west and east sides of the subject property. They were concerned about the storage of debris and equipment north of the metal building. They requested a berm and trees north of the metal building. They also provided pictures of tires laying in the field. The Petitioners were agreeable to the addition of a restriction stating that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only. This line was approximately five hundred fifty feet (550') south of the northern property line. The special use would run with the land and a future property could operate a landscaping business under the same conditions as approved by the County Board. No other business could go on the property without securing proper zoning; a trucking company could not locate on the property. Member Wilson noted that the Petitioners transformed the property on Hanson Road into a showcase. The Kendall County Regional Planning Commission recommended approval of the requested special use permit with the conditions proposed by Staff and the added condition that no storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only by vote of six (6) in favor and zero (0) in opposition with three (3) members absent. Member Wilson recused herself. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on November 1, 2021. Discussion occurred regarding weight restrictions on Bell Road. The home on the site was properly permitted. The Kendall County Zoning Board of Appeals recommended approval with the conditions proposed by Staff by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were provided.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zone property subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the submitted business plan, Zeiter Landscaping, Inc. has been in business over twenty-five (25) years. The business operates from March through November and employs ten (10) people. The business is operational Monday through Saturday. Employees arrive at the property between 6:15 a.m. and 7:00 a.m., gather supplies and equipment, and leave the property for job site by 7:30 a.m. Employees return to the property between 5:00 p.m. and 6:00 p.m., unload equipment and supplies, and leave the property.

All business related vehicles and equipment would be parked inside overnight and trailers would be parked in the rear of the property.

Employee's personal vehicles would remain on the property during business hours.

Deliveries of landscaping materials by semis would occur no more than two to three (2-3) times per week.

If approved, the Petitioners plan to start operations immediately.

According to the site plan and the topographic survey, one (1) approximately two thousand four hundred (2,400) square foot house for the operators of the landscaping business is planned on the south side of the property. One (1) approximately twelve thousand (12,000) square foot metal building would be also be placed on the property. This building will be one (1) story with two (2) canopies.

According to the site plan, four (4) storage bins for landscaping materials would be located northeast of the metal building. These bins would be approximately ten feet (10') west of the eastern property line. The bins would be a total of ninety-six feet (96') wide, eighteen feet (18') in depth, and materials as high as eight feet (8') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Per the site plan and the topographic survey, the property is served by septic. The property also has a well. Electricity will be onsite.

Employees will be able to use the restroom inside the metal building.

There is also a propane tank on the premises located north of the metal building.

Though not shown on the site plan or topographic survey, a dumpster is planned north of the metal building.

There are three (3) natural gas pipelines going through the property.

The Petitioners plan to construct the metal building on one (1) of the highest points of the property. The northern portion of the property drains to the northwest and the southern portion of the property drains to the southeast.

The topographic survey shows several temporary dirt berms around the house. These berms will be removed when construction of the house is complete.

A stormwater management permit will be required.

WBK submitted a letter requesting additional information; the letter was provided.

Per the site plan and topographic survey, access from Bell Road to the business operation will be by a twenty foot (20') wide driveway located approximately twenty-five feet (25') off of the eastern property line. The driveway will be constructed of asphalt grindings. The new house will also utilize the driveway.

According to the site plan the Petitioners plan to install an area around the metal building with asphalt grindings. There are five (5) parking spaces available on the east side of the area for employee parking. Trailers would be parked north of the metal building.

No customers of the business would be invited onto the property.

No handicapped parking spaces were planned.

If there is a motor vehicle or equipment related leak, the area impacted would be cleaned.

The Petitioners indicated that they plan to install one (1) light in the middle of the metal building facing east, one (1) on the metal building facing north, and three (3) can lights under the office and garage area. Because the number of parking spaces was under thirty (30), a photometric plan was not required, but the Petitioners will be required to follow the applicable lighting regulations in the Kendall County Zoning Ordinance.

Though not shown on the site plan or the topographic survey, the Petitioners would like to install one (1) two (2)-faced sign on the east side of the driveway. The sign will not be illuminated.

No fencing is planned.

The topographic survey shows one (1) area south of the employee parking with mulch and evergreens. A second mulch and evergreen area is shown northwest of the metal building. Pictures of the type of vegetation that would be installed were provided. The plantings will consist of nine (9) eight foot (8') Colorado Blue Spruce and five (5) maple trees between two point five inches and three inches (2.5" and 3") caliber. The plantings would be installed by the end of 2021.

One (1) berm south of the metal building is shown on the topographic survey. The berm will have landscaping and evergreens. The berm shall be two point five feet (2.5') in height and five feet (5') wide.

One (1) gravel mound is shown on the topographic survey. The Petitioners plan to have it leveled by the end of November.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the eighteenth (18th) special use permit for a landscaping business in unincorporated Kendall County.

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. Provided the site is developed in accordance with the submitted site plan and topographic plan and provided the business plan is followed regarding hours of operation and business related deliveries, 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. Only landscape related materials and equipment will be stored at the subject 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. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use 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. If Seward Township approves the new access point, then adequate points of ingress and egress will be provided. No customers will be allowed on the property and employees will be able to use the restroom facilities inside the metal building. The owners of the business allowed by the special use permit have applied for the applicable stormwater permit.

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. The special use shall conform to the applicable regulations of the district and no variances were requested.

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 9-21 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”.

Staff recommended approval of the 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 and topographic survey. A refuse area may be installed north of the metal building. One (1) two (2)-faced sign may be installed east of the driveway. The sign shall not be illuminated.

2. No storage of any materials or equipment related to the business allowed by this special use permit shall occur north of the northern "Proposed Limit of Landscaping Business" line as shown on the topographic survey and this same area shall be used for agricultural purposes only.
3. The owners of the business allowed by the special use permit shall maintain the parking area and driveway shown on the site plan and in substantially the same locations as depicted on the site plan and topographic survey. The parking area and driveway shall be asphalt grindings.
4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and items stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures, signs, or lights constructed or installed on the property related to the operations of the business allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit must be stored indoors during non-operational business hours. This condition does not extend to trailers; they may be stored outdoors in the trailer parking area designated on the site plan.
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. 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. The maximum height of the piles of landscaping related material shall be eight feet (8'), provided a Stormwater Management Permit is issued.
10. Nine (9) Colorado Blue Spruce, a minimum of eight feet (8') in height, and five (5) maple trees at least two point five inch (2.5") caliber at the time of planting shall be planted in the areas identified as landscaping and areas with mulch and evergreens and on the dirt berm as identified in the topographic survey and as visually depicted on the landscaping submitted images. Damaged or dead trees or Colorado Blue Spruces shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. The landscaping shall be installed by December 31, 2021. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of ten (10) employees of the business allowed by this special use permit, including the owners 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.

13. 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.
14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 6:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
15. Deliveries of materials related to the business allowed by the special use permit by semis or tractor trailers shall be restricted to a maximum of three (3) in a seven (7) day period. There shall be no cap on the number of deliveries of materials related to the business allowed by the special use permit by non-semis or non-tractor trailers.
16. 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.
17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
18. The owners or operators of the business allowed by this special use shall reside at the subject property as their primary place of residence.
19. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
20. 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.
21. 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.
22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

23. 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 asked about the tires. Brenda Zeiter, Petitioner, said the tires were removed the following day. Prior to the Planning Commission meeting, she was unaware the tires were on the property.

Member Koukol thanked the Petitioner for working with her neighbors.

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

With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the County Board on November 16, 2021, on the regular agenda.

NEW BUSINESS

Recommendation on 2021 Noxious Weed Annual Report

Mr. Asselmeier presented the report.

Kendall County is required by Illinois law to submit a Noxious Weed Annual Report to the State by December 1st of each year. Attached please find the proposed 2021 Noxious Weed Annual Report.

During 2021, the Kendall County, Planning, Building and Zoning Department received zero complaints of noxious weeds. In 2020, the Department also received zero complaints.

Chairman Gengler made a motion, seconded by Member Koukol, to forward the 2021 Noxious Weed Annual Report to the County Board.

With a voice vote of five (5) ayes, the motion carried.

The proposal goes to the County Board on November 16, 2021, on the consent agenda.

Approval to Change the December 2021 Planning, Building and Zoning Committee Meeting Date and Time

Mr. Asselmeier stated that the Zoning Board of Appeals will be holding a public hearing on December 13th.

The consensus of the Committee was to meet on December 14, 2021, at 5:30 p.m.

Member Gilmour asked about fines for special use permit violations. Mr. Asselmeier said no special use permit holder has been fined for violating a special use permit. Mr. Asselmeier explained the enforcement and fine mechanism through the court. She favored increased enforcement. She expressed concerns for the neighbors. Member Vickers noted the neighbors moved in before the business started.

OLD BUSINESS

Follow-Up Discussion of October 21, 2021, Kendall County Planning, Building Meeting in Boulder Hill

The consensus of the Committee was that residents like the meeting, but future meetings should be a more question and answer format.

The suggestion was made to use the Church of the Brethren, if they did not charge a large cleaning fee.

The consensus of the Committee was to have a town hall type meeting in April or May 2022 and invite the Sheriff's Department.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report and the report from Brian Holdiman regarding complaints in Boulder Hill.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier report that the Certified Local Government Grant has been submitted.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

Discussion occurred regarding setting up a Planning, Building and Zoning fund.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Flowers made a motion, seconded by Member Koukol, to adjourn. With a voice vote of five (5) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 8:31 p.m.

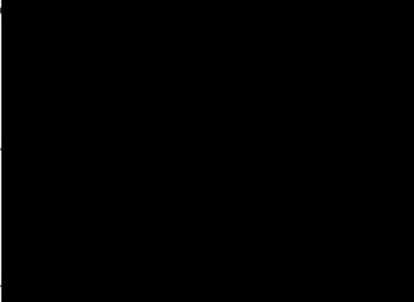
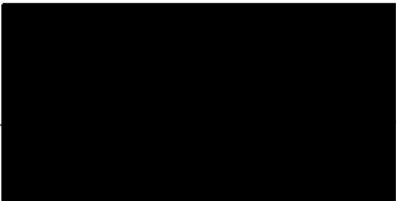
Minutes prepared by Matthew H. Asselmeier, AICP, CFM Senior Planner

Enc.

Q

**KENDALL COUNTY
PLANNING, BUILDING, & ZONING COMMITTEE
NOVEMBER 8, 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)
Dan Kamm		Pol 21-32
Kurt Buchle		
Steve Graves		
Jeanette Buchle		
Boyd Ingemansen		



10/2/2021: Woman in black crossing the road with a walker, from motorcoach bus



Questions:

1. Why are the North barn doors never closed as the rules state?
2. Why were there events held after 11/1/2020?
3. Why have there been multiple events ending at 11pm?
4. Why are there multiple events scheduled to end at 11pm?
5. Why are there multiple events scheduled on the weekend of 10/31/2021?
6. Why is a commercial business being allowed in an AG zoned area?
7. If I cannot get fair market value for my property, who will make that right and pay the difference?
8. Given the current history of violations, how are the rules of the permit going to be enforced?

Matt Asselmeier

From: Brian Holdiman
Sent: Sunday, November 7, 2021 4:12 AM
To: Matt Asselmeier; Scott Koeppel; Scott Gengler
Subject: Fwd: 10978 Crimmin Rd. Newark

FYI

[Get Outlook for iOS](#)

From: Brian Holdiman <BHoldiman@co.kendall.il.us>
Sent: Sunday, November 7, 2021 4:11:06 AM
To: Braden Lentini <blentini@co.kendall.il.us>
Subject: Re: 10978 Crimmin Rd. Newark

Thanks for the information. I'll pass the information on the my supervisors for appropriate action.

Brian Holdiman

[Get Outlook for iOS](#)

From: Braden Lentini <blentini@co.kendall.il.us>
Sent: Sunday, November 7, 2021 1:12:39 AM
To: Brian Holdiman <BHoldiman@co.kendall.il.us>
Subject: 10978 Crimmin Rd. Newark

Good Morning,

On 11/6/2021 at 1744 hours we responded to 10978 Crimmin Rd. for a complaint made by Kurt Buhle about the BrighterDaze Farm holding an event when their special use permit was believe to be up on 10/31/2021. Contact was made with Adam Theis of BrightDaze Farm who advised that they were holding an event and that they have a hearing on 11/7/2021 to extend their special use permit.

Respectfully,

Deputy Lentini #62

Matt Asselmeier

From: Jonathan Proulx <jproulx@goplainfield.com>
Sent: Thursday, November 4, 2021 3:17 PM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 21-32

Hi, Matt –

The Village of Plainfield Planning Department has no objection to the proposed single-family residence at this location. Let me know if you'd like anything more formal to confirm Plainfield's consent.

Best regards,
Jon

Jonathan Proulx
Director of Planning
VILLAGE OF PLAINFIELD
24401 W. Lockport St.
Plainfield, IL 60544
(815) 609-6139
jproulx@goplainfield.com

Boulder Hill Meeting Reported Violations

ADDRESS	VIOLATION TYPE	INVESTIGATION DATES	ACTION
146 Boulder Hill Pass	Enclosed Trailer	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed
170 Boulder Hill Pass	Pop Up Camper	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed
303 Boulder Hill Pass	ATV Trailer Trash	(9/21/21) (11/3/21)	(Warning 9/27/21) (Prep Citation 11/15/21)
30 Durango	Camper	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed
44 Hampton	Camper	(9/21/21) (9/20/21) (11/3/21)	(Warning 9/27/21) (Prep Citation 11/15/21)
26 Circle Dr. East	Boat	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Boat Removed from Set back
43 Saugatuck Rd.	Junk & Debris under tarp	(9/21/21) (10/18/21) (11/3/21)	(closed 10/15/21) Not Able to Determine Items under tarp are Junk & Debris
70 Saugatuck Rd.	Boat	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) Boat Removed from Set back
3 Wembley	Car Trailer/Car	(9/20/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed
80 Springdale	Junk/Debris	(9/21/21) (10/18/21) (11/3/21)	(Prep Warning 11/8/21) - Issue VIN on Motorcycle Delay
142 Longbeach	Jet Skis	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed
53 Eastfield	Pop Up Camper on lawn	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed from Set back
72 Paddock	Boat	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed
59 Sheffield	Camper Trailer	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed from Set back
63 Sheffield	ATV Trailer	(9/21/21) (11/3/21)	(Warning 10/5/21) (F/U 11/9/21) - Address issue
26 Winrock	Boat	(9/20/21) (11/3/21)	(Warning 9/22/21) (scheduled for Removal 11/7/21) (F/U 11/9/21)
16 Winrock	2 car inoperable	(9/20/21) (11/3/21)	(Warning 9/22/21) (Prep Citation 11/15/21)
200 Fernwood	Camper	(9/20/21) (11/3/21)	(Warning 9/22/21) (closed 11/3/21) - Removed
235 Fernwood	Car on lawn + RV Added 10/24/21	(9/20/21) (11/3/21)	(Warning Grass Burning 9/22/21) (closed 11/3/21) - Removed (Warning notice - RV 11/9/21)
24 Spring Garden	2 cars on lawn	(9/21/21) (11/3/21)	(Warning 9/27/21) (closed 11/3/21) - Removed
15 Old Post Rd	Boat	(9/20/21) (11/3/21)	(Warning 9/23/21) (closed 11/3/21) - Removed
3 Ceboold	Boat	(9/20/21) (11/3/21)	(Warning 9/23/21) (closed 11/3/21) - Removed
102 Circle Dr West	Enclosed Trailer	(9/20/21) (11/3/21)	(Warning 9/23/21) (closed 11/3/21) - Removed
57 Circle Drive East	Junk & Debris	(9/20/21)	(closed 9/20/21) - No Evidence Found
6 Winrock	Pigs	(9/20/21)	(closed 9/24/21) - No Evidence Found
105 Saugatuck Rd	Trailer	(10/15/21) (11/3/21)	(Warning 10/12/21) (closed 11/3/21) - Removed
9 Guilford	Camper	(9/20/21)	(sent to Sheriff's Office 9/21/21 & closed)
49 Fieldpoint	Junk & Debris	(9/20/21)	(closed 9/21/21) - No Evidence Found

11/06/2021 17:54 |Kendall County
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CLERK: pherber BATCH: 2007 NEW INVOICES
VENDOR REMIT NAME INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

<u>1153</u>	00000 KENDALL CO HIGHW	<u>October 2021</u>	111521	71.90	.00	.00	71.90	1099:
CASH <u>000008</u>	2021/12	INV 11/06/2021	SEP-CHK: N	DISC: .00				
ACCT <u>1Y210</u>	DEPT 19	DUE 11/06/2021	DESC:PBZ Truck Fuel		<u>11001902 62170</u>			
CONDITIONS THAT PREVENT POSTING INVOICE 1153/22511								
* Invoice must be approved or voided to post.								
<u>1665</u>	00000 SHAW MEDIA	<u>102110101009</u>	111521	313.72	.00	.00	313.72	1099:
CASH <u>000008</u>	2021/12	INV 11/06/2021	SEP-CHK: N	DISC: .00				
ACCT <u>1Y210</u>	DEPT 19	DUE 11/06/2021	DESC:Legal Publication		<u>11001902 62090</u>			
CONDITIONS THAT PREVENT POSTING INVOICE 1665/22510								
* Invoice must be approved or voided to post.								
<u>1849</u>	00001 VERIZON	<u>9891080057</u>	111521	25.06	.00	.00	25.06	1099:
CASH <u>000008</u>	2021/12	INV 11/06/2021	SEP-CHK: N	DISC: .00				
ACCT <u>1Y210</u>	DEPT 19	DUE 11/06/2021	DESC:PBZ CELL PHONE - ZONING		<u>11001902 62070</u>			
CONDITIONS THAT PREVENT POSTING INVOICE 1849/22516								
* Invoice must be approved or voided to post.								
<u>1849</u>	00001 VERIZON	<u>9891080057-1</u>	111521	84.64	.00	.00	84.64	1099:
CASH <u>000008</u>	2021/12	INV 11/06/2021	SEP-CHK: N	DISC: .00				
ACCT <u>1Y210</u>	DEPT 19	DUE 11/06/2021	DESC:PBZ CELL PHONES		<u>11001902 62070</u>			
CONDITIONS THAT PREVENT POSTING INVOICE 1849/22517								
* Invoice must be approved or voided to post.								
<u>1969</u>	00000 RANDY ERICKSON	<u>OCTOBER 2021</u>	111521	750.00	.00	.00	750.00	1099:7
CASH <u>000008</u>	2021/12	INV 11/06/2021	SEP-CHK: N	DISC: .00				
ACCT <u>1Y210</u>	DEPT 19	DUE 11/06/2021	DESC:OCTOBER 2021 PLUMBING INSPECTIONS		<u>11001902 63610</u>			
CONDITIONS THAT PREVENT POSTING INVOICE 1969/22512								
* Invoice must be approved or voided to post.								

11/06/2021 17:54 |Kendall County
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CLERK: pherber BATCH: 2007 INVOICE PO NEW INVOICES
VENDOR REMIT NAME INVOICE CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

2063 00000 RUNCO OFFICE SUP 844593-0 111521 66.00 .00 .00
CASH 000008 2021/12 INV 11/06/2021 SEP-CHK: N DISC: .00
ACCT 1X210 DEPT 19 DUE 11/06/2021 DESC:Office Supplies 11001902 62000
CONDITIONS THAT PREVENT POSTING INVOICE 2063/22509
* Invoice must be approved or voided to post.

6 PENDING UNPAID INVOICES	TOTAL	1,311.32
0 INVOICE(S)	REPORT POST TOTAL	.00

REPORT TOTALS .00

11/21/2021 10:39
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Kendall County
PBZ 11212021 YR END

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CLERK: pherber BATCH: 2024

NEW INVOICES

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

PENDING UNPAID INVOICES

135 00000 BUILDING & ZONIN November 2021 113021 119.06 .00 .00

CASH 000008 2021/12 INV 11/11/2021 SEP-CHK: N DISC: .00 11001902 62070 119.06 1099:
ACCT 1Y210 DEPT 19 DUE 11/30/2021 DESC:CELL PHONE EQUIPMENT

CONDITIONS THAT PREVENT POSTING INVOICE 135/23012

* Invoice must be approved or voided to post.

995 00000 INTERNATIONAL CO 3322248 113021 145.00 .00 .00

CASH 000008 2021/12 INV 11/11/2021 SEP-CHK: N DISC: .00 11001902 62030 145.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/30/2021 DESC:ANNUAL MEMBER DUES

CONDITIONS THAT PREVENT POSTING INVOICE 995/23013

* Invoice must be approved or voided to post.

1165 00000 KENDALL COUNTY R 288 113021 402.00 .00 .00

CASH 000008 2021/12 INV 11/11/2021 SEP-CHK: N DISC: .00 11001902 63700 402.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/30/2021 DESC:OCTOBER 2021 RECORDINGS

CONDITIONS THAT PREVENT POSTING INVOICE 1165/23014

* Invoice must be approved or voided to post.

1247 00000 LEO'S 2475 113021 1,200.00 .00 .00

CASH 000008 2021/12 INV 11/11/2021 SEP-CHK: N DISC: .00 11001902 63810 1,200.00 1099:
ACCT 1Y210 DEPT 19 DUE 11/30/2021 DESC:Name Plate

CONDITIONS THAT PREVENT POSTING INVOICE 1247/22721

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 22508 113021 705.28 .00 .00

CASH 000008 2021/12 INV 11/11/2021 SEP-CHK: N DISC: .00 180119 63150 705.28 1099:
ACCT 1Y210 DEPT 19 DUE 11/30/2021 DESC:Four Seasons Storage

CONDITIONS THAT PREVENT POSTING INVOICE 1928/22722

* Invoice must be approved or voided to post.

11/21/2021 10:39
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Kendall County
PBZ 11212021 YR END

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CLERK: pherber BATCH: 2024

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

1928	00000	WBK ENGINEERING, 22505	113021	215.00	.00	.00	
CASH 000008	2021/12	INV 11/11/2021	SEP-CHK: N	DISC: .00	180119 63150	215.00	1099:
ACCT 1Y210	DEPT 19	DUE 11/30/2021	DESC:9025 CHICAGO ROAD		21-01 -CONTSVC -002 WBK	-	
CONDITIONS THAT PREVENT POSTING INVOICE 1928/22723							
* Invoice must be approved or voided to post.							
1928	00000	WBK ENGINEERING, 22506	113021	645.00	.00	.00	
CASH 000008	2021/12	INV 11/11/2021	SEP-CHK: N	DISC: .00	180119 63150	645.00	1099:
ACCT 1Y210	DEPT 19	DUE 11/30/2021	DESC:3485 ROUTE 126		20-05 -CONTSVC -002 WBK	-	
CONDITIONS THAT PREVENT POSTING INVOICE 1928/22724							
* Invoice must be approved or voided to post.							
1928	00000	WBK ENGINEERING, 22507	113021	490.28	.00	.00	
CASH 000008	2021/12	INV 11/11/2021	SEP-CHK: N	DISC: .00	180119 63150	490.28	1099:
ACCT 1Y210	DEPT 19	DUE 11/30/2021	DESC:19-47 VET & KENNEL RIDGE & BELL		19-47 -CONTSVC -002 WBK	-	
CONDITIONS THAT PREVENT POSTING INVOICE 1928/22725							
* Invoice must be approved or voided to post.							
1928	00000	WBK ENGINEERING, 22487	113021	430.00	.00	.00	
CASH 000008	2021/12	INV 11/11/2021	SEP-CHK: N	DISC: .00	11001902 63630	430.00	1099:
ACCT 1Y210	DEPT 19	DUE 11/30/2021	DESC:REVIEW SERVICES 10-3 TO 10-30-21				
CONDITIONS THAT PREVENT POSTING INVOICE 1928/22726							
* Invoice must be approved or voided to post.							
2063	00000	RUNCO OFFICE SUP 846269-0	113021	78.94	.00	.00	
CASH 000008	2021/12	INV 11/11/2021	SEP-CHK: N	DISC: .00	11001902 62000	78.94	1099:
ACCT 1Y210	DEPT 19	DUE 11/30/2021	DESC:Office Supplies				
CONDITIONS THAT PREVENT POSTING INVOICE 2063/22720							
* Invoice must be approved or voided to post.							
10 PENDING UNPAID INVOICES				TOTAL	4,430.56		

11/22/2021 12:38 | Kendal County
pherber | PBZ 11222021

P 1
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CLERK: pherber BATCH: 2060 INVOICE PO CHECK RUN NET AMOUNT EXCEEDS PO BY PO BALANCE CHK/WIRE

PENDING UNPAID INVOICES

1247	00000 LEO'S	2475	113021	12.00	.00	.00	12.00	1099:
CASH 000008	2021/12	INV 11/22/2021	SEP-CHK: N	DISC: .00				
ACCT 12210	DEPT 19	DUE 11/23/2021	DESC: Anne Vlckery's name plate					
CONDITIONS THAT PREVENT POSTING INVOICE			1247/23128					

* Invoice must be approved or voided to post.

1 PENDING UNPAID INVOICES	TOTAL	12.00
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0 INVOICE(S)	REPORT POST TOTAL	.00
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REPORT TOTALS	.00
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12/02/2021 08:40
masselmeier

Kendall County
YEAR-TO-DATE BUDGET REPORT

P 1
glytdbud

FOR 2021 12

ACCOUNTS FOR: 1100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
11001902 Planning, Building and Zoning							
11001902 41180 Building Fee / P	-68,000	0	-68,000	-149,129.36	.00	81,129.36	219.3%
11001902 41190 PBZ - Recording	-1,200	0	-1,200	-2,546.00	.00	1,346.00	212.2%
11001902 41200 Zoning Fee	-10,000	0	-10,000	-24,540.50	.00	14,540.50	245.4%
11001902 41450 2012 NRA Source	-10	0	-10	.00	.00	-10.00	.0%*
11001902 51030 Salaries - Cleri	28,990	0	28,990	20,320.00	.00	8,670.00	70.1%
11001902 51070 Salaries - Manag	72,096	0	72,096	70,432.17	.00	1,663.83	97.7%
11001902 51080 Salaries - Compl	70,624	0	70,624	62,827.27	.00	7,796.73	89.0%
11001902 51090 Salaries - ZBA P	3,200	0	3,200	2,943.59	.00	256.41	92.0%
11001902 62000 Office Supplies	1,700	0	1,700	1,880.92	.00	-180.92	110.6%*
11001902 62010 Postage	1,000	0	1,000	1,521.07	.00	-521.07	152.1%*
11001902 62030 Dues	775	0	775	728.00	.00	47.00	93.9%
11001902 62040 Conferences	500	0	500	290.28	.00	209.72	58.1%
11001902 62050 Mileage	50	0	50	.00	.00	50.00	.0%
11001902 62060 Training	2,500	0	2,500	.00	.00	2,500.00	.0%
11001902 62070 Cellular Phones	2,500	0	2,500	1,246.48	.00	1,253.52	49.9%
11001902 62090 Legal Publicatio	1,500	0	1,500	825.84	.00	674.16	55.1%
11001902 62160 Equipment	400	0	400	289.83	.00	110.17	72.5%
11001902 62170 Vehicle Maintena	2,500	0	2,500	2,333.68	.00	166.32	93.3%
11001902 63610 Plumbing Inspect	14,000	0	14,000	13,500.00	.00	500.00	96.4%
11001902 63630 Consultants	13,500	0	13,500	9,189.50	.00	4,310.50	68.1%
11001902 63670 NPDES Permit Fee	1,000	0	1,000	1,000.00	.00	.00	100.0%
11001902 63700 Recording Fees	1,200	0	1,200	2,134.00	.00	-934.00	177.8%*
11001902 63800 Regional Plan Co	500	0	500	11.00	.00	489.00	2.2%
11001902 63810 Zoning Board of	500	0	500	12.00	.00	488.00	2.4%
11001902 63830 Historical Prese	500	0	500	310.48	.00	189.52	62.1%
11001902 63840 Ad Hoc Zoning	500	0	500	.00	.00	500.00	.0%
11001902 63850 Refunds	50	0	50	6,650.98	.00	-6,600.98*****%	
TOTAL Planning, Building and Zoning	140,875	0	140,875	22,231.23	.00	118,643.77	15.8%
TOTAL General Fund	140,875	0	140,875	22,231.23	.00	118,643.77	15.8%
TOTAL REVENUES	-79,210	0	-79,210	-176,215.86	.00	97,005.86	
TOTAL EXPENSES	220,085	0	220,085	198,447.09	.00	21,637.91	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: December 1, 2021
Re: End of Fiscal Year 2020-2021 Escrow Report

Below please find the balances of the various escrow accounts as of the close of business on November 30, 2021.

Tanglewood Trails	\$32,582.00
Fox Metro O&M Building	\$2,716.71
NICOR-Miller and Creek	\$692.39
Schlapp Road Banquet Center	\$424.00
Enbridge Energy Project on Chicago Rd	\$0.00 (Project Closed)
ANR Pipeline-Burr Oak and Griswold Springs	\$330.00
Light Road Industrial Park Lots 6-10	\$0.00 (Project Closed)
2884 Route 126 (O'Donovan)	\$1,200.00
9211 Route 126 (D Construction)	\$273.67
13039 McKanna Road	\$0.00
Four Seasons Storage	\$4,148.71
NE Corner of Ridge and Bell	\$3,358.63
Joliet Park District	\$1,445.89
276 Route 52 (TZ Landscaping)	\$174.07
3485 Route 126	\$397.50
Go Pro Baseball	\$1,326.82
2025 Simons (Paul Yearsley)	\$657.82
4819 Route 52 (Heap)	\$204.82
McKanna Road Barn (Barrios)	\$877.50
9000 Route 34 (Mark Cox)	\$473.57
4405 Van Dyke (Prodehl)	\$0.00 (Project Closed)
SW Corner of E. Beecher and Galena	\$877.50
12830 Ashley Road (Gutierrez)	\$340.00
9025 Chicago Road (Clow Pond)	\$393.75
83 S. Linden (Guzman)	\$555.00
10744 Route 47 (Always Faithful)	\$662.50
3549 Bell Road (Zeiter)	\$770.00
Yorkville Bristol Sanitary District	\$4,883.00
Central Limestone	\$1,200.00
TMF Plastic Solutions	\$1,200.00

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

The balance in the Henneberry Woods account was \$115,105.62.

The balance in the Ravine Woods account was \$9,351.97.

The balance in the Land Cash account was \$283,587.69.

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

MHA



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM Senior Planner
Date: December 1, 2021
Re: Public Act 102-0492-Agricultural Experiences Act (Petition 21-38)

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0492 (formerly House Bill 3650) also known as the Agricultural Experiences Act. A copy of Public Act 102-0492 is attached.

The Agricultural Experiences Act defines an agricultural experience, as “. . . any agricultural-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.” Crucially, the Act forbids a county from requiring conditional use permits, special use permits, or variances for this type of use.

The definition of agricultural experience in State law is similar to the County's definition of seasonal festivals. Seasonal festivals, as defined in the Zoning Ordinance, are defined as follows:

“A temporary event held during a specified time of the year which is designed to enhance the sales of seasonal crops and related products produced in conjunction with existing agricultural businesses such as orchards, vineyards, nurseries and similar agricultural operations. Related activities may include, but are not limited to, corn mazes, wagon rides, pony rides, farm animal petting zoos, and pumpkin patches. Activities including amusement park rides, live music concerts, truck and tractor pull competitions are specifically prohibited from Seasonal Festivals.”

The Agricultural Experiences Act forbids counties from requiring these types of events from obtaining special use permits, conditional use permits, or variances.

Seasonal festivals are conditional uses in the A-1 Agricultural District and are permitted uses in the B-4 Commercial Recreation District. The conditions for seasonal festivals are as follows:

- a) Adequate parking on site shall be provided in such a way that no on-street parking is necessary.
- b) Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office.
- c) The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.
- d) No alcohol shall be sold on the premises.
- e) Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.
- f) All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.
- g) Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property.

- h) The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Office.
- i) No event activity shall start earlier than 9:00 a.m. any day of the week, and shall end no later than 10:00 p.m., Monday thru Wednesday and no later than 11:30 p.m. Thursday thru Sunday.
- j) Events shall be permitted once a year unless otherwise approved by the PBZ Committee.
- k) Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year.
- l) Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.
- m) All signage shall comply with Section 12:00 of the Zoning Ordinance.
- n) All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot candles at any property line.
- o) Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the PBZ Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate a text amendment adding seasonal festivals to the list of permitted uses in the A-1 Agricultural District without conditions or restrictions, removing the conditions and restrictions on seasonal festivals in the B-4 Commercial Recreation District, deleting seasonal festivals from the list of conditional uses in the A-1 District, updating Appendix 9 Table of Uses to reflect this text amendment, and correcting citation errors caused by this text amendment.

Presently, three (3) special uses are impacted by the Agricultural Experiences Act. The special use permits for Woody's Orchard (Ordinances 2016-21 and 2021-07), Heap's Giant Pumpkins (Ordinance 2015-11), and Keller Farms (Ordinance 2009-18) contain provisions related to Seasonal Festivals. Staff would like to point out that some of these properties have special use permits beyond agricultural experiences (i.e. Woody's Orchard and Heap's Giant Pumpkins have special use permits for banquet facilities).

Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of five (5) in favor, two (2) in opposition, and one (1) present with two (2) members absent. The minutes are attached.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 27, 2021. No members of the public spoke regarding this proposal. The Kendall County Regional Planning Commission 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 attached.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on November 1, 2021. No members of the public testified at the public hearing. The Zoning Board of Appeals recommended approval by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing are attached.

The draft ordinance is attached.

If you have any questions, please let me know.

MHA

Encs.: Public Act 102-0492

October 5, 2021 ZPAC Minutes (This Petition Only)

October 27, 2021 Regional Planning Commission Minutes (This Petition Only)

November 1, 2021 Zoning Board of Appeals Minutes (This Petition Only)

Draft Ordinance

AN ACT concerning Agriculture.

**Be it enacted by the People of the State of Illinois,
represented in the General Assembly:**

Section 1. Short title. This Act may be cited as the
Agricultural Experiences Act.

Section 5. Agricultural experiences.

(a) In this Section, "agricultural experience" means
any agriculture-related activity, as a secondary use in
conjunction with agricultural production, on a farm which
activity is open to the public with the intended purpose of
promoting or educating the public about agriculture,
agricultural practices, agricultural activities, or
agricultural products.

(b) To assist in the promotion of agricultural
experiences, a county shall not require a conditional use
permit, special use permit, special exception, or variance for
agricultural experiences on property of which the primary use
is agricultural production.

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 5, 2021 – Unapproved Meeting Minutes

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

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Sergeant Dave Lawson – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve

Audience:

Brenda Zeiter, Gregg Ingemunson, Greg Dady, Boyd Ingemunson, and John Tebrugge

PETITIONS

Petition 21-38 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0492 (formerly House Bill 3650) also known as the Agricultural Experiences Act. A copy of Public Act 102-0492 was provided.

The Agricultural Experiences Act defines an agricultural experience, as “. . . any agricultural-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.” Crucially, the Act forbids a county from requiring conditional use permits, special use permits, or variances for this type of use.

The definition of agricultural experience in State law is similar to the County's definition of seasonal festivals. Seasonal festivals, as defined in the Zoning Ordinance, are defined as follows:

“A temporary event held during a specified time of the year which is designed to enhance the sales of seasonal crops and related products produced in conjunction with existing agricultural businesses such as orchards, vineyards, nurseries and similar agricultural operations. Related activities may include, but are not limited to, corn mazes, wagon rides, pony rides, farm animal petting zoos, and pumpkin patches. Activities including amusement park rides, live music concerts, truck and tractor pull competitions are specifically prohibited from Seasonal Festivals.”

The Agricultural Experiences Act forbids counties from requiring these types of events from obtaining special use permits, conditional use permits, or variances.

Seasonal festivals are conditional uses in the A-1 Agricultural District and are permitted uses in the B-4 Commercial Recreation District. The conditions for seasonal festivals are as follows:

- a) Adequate parking on site shall be provided in such a way that no on-street parking is necessary.
- b) Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office.
- c) The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.

- d) No alcohol shall be sold on the premises.
- e) Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.
- f) All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.
- g) Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property.
- h) The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Office.
- i) No event activity shall start earlier than 9:00 a.m. any day of the week, and shall end no later than 10:00 p.m., Monday thru Wednesday and no later than 11:30 p.m. Thursday thru Sunday.
- j) Events shall be permitted once a year unless otherwise approved by the PBZ Committee.
- k) Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year.
- l) Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.
- m) All signage shall comply with Section 12:00 of the Zoning Ordinance.
- n) All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot candles at any property line.
- o) Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the PBZ Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate a text amendment adding seasonal festivals to the list of permitted uses in the A-1 Agricultural District without conditions or restrictions, removing the conditions and restrictions on seasonal festivals in the B-4 Commercial Recreation District, deleting seasonal festivals from the list of conditional uses in the A-1 District, updating Appendix 9 Table of Uses to reflect this text amendment, and correcting citation errors caused by this text amendment.

Presently, three (3) special uses are impacted by the Agricultural Experiences Act. The special use permits for Woody's Orchard (Ordinances 2016-21 and 2021-07), Heap's Giant Pumpkins (Ordinance 2015-11), and Keller Farms (Ordinance 2009-18) contain provisions related to Seasonal Festivals. Staff would like to point out that some of these properties have special use permits beyond agricultural experiences (i.e. Woody's Orchard and Heap's Giant Pumpkins have special use permits for banquet facilities).

The proposal would apply to apple orchards, pumpkin patches, and Christmas tree farms where the plants were grown on the premises.

Mr. Klaas asked if the proposal make any uses more cumbersome for the existing special uses. Mr. Asselmeier responded no.

Mr. Rybski asked if these uses still had to follow other regulations. Mr. Asselmeier responded that the proposal only applies to zoning regulations; uses would still have to follow other applicable regulations.

Chairman Gengler expressed his opposition to the State intervening in local zoning regulations. Mr. Holdiman concurred with Chairman Gengler.

Mr. Klaas made a motion, seconded by Mr. Asselmeier, to recommend approval of the text amendment.

The votes were as follows:

Yeas (5): Asselmeier, Briganti, Lawson, Olson, and Rybski

Nays (2): Gengler and Holdiman

Present (1): Klaas

Absent (2): Chismark and Guritz

The motion carried.

The proposal goes to the Kendall County Regional Planning Commission on October 27, 2021.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 10:44 a.m., adjourned.

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

Enc.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unapproved - Meeting Minutes of October 27, 2021 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:28 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Larry Nelson, Claire Wilson, and Seth Wormley

Members Absent: Karin McCarthy-Lange, Ruben Rodriguez, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, Fran Miller, and Dan Koukol

PETITIONS

Petition 21-38 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0492 (formerly House Bill 3650) also known as the Agricultural Experiences Act. A copy of Public Act 102-0492 was provided.

The Agricultural Experiences Act defines an agricultural experience, as “. . . any agricultural-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.” Crucially, the Act forbids a county from requiring conditional use permits, special use permits, or variances for this type of use.

The definition of agricultural experience in State law is similar to the County’s definition of seasonal festivals. Seasonal festivals, as defined in the Zoning Ordinance, are defined as follows:

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The Agricultural Experiences Act forbids counties from requiring these types of events from obtaining special use permits, conditional use permits, or variances.

Seasonal festivals are conditional uses in the A-1 Agricultural District and are permitted uses in the B-4 Commercial Recreation District. The conditions for seasonal festivals are as follows:

a) Adequate parking on site shall be provided in such a way that no on-street parking is necessary.

- b) Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office.
- c) The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.
- d) No alcohol shall be sold on the premises.
- e) Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.
- f) All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.
- g) Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property.
- h) The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Office.
- i) No event activity shall start earlier than 9:00 a.m. any day of the week, and shall end no later than 10:00 p.m., Monday thru Wednesday and no later than 11:30 p.m. Thursday thru Sunday.
- j) Events shall be permitted once a year unless otherwise approved by the PBZ Committee.
- k) Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year.
- l) Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.
- m) All signage shall comply with Section 12:00 of the Zoning Ordinance.
- n) All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot candles at any property line.
- o) Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the PBZ Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate a text amendment adding seasonal festivals to the list of permitted uses in the A-1 Agricultural District without conditions or restrictions, removing the conditions and restrictions on seasonal festivals in the

B-4 Commercial Recreation District, deleting seasonal festivals from the list of conditional uses in the A-1 District, updating Appendix 9 Table of Uses to reflect this text amendment, and correcting citation errors caused by this text amendment.

Presently, three (3) special uses are impacted by the Agricultural Experiences Act. The special use permits for Woody's Orchard (Ordinances 2016-21 and 2021-07), Heap's Giant Pumpkins (Ordinance 2015-11), and Keller Farms (Ordinance 2009-18) contain provisions related to Seasonal Festivals. Staff would like to point out that some of these properties have special use permits beyond agricultural experiences (i.e. Woody's Orchard and Heap's Giant Pumpkins have special use permits for banquet facilities).

Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of five (5) in favor, two (2) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

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

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Hamman, Nelson, Wilson, and Wormley

Nays (0): None

Absent (3): McCarthy-Lange, Rodriguez, and Stewart

Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on November 1, 2021.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

Member Wilson asked if any special use permits had to be rescinded due to the Agricultural Experiences Act. Mr. Asselmeier responded that several of the entities that have seasonal festivals also have special use permits for other activities. The special use permits for other activities could still be enforced. Any restrictions on a seasonal festival specifically would no longer be enforceable.

Dan Koukol, as a County Board Member, thanked all of the Commissioners for their time and work on the Commission. He noted all of the experience of the Commissioners. He stated that the issues raised by the Regional Planning do not always get enough time and attention at the Planning, Building and Zoning Committee. He also discussed the complaints that he received regarding agricultural special uses.

Dan Koukol, as a citizen, noted that he has a special use permit. He noted that he communicated with a landscaper in McCook that wanted to move to Kendall County because the zoning was easy and he could just purchase land and start operations. He expressed concerns about companies claiming to be landscaping businesses with large amounts of heavy equipment. He discussed the floodplain and requested special use permit amendment at 3485 Route 126. He suggested weight restriction for equipment for landscaping businesses. He also discussed the pallet factory near Ashley Road and Plattville Road. Member Nelson suggested having a boiler plate restriction for landscaping businesses.

Chairman Ashton discussed a conversation he had regarding an industrial zone along Route 126. After the October 27, 2021, Comprehensive Land Plan and Ordinance Committee meeting he did not think a conversation like that along Route 126 would occur. He noted a future exodus from the County because of taxes.

Mr. Asselmeier noted that only a small number of special use permits have periodic reviews.

OTHER BUSINESS/ANNOUNCEMENTS

None

ADJOURNMENT

Member Nelson made a motion, seconded by Member Hamman, to adjourn. With a voice of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:47 p.m.

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



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 27, 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)
Ron & Fern MILLER		

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
November 1, 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: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Scott Cherry and Karen Clementi

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

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller

Chairman Mohr swore in Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-38 at 7:45 p.m.

Petition 21 – 38 – Kendall County Planning, Building and Zoning Committee

Request: Text Amendments to the Kendall County Zoning Ordinance Pertaining to the Illinois Agricultural Experiences Act and Seasonal Festival Regulations

Purpose: Petitioner Wishes Seasonal Festivals To Be a Permitted Use on A-1 Agriculture District and B-4 Commercial Recreation District Zoned Properties Without Restrictions, Updates to Appendix 9, Table of Uses, and Makes Citation Corrections to the Zoning Ordinance

Mr. Asselmeier summarized the request.

Earlier in 2021, the Illinois General Assembly passed and the Governor signed Public Act 102-0492 (formerly House Bill 3650) also known as the Agricultural Experiences Act. A copy of Public Act 102-0492 was provided.

The Agricultural Experiences Act defines an agricultural experience, as “. . . any agricultural-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products.” Crucially, the Act forbids a county from requiring conditional use permits, special use permits, or variances for this type of use.

The definition of agricultural experience in State law is similar to the County’s definition of seasonal festivals. Seasonal festivals, as defined in the Zoning Ordinance, are defined as follows:

“A temporary event held during a specified time of the year which is designed to enhance the sales of seasonal crops and related products produced in conjunction with existing agricultural businesses such

as orchards, vineyards, nurseries and similar agricultural operations. Related activities may include, but are not limited to, corn mazes, wagon rides, pony rides, farm animal petting zoos, and pumpkin patches. Activities including amusement park rides, live music concerts, truck and tractor pull competitions are specifically prohibited from Seasonal Festivals.”

The Agricultural Experiences Act forbids counties from requiring these types of events from obtaining special use permits, conditional use permits, or variances.

Seasonal festivals are conditional uses in the A-1 Agricultural District and are permitted uses in the B-4 Commercial Recreation District. The conditions for seasonal festivals are as follows:

- a) Adequate parking on site shall be provided in such a way that no on-street parking is necessary.
- b) Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office.
- c) The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.
- d) No alcohol shall be sold on the premises.
- e) Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.
- f) All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.
- g) Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property.
- h) The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Office.
- i) No event activity shall start earlier than 9:00 a.m. any day of the week, and shall end no later than 10:00 p.m., Monday thru Wednesday and no later than 11:30 p.m. Thursday thru Sunday.
- j) Events shall be permitted once a year unless otherwise approved by the PBZ Committee.
- k) Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year.
- l) Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.

m) All signage shall comply with Section 12:00 of the Zoning Ordinance.

n) All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot candles at any property line.

o) Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the PBZ Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority.

At their meeting on September 13, 2021, the Kendall County Planning, Building and Zoning Committee voted to initiate a text amendment adding seasonal festivals to the list of permitted uses in the A-1 Agricultural District without conditions or restrictions, removing the conditions and restrictions on seasonal festivals in the B-4 Commercial Recreation District, deleting seasonal festivals from the list of conditional uses in the A-1 District, updating Appendix 9 Table of Uses to reflect this text amendment, and correcting citation errors caused by this text amendment.

Presently, three (3) special uses are impacted by the Agricultural Experiences Act. The special use permits for Woody's Orchard (Ordinances 2016-21 and 2021-07), Heap's Giant Pumpkins (Ordinance 2015-11), and Keller Farms (Ordinance 2009-18) contain provisions related to Seasonal Festivals. Staff would like to point out that some of these properties have special use permits beyond agricultural experiences (i.e. Woody's Orchard and Heap's Giant Pumpkins have special use permits for banquet facilities).

Petition information was emailed to the townships on September 22, 2021. To date, only the Na-Au-Say Township Planning Commission has reviewed this proposal and they unanimously recommended approval.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion centered on the State imposing new regulations. ZPAC recommended approval of the proposal by a vote of five (5) in favor, two (2) in opposition, and one (1) present with two (2) members absent. The minutes were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 27, 2021. No members of the public spoke regarding this proposal. The Kendall County Regional Planning Commission 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.

Mr. Asselmeier noted that the Planning, Building and Zoning Committee did not necessarily approve of the Agricultural Experiences Act.

Chairman Mohr said we cannot stop anyone from having a festival. Mr. Asselmeier said yes, if the festival met the definition of an agricultural experience.

Chairman Mohr noted that he witnessed nearly three (3) accidents at Heap's because a lack of directional signage. If someone is hurt, Heap's could get sued.

Chairman Mohr opened the public hearing at 7:52 p.m.

Nobody spoke regarding the proposal.

Chairman Mohr closed the public hearing at 7:52 p.m.

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

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

The townships will be notified of the results of the hearing. The proposal will go to the Kendall County Planning, Building and Zoning Committee in December 2021.

The Zoning Board of Appeals completed their review of Petitions 21-38 at 7:52 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that a request for a major amendment to a special use permit for a landscaping business at 3485 Route 126 had been submitted. The major amendment changes the site plan to have outdoor storage of equipment and materials and changes the number of employees that can report to the property. This item will be on the December 13, 2021, Zoning Board of Appeals agenda. The application deadline for that meeting is November 12, 2021.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Thompson, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:57 p.m.

The next hearing/meeting will be on December 13, 2021.

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

Exhibits

1. Memo on Petition 21-38 Dated October 28, 2021

2. Certificate of Publication for Petition 21-38 (Not Included with Report but on file in Planning, Building and Zoning Office)

[illegible]

ORDINANCE NUMBER 2022-_____

**TEXT AMENDMENTS PERTAINING TO THE ILLINOIS AGRICULTURAL EXPERIENCES
ACT, SEASONAL FESTIVALS, AND RELATED CITATION CORRECTIONS**

WHEREAS, on January 1, 2022, Illinois Public Act 102-0492, also known as the Agricultural Experiences Act, became effective; and

WHEREAS, the Agricultural Experiences Act defines an agricultural experience and forbids counties from requiring agricultural experiences from obtaining special use permits, conditional use permits, and variances; and

WHEREAS, the definition of agricultural experiences as defined in the Agricultural Experiences Act is similar to the definition of seasonal festivals already contained in the Kendall County Zoning Ordinance; and

WHEREAS, seasonal festivals are presently conditional uses in the A-1 Agricultural District and permitted uses in the B-4 Commercial Recreation District with conditions and restrictions in both zoning districts; and

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

WHEREAS, On September 13, 2021, the Kendall County Planning, Building and Zoning Committee, hereinafter be referred to as “Petitioner”, submitted text amendments to the Kendall County Zoning Ordinance amending Sections 7:01.C and 7:01.E by transferring seasonal festivals from the list of conditional uses to the list of permitted uses in the A-1 Agricultural District and removing conditions and restrictions on seasonal festivals in the A-1 Agricultural District, amending Section 9:04.B.18 by removing conditions and restrictions on seasonal festivals in the B-4 Commercial Recreation District, updating Appendix 9 to reflect the text amendment, correcting citation error caused by this text amendment; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on October 7, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on November 1, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner’s representative presented evidence, testimony, and exhibits in support of the requested text amendment and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendments on November 1, 2021; and

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

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

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

- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Amended Text: The present language in Section 7:01.C is amended by adding “Seasonal Festivals” in the appropriate place alphabetically to the list permitted uses in the A-1 Agricultural District.
- III. Amended Text: The present language in Section 7:01.E is amended by deleting “Seasonal Festivals” from the list of conditional uses in the A-1 Agricultural District and renumbering the list of conditional uses in the A-1 Agricultural District to reflect this deletion.
- IV. Amended Text: The present language in Section 9:04.B.18 is deleted in its entirety and replaced with the following: “18. Seasonal Festivals”
- V. Appendix 9-Table of Uses is amended to reflect the change of Seasonal Festivals from a conditional use to a permitted use in the A-1 Agricultural Zoning District.
- IX. Any reference citation errors created by the above text amendments to the Zoning Ordinance shall be corrected.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 4th day of January, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-40**Robert J. Fisher****Amendment to Future Land Use Map in Land Resource
Management Plan****Agricultural to Rural Estate Residential****INTRODUCTION**

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the west side of O'Brien Road across from 16924 O'Brien Road. If approved, the Petitioner would like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials are included as Attachment 1. An aerial of the property is included as Attachment 2. An aerial of the property with the floodplain is included as Attachment 3.

The map amendment request is a separate petition (Petition 21-41).

SITE INFORMATION

PETITIONER: Robert J. Fisher

ADDRESS: Across from 16924 O'Brien Road, Minooka

LOCATION: West Side of O'Brien Road Approximately 0.25 Miles North of Whitewillow Road



TOWNSHIP: Seward

PARCEL #: 09-29-400-005

LOT SIZE: 19.5 +/- Acres

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Agricultural (Petitioner is requesting a change to Rural Estate Residential Max 0.45 DU/Acre.) Minooka calls for the property to be Low Density Residential.
	Roads	O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.
	Trails	Minooka has a trail planned along O'Brien Road.
	Floodplain/ Wetlands	There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

REQUESTED ACTION: Amendment to Future Land Use Map from Agricultural to Rural Estate Residential
Map Amendment Rezoning Property from A-1 Agricultural to R-1 One Family Residential

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Estate Residential (0.45 DU/Acre Max Density) (County)	A-1
South	Agricultural/Farmstead	A-1	Low Density Residential (Minooka) Agricultural (County)	A-1
East	Agricultural/Farmstead	A-1	Low Density Residential (Minooka) Rural Residential (0.65 DU/Acre Max Density) (County)	A-1
West	Agricultural	A-1	Regional Park (Minooka) Agricultural (County)	A-1
			Low Density Residential (Minooka)	

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on September 24, 2021.

VILLAGE OF MINOOKA

Petition information was sent to the Village of Minooka on September 24, 2021.

MINOOKA FIRE PROTECTION DISTRICT

Petition information was sent to the Minooka Fire Protection District on September 24, 2021.

ZPAC

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were included as Attachment 4.

RPC

The Kendall County Regional Planning Commission held a public hearing on this proposal on October 27, 2021. No members of the public testified in favor or in opposition to the request. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the hearing were included as Attachment 5.

ZBA

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on November 1, 2021. Other than the Petitioner's Attorney, no other members of the public spoke at the meeting. The Kendall County Zoning Board of Appeals recommended approval by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were included as Attachment 6.

ANALYSIS

The Future Land Use Map of the Village of Minooka calls for the area to be residential and for a park to be located across the street of the subject property on the east side of O'Brien Road.

The requested amendment is consistent with the Future Land Use Map of the Village of Minooka.

The property to the north of the subject property already possesses the classification requested for the subject property.

RECOMMENDATION

Staff recommends approval of the requested amendment.

The draft resolution is included as Attachment 7.

ATTACHMENTS

1. Application Materials
2. Aerial
3. Aerial of Floodplain Area
4. October 5, 2021 ZPAC Minutes (This Petition Only)
5. October 27, 2021 Regional Planning Commission Minutes (This Petition Only)
6. November 1, 2021 Zoning Board of Appeals Minutes (This Petition Only)
7. Draft Resolution



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Fisher Re-Zoning FILE # 21-40 + 21-41

NAME OF APPLICANT Robert J. Fisher		
CURRENT LANDOWNER/NAME(s) Robert J. Fisher		
SITE INFORMATION ACRES 19.00	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN) 09-29-400-005
EXISTING LAND USE Agricultural	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP Agricultural
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" 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 (____ Concept; ____ Preliminary; ____ Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (____ Major; ____ Minor)		
¹PRIMARY CONTACT Boyd Ingemunson	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
²ENGINEER CONTACT n/a	ENGINEER MAILING ADDRESS n/a	ENGINEER EMAIL n/a
ENGINEER PHONE # n/a	ENGINEER FAX # n/a	ENGINEER OTHER # (Cell, etc.) n/a
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 [REDACTED]

FEE PAID: \$ 500.00
CHECK # [REDACTED]

¹Primary Contact will receive all correspondence from County

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

RECEIVED

SEP 21 2021

KENDALL COUNTY
PLANNING, BUILDING & ZONING
Date Stamp Here If
Checklist Is Complete

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

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

Mix of Residential / Agricultural

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

Agricultural

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

suitable

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.

Rural Residential Development

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

Consistent

LEGAL DESCRIPTION

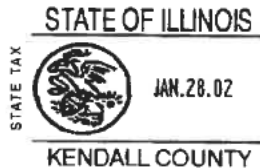
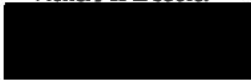
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, EXCEPTING THE NORTH 2008.02 FEET THEREOF. CONSISTING OF 19.51 ACRES, MORE OR LESS.

TRUSTEE'S DEED*Statutory Form*

200200002571
 Filed for Record in
 KENDALL COUNTY, ILLINOIS
 PAUL ANDERSON
 01-28-2002 At 09:04 a.m.
 TRUSTEES D 1097.25

**PREPARED BY &
RETURN TO:**

Robert E. White
 White, Marsh, Anderson,
 Vickers & Deobler



THIS INDENTURE made this 10th day of January, 2002, between **GERALD R. KNUDSON**, Trustee under the Gerald R. Knudson Living Trust dated January 28, 1993, as to an undivided 50% interest, and **PATRICIA A. KNUDSON**, Trustee under the Patricia A. Knudson Living Trust dated January 28, 1993, as to an undivided 50% interest, Grantors, and **ROBERT J. FISHER**, of the [Redacted] Grantee.

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

SEE "EXHIBIT A" ATTACHED HERETO AND EXPRESSLY MADE A PART HEREOF.

Subject to: General Real Estate Taxes and Special Assessments for the year 2001 and subsequent years; all zoning ordinances, easements, covenants and restrictions of record; rights of the public in and to that portion of the premises in question taken, used or dedicated for roads or highways; rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;

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


COUNTY OF KENDALL
 REAL ESTATE TRANSFER TAX
 \$ 359.75


To Have and to Hold the same unto said Grantee, and to the proper use, benefit and behoof forever of said Grantee.

This Deed is executed pursuant to aid in the exercise of the power and authority granted to and vested in said Trustees by the terms of the Deed or Deeds in Trust delivered to said Trustees in pursuant of the Trust Agreement mentioned above. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said County given to secure the payment of money, and remaining unreleased at the date of the delivery thereof.

Permanent Index Numbers:

09-29-400-004 & 09-32-200-005

 (SEAL)
GERALD R. KNUDSON, Trustee
 under the Gerald R. Knudson Living
 Trust dated January 28, 1993


 (SEAL)
PATRICIA A. KNUDSON, Trustee
 under the Patricia A. Knudson Living
 Trust dated January 28, 1993

STATE OF ILLINOIS

COUNTY OF ILLINOIS

)
) SS.
)

I, the undersigned, a Notary Public in and for, said County, in the State aforesaid DO HEREBY CERTIFY, that **GERALD R. KNUDSON and PATRICIA A. KNUDSON**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this  day of January, 2002.




 Notary Public

MAIL TAX BILL TO:

Robert J. Fisher


ATTEN TRANSFER TAX STAMP
 OR
 *Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.

EXHIBIT A

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, AND THE EAST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, EXCEPT A TRACT ON THE EAST SIDE WHICH IS MEASURED 208.71 FEET X 208.71 FEET, BEING APPROXIMATELY ONE ACRE IN AREA, ALL LOCATED IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 00" WEST ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1116.82 FEET; THENCE NORTH 90° 00' 00" WEST FOR A DISTANCE OF 208.71 FEET; THENCE SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 208.71 FEET; THENCE SOUTH 90° 00' 00" EAST FOR A DISTANCE OF 208.71 FEET TO A POINT WHICH FALLS ON THE SAID EAST LINE; THENCE SOUTH 00° 00' 00" WEST ALONG THE SAID EAST LINE FOR A DISTANCE OF 1325.34 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00° 57' 37" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1328.70 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SAID NORTHEAST QUARTER; THENCE NORTH 89° 46' 23" WEST ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1321.21 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTH HALF OF THE SAID NORTHEAST QUARTER; THENCE NORTH 00° 54' 36" EAST ALONG THE SAID WEST LINE FOR A DISTANCE OF 1329.53 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00° 01' 54" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2651.09 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE SOUTH 89° 44' 35" EAST ALONG THE SAID NORTH LINE FOR A DISTANCE OF 1323.83 FEET TO THE POINT OF BEGINNING; CONTAINING 119.854 ACRES MORE OR LESS, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; COUNTY OF KENDALL AND STATE OF ILLINOIS.***



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: Robert Fisher

Contact Person: Boyd Ingemunson

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

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

Site Location & Proposed Use

Township Name Seward Township 35 N, Range 8 E, Section(s) 29

Parcel Index Number(s) 09-29-400-005

Project or Subdivision Name Fisher Re-Zoning

Number of Acres 20 acres

Current Use of Site Agricultural

Proposed Use Rural Residential

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 on site

Type of Request

☒ Change in Zoning from A-1 to R-1

☐ 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: _____

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

15 Additional Acres at \$18.00 each \$ 270

Total NRI Fee \$ 645

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.

Petitioner or Authorized Agent

Date

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

FOR OFFICE USE ONLY

NRI# 2117 Date initially rec'd 9/21/21 Date all rec'd 9/21/21 Board Meeting October
Fee Due \$ 300.00 Fee Paid \$ 300.00 Check # [REDACTED] Over/Under Payment N/A Refund Due N/A



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

September 15, 2021

Boyd Ingemunson
Robert J. Fisher

RE: Fisher Re-Zoning
Project Number(s): 2204976
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Kyle Burkwald
Division of Ecosystems and Environment
217-785-5500

Attachment 2

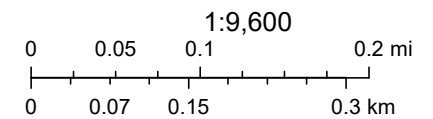


September 21, 2021

 Kendall County Address Points

Parcels

Ownership Parcel

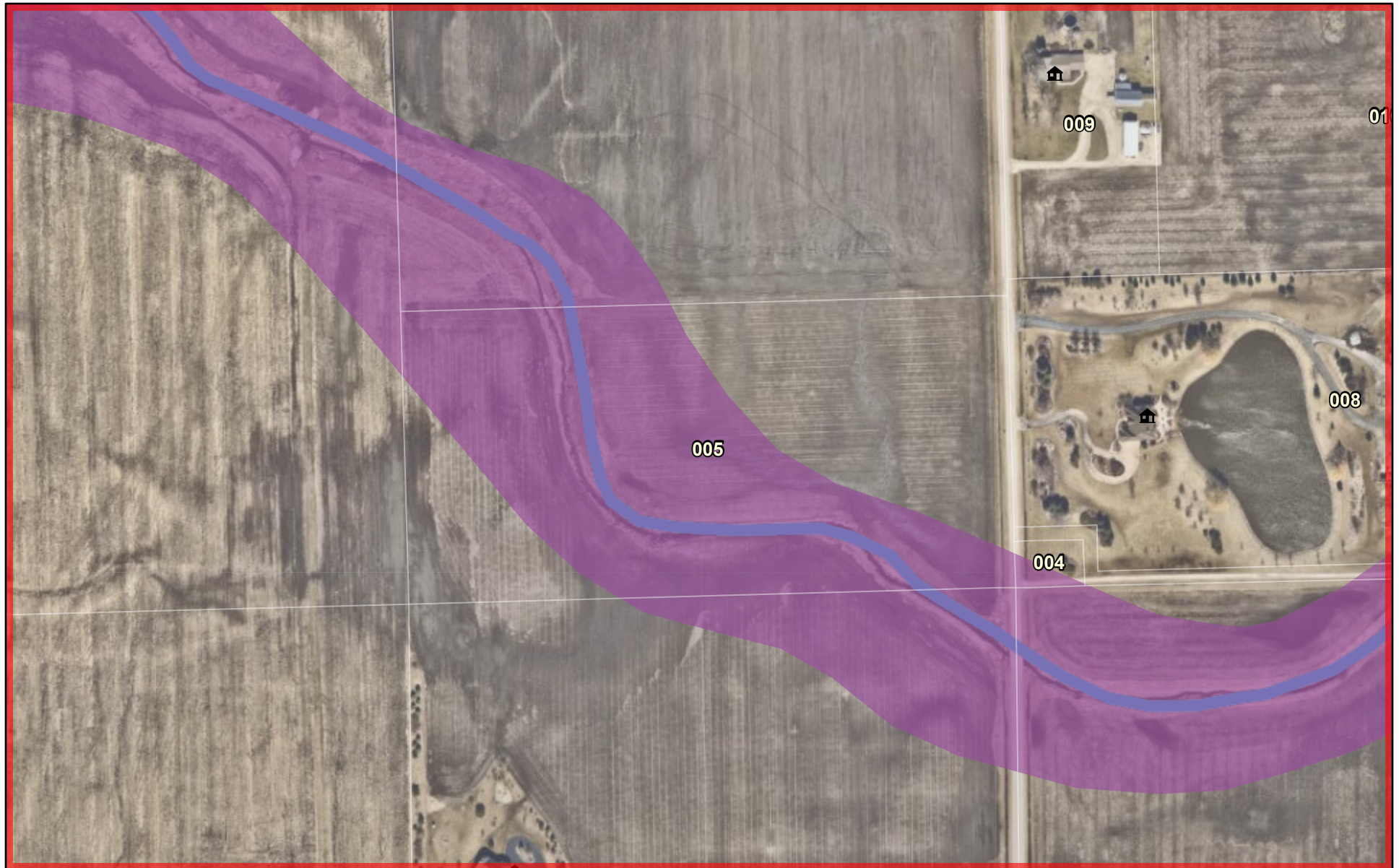


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Attachment 3



September 21, 2021

Kendall County Address Points
 Parcels
 Ownership Parcel

USA Flood Hazard Areas
 1% Annual Chance Flood Hazard
 USA Wetlands
 Estuarine
 Palustrine
 Riverine
 Marine

1:4,800
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km

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**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 5, 2021 – Unapproved Meeting Minutes**

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

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Sergeant Dave Lawson – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve

Audience:

Brenda Zeiter, Gregg Ingemunson, Greg Dady, Boyd Ingemunson, and John Tebrugge

PETITIONS

Petition 21-40 and 21-41 Robert J. Fisher

Mr. Asselmeier summarized the request.

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the west side of O'Brien Road across from 16924 O'Brien Road. The Petitioner would also like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials, aerial of the property, and aerial of the property with the floodplain was provided.

The County's Future Land Use Map called for the property to be Agricultural. Minooka's Future Land Use Map called for the property to be Low Density Residential.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Minooka has a trail planned along O'Brien Road.

There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

The properties in the vicinity were zoned A-1.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 21, 2021.

Petition information was sent to Seward Township on September 24, 2021.

Petition information was sent to the Village of Minooka on September 24, 2021.

ZPAC Meeting Minutes 10.05.21

Petition information was sent to the Minooka Fire Protection District on September 24, 2021.

The Petitioner desires to rezone the subject property in order to build one (1) house on the property. A future owner might subdivide the property for additional houses.

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

There was electricity along O'Brien Road. No other public or private utilities were onsite.

The property fronted O'Brien. Staff had no concerns regarding the ability of O'Brien Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors were foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise was anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The Future Land Use Map of the Village of Minooka calls for the area to residential and for a park to be located across the street of the subject property on the east side of O'Brien Road.

The requested amendment is consistent with the Future Land Use Map of the Village of Minooka.

The property to the north of the subject property already possesses the classification requested for the subject property.

The proposed 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 or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner cannot construct a house on the property unless the property is rezoned. Only agricultural uses would be permitted if the map amendment did not occur.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Agricultural, the property to the north as Rural Estate Residential (Max 0.45 DU/Acre), and the property to the east as Rural Residential (Max 0.65 DU/Acre). The Village of Minooka's Future Land Use Map classifies this property as Low

ZPAC Meeting Minutes 10.05.21

Density Residential. The Petitioner submitted a request amending the Kendall County Future Land Use Map to reclassify the subject property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

Staff recommended approval of the amendment to the Future Land Use Map. If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Rural Estate Residential is approved, Staff recommended approval of the proposed map amendment.

Mr. Rybski asked if a subdivision is planned for this property. Mr. Asselmeier said no subdivision was planned. Boyd Ingemunson, Attorney for the Petitioner, said the current owner wants to market the property for one (1) house. No agricultural allocations were available. The current owner has no plans to subdivide the property for additional homes.

Ms. Olson requested that the property owners obtain the necessary permits from the Army Corps of Engineers and Illinois Department of Resources. She also noted the limitations of the site caused by the soils. Mr. Ingemunson said that the Petitioner does not plan to build a house; the Petitioner wants to be able to market the property for residential purposes.

Mr. Holdiman asked why the Petitioner did not pursue a conditional use permit. Mr. Ingemunson responded that the Petitioner owns the property to the south and the Petitioner was looking to make it easier for a future property owner to build.

Chairman Gengler made a motion, seconded by Mr. Holdiman, to recommend approval of the amendment to the Future Land Use Map and the text amendment.

With a voice vote of eight (8) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on October 27, 2021.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 10:44 a.m., adjourned.

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

Enc.

Attachment 5, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of October 27, 2021 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:28 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Larry Nelson, Claire Wilson, and Seth Wormley

Members Absent: Karin McCarthy-Lange, Ruben Rodriguez, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, Fran Miller, and Dan Koukol

PUBLIC HEARING

Petition 21-40 Robert J. Fisher

The Kendall County Regional Planning Commission started their review of Petition 21-40 at 7:29 p.m.

Chairman Ashton opened the public hearing at 7:29 p.m.

Mr. Asselmeier summarized the request.

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the west side of O'Brien Road across from 16924 O'Brien Road. The Petitioner would also like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials, aerial of the property, and aerial of the property with the floodplain was provided.

The County's Future Land Use Map called for the property to be Agricultural. Minooka's Future Land Use Map called for the property to be Low Density Residential.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Minooka has a trail planned along O'Brien Road.

There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

The properties in the vicinity were zoned A-1.

Petition information was sent to Seward Township on September 24, 2021. No comments have been received.

Petition information was sent to the Village of Minooka on September 24, 2021. No comments have been received.

Petition information was sent to the Minooka Fire Protection District on September 24, 2021. No comments have been received.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Future Land Use Map of the Village of Minooka calls for the area to residential and for a park to be located across the street of the subject property on the east side of O'Brien Road.

The requested amendment is consistent with the Future Land Use Map of the Village of Minooka.

The property to the north of the subject property already possesses the classification requested for the subject property.

Staff recommended approval of the requested amendment.

Chairman Ashton asked if the classification of the parcel to the east in the County's Land Resource Management Plan pre-existed the application. Mr. Asselmeier responded yes.

Boyd Ingemunson, Attorney for the Petitioner, asked if anyone had any questions.

There were no additional questions or comments from the Planning Commissioners or members of the public.

Member Nelson made a motion, seconded by Member Wilson, to close the public hearing. With a voice vote of seven (7) ayes, the motion carried.

Chairman Ashton closed the public hearing at 7:34 p.m.

Member Nelson made a motion, seconded by Member Hamman, to recommend approval of the requested amendment to the Future Land Use Map.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Hamman, Nelson, Wilson, and Wormley

Nays (0): None

Absent (3): McCarthy-Lange, Rodriguez, and Stewart

Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on November 1, 2021.

The Kendall County Regional Planning Commission concluded their review of Petition 21-40 at 7:35 p.m.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

Member Wilson asked if any special use permits had to be rescinded due to the Agricultural Experiences Act. Mr. Asselmeier responded that several of the entities that have seasonal festivals also have special use permits for other activities. The special use permits for other activities could still be enforced. Any restrictions on a seasonal festival specifically would no longer be enforceable.

Dan Koukol, as a County Board Member, thanked all of the Commissioners for their time and work on the Commission. He noted all of the experience of the Commissioners. He stated that the issues raised by the Regional Planning do not always get enough time and attention at the Planning, Building and Zoning Committee. He also discussed the complaints that he received regarding agricultural special uses.

Dan Koukol, as a citizen, noted that he has a special use permit. He noted that he communicated with a landscaper in McCook that wanted to move to Kendall County because the zoning was easy and he could just purchase land and start operations. He expressed concerns about companies claiming to be landscaping businesses with large amounts of heavy equipment. He discussed the floodplain and requested special use permit amendment at 3485 Route 126. He suggested weight restriction for equipment for landscaping businesses. He also discussed the pallet factory near Ashley Road and Plattville Road. Member Nelson suggested having a boiler plate restriction for landscaping businesses.

Chairman Ashton discussed a conversation he had regarding an industrial zone along Route 126. After the October 27, 2021, Comprehensive Land Plan and Ordinance Committee meeting he did not think a conversation like that along Route 126 would occur. He noted a future exodus from the County because of taxes.

Mr. Asselmeier noted that only a small number of special use permits have periodic reviews.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Hamman, to adjourn. With a voice of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:47 p.m.

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

Exhibits

1. Memo on Petition 21-40 Dated October 20, 2021
2. Certificate of Publication for Petition 21-40 (Not Included with Report but on file in Planning, Building and Zoning Office)



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 27, 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)
Ron & Fern MILLER		

**MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
November 1, 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: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Scott Cherry and Karen Clementi

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

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller

Chairman Mohr swore in Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller.

PETITIONS

Without objection, the agenda was amended to move Petitions 21-40 and 21-41 to ahead of Petition 21-37.

Without objection, the review of Petitions 21-40 and 21-41 were combined.

The Zoning Board of Appeals started their review of Petitions 21-40 and 21-41 at 7:20 p.m.

Petition 21 – 40 – Robert J. Fisher

Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Property from Agricultural to Rural Estate Residential (Max 0.45 DU/Acre)

PIN: 09-29-400-005

Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township

Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

Petition 21 – 41 – Robert J. Fisher

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

PIN: 09-29-400-005

Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township

Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

Mr. Asselmeier summarized the requests.

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the

west side of O'Brien Road across from 16924 O'Brien Road. The Petitioner would also like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials, aerial of the property, and aerial of the property with the floodplain was provided.

The County's Future Land Use Map called for the property to be Agricultural. Minooka's Future Land Use Map called for the property to be Low Density Residential.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Minooka has a trail planned along O'Brien Road.

There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

The properties in the vicinity were zoned A-1.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 21, 2021. The LESA Score was 229 indicating a high level of protection. The NRI was provided.

Petition information was sent to Seward Township on September 24, 2021. No comments have been received.

Petition information was sent to the Village of Minooka on September 24, 2021. No comments have been received.

Petition information was sent to the Minooka Fire Protection District on September 24, 2021. No comments have been received.

ZPAC reviewed these proposals at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission held a public hearing on the requested change to the Future Land Use Map on October 27, 2021. No members of the public testified in favor or in opposition to the request. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the hearing were provided.

The Kendall County Regional Planning Commission also reviewed the proposed map amendment at their meeting on October 27, 2021. Discussion occurred about the amount of floodplain on the property and the number of houses that could be constructed on the property without a formal subdivision. A maximum of three (3) lots could be created from the subject property without the submittal of a formal subdivision. The Petitioner's Attorney noted that the Petitioner has no plans to build a house; the Petitioner wanted to sell the property and market the property as a residential site. No other members of the public spoke at the meeting. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with two (3) members absent. The minutes of the meeting were provided.

The Future Land Use Map of the Village of Minooka calls for the area to residential and for a park to be located across the street of the subject property on the east side of O'Brien Road.

The requested amendment is consistent with the Future Land Use Map of the Village of Minooka.

The property to the north of the subject property already possesses the classification requested for the subject property.

The Petitioner desires to rezone the subject property in order to build one (1) house on the property. A future owner might subdivide the property for additional houses.

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

There is electricity along O'Brien Road. No other public or private utilities are onsite.

The property fronts O'Brien Road. Staff has no concerns regarding the ability of O'Brien Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The proposed 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 or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner cannot construct a house on the property unless the property is rezoned. Only agricultural uses would be permitted if the map amendment did not occur.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Agricultural, the property to the north as Rural Estate Residential (Max 0.45 DU/Acre), and the property to the east as Rural Residential (Max 0.65 DU/Acre). The Village of Minooka's Future Land Use Map classifies this property as Low Density Residential. The Petitioner submitted a request amending the Kendall County Future Land Use Map to reclassify the subject property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

Staff recommended approval of the requested amendment.

If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Rural Estate Residential was approved, Staff recommended approval of the proposed map amendment.

Chairman Mohr noted that putting two (2) houses on the property would be possible, but difficult. A third house would be difficult until Minooka extended Whitewillow Road.

Chairman Mohr asked if Rural Estate Residential allowed horses. Mr. Asselmeier responded yes.

The minimum lot size for the R-1 District is approximately two point nine-nine (2.99) acres. Discussion occurred about how much land would be available after accounting for setbacks and the placement of well and septic systems.

Chairman Mohr opened the public hearing at 7:28 p.m.

Chairman Mohr asked how the Petitioner planned to market the property. Boyd Ingemunson, Attorney for the Petitioner, said the Petitioner was going to market the property in its totality to build one (1) house. The Petitioner has no plans to divide the property; they will sell the whole piece at one (1) time. Chairman Mohr closed the public hearing at 7:29 p.m.

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

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the change to the Future Land Use Map as requested.

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

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

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

Seward Township and the Village of Minooka will be notified of the results of the hearing.

Mr. Ingemunson requested that the Planning, Building and Zoning Committee review the proposals in November. Mr. Asselmeier will contact Planning, Building and Zoning Committee Chairman Scott Gengler and get his opinion.

The Zoning Board of Appeals completed their review of Petitions 21-40 and 21-41 at 7:33 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that a request for a major amendment to a special use permit for a landscaping business at 3485 Route 126 had been submitted. The major amendment changes the site plan to have outdoor storage of equipment and materials and changes the number of employees that can report to the property. This item will be on the December 13, 2021, Zoning Board of Appeals agenda. The application deadline for that meeting is November 12, 2021.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Thompson, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:57 p.m.

The next hearing/meeting will be on December 13, 2021.

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

Exhibits

1. Memo on Petition 21-40 Dated October 28, 2021
2. Certificate of Publication for Petition 21-40 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 21-41 Dated October 28, 2021
4. Certificate of Publication for Petition 21-41 (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.

State of Illinois
County of Kendall

LRMP
Petition #21-40

RESOLUTION NUMBER 2022-_____

**A RESOLUTION ADOPTING AN AMENDMENT TO THE KENDALL COUNTY LAND
RESOURCE MANAGEMENT PLAN TO UPDATE THE FUTURE LAND USE PLAN BY
RECLASSIFYING APPROXIMATELY NINETEEN POINT FIVE ACRES WEST OF 16924
O'BRIEN ROAD (PIN: 09-29-400-005) IN SEWARD TOWNSHIP FROM AGRICULTURAL TO
RURAL ESTATE RESIDENTIAL**

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

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

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

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

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

WHEREAS, the property which is the subject of this Resolution has been, at all relevant times, and remains currently classified as Agricultural on the Future Land Use Map and consists of approximately 19.5 acres located on the west side of O'Brien Road across the street from 16924 O'Brien Road (PIN: 09-29-400-005) in Seward 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 Robert J. Fisher and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about September 21, 2021, Petitioner's representative filed a petition to reclassify the subject property from Agricultural to Rural Estate Residential in order to rezone the property from A-1 Agricultural District to R-1 One Family Residential District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on October 7, 2021, the Kendall County Regional Planning Commission conducted a public hearing on October 27, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested amendment and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Regional Planning Commission has recommended approval of the proposed amendment; and

WHEREAS, the Kendall County Zoning Board of Appeals met on November 1, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested amendment and zero members of the public testified in favor or in opposition to the request; and

State of Illinois
County of Kendall

LRMP
Petition #21-40

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

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

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

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

1. The Recommendations of the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals attached hereto as Exhibits B and C respectively are hereby accepted.
2. The Kendall County Board hereby grants approval of Petitioner's petition for an amendment to the Future Land Use Map contained in the Kendall County Land Resource Management Plan by reclassifying the subject property as Rural Estate Residential.
3. Any text or maps contained in the Kendall County Land Resource Management Plan in conflict with this resolution are hereby amended to match the reclassification of the subject property approved by this resolution.

IN WITNESS OF, this resolution has been enacted by a majority vote of the Kendall County Board and is effective this 4th day of January, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, EXCEPTING THE NORTH 2008.02 FEET THEREOF. CONSISTING OF 19.51 ACRES, MORE OR LESS.

Exhibit B

The Kendall County Regional Planning Commission held a public hearing on the Petition on October 27, 2021. Zero (0) members of the public testified in favor or in opposition to the request. On the same date, the Commission issued the following recommendation by a vote of seven (7) in favor and zero (0) in opposition. Commissioners McCarthy-Lange, Rodriguez, and Stewart were absent.

RECOMMENDATION

Approval

Exhibit C

The Kendall County Zoning Board of Appeals reviewed the Petition on November 1, 2021. Zero (0) members of the public testified in favor or in opposition to the request. On the same date, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of five (5) in favor and zero (0) in opposition. Members Cherry and Clementi were absent.

RECOMMENDATION

Approval



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-41**Robert J. Fisher****Map Amendment Rezoning Property from A-1 to R-1****INTRODUCTION**

Robert J. Fisher would like a map amendment rezoning approximately nineteen point five more or less (19.5 +/-) acres located on the west side of O'Brien Road across from 16924 O'Brien Road from A-1 Agricultural to R-1 One Family Residential. If approved, the Petitioner would like to construct one (1) house on the property.

The application materials are included as Attachment 1. An aerial of the property is included as Attachment 2. An aerial of the property with the floodplain is included as Attachment 3.

The amendment to the Future Land Use Map in the Land Resource Management Plan is a separate petition (Petition 21-40).

SITE INFORMATION

PETITIONER: Robert J. Fisher

ADDRESS: Across from 16924 O'Brien Road, Minooka

LOCATION: West Side of O'Brien Road Approximately 0.25 Miles North of Whitewillow Road



TOWNSHIP: Seward

PARCEL #: 09-29-400-005

LOT SIZE: 19.5 +/- Acres

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Agricultural (Petitioner is requesting a change to Rural Estate Residential Max 0.45 DU/Acre.) Minooka calls for the property to be Low Density Residential.
	Roads	O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.
	Trails	Minooka has a trail planned along O'Brien Road.
	Floodplain/ Wetlands	There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

REQUESTED ACTION: Amendment to Future Land Use Map from Agricultural to Rural Estate Residential
Map Amendment Rezoning Property from A-1 Agricultural to R-1 One Family Residential

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Estate Residential (0.45 DU/Acre Max Density) (County)	A-1
South	Agricultural/Farmstead	A-1	Low Density Residential (Minooka) Agricultural (County)	A-1
East	Agricultural/Farmstead	A-1	Low Density Residential (Minooka) Rural Residential (0.65 DU/Acre Max Density) (County)	A-1
West	Agricultural	A-1	Regional Park (Minooka) Agricultural (County)	A-1
			Low Density Residential (Minooka)	

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated (see Attachment 1, Page 9).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on September 21, 2021 (see Attachment 1, Page 8). The LESA Score was 229 indicating a high level of protection. The NRI is included as Attachment 4.

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on September 24, 2021.

VILLAGE OF MINOOKA

Petition information was sent to the Village of Minooka on September 24, 2021.

MINOOKA FIRE PROTECTION DISTRICT

Petition information was sent to the Minooka Fire Protection District on September 24, 2021.

ZPAC

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were included as Attachment 5.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 27, 2021. Discussion occurred about the amount of floodplain on the property and the number of houses that could be constructed on the property without a formal subdivision. A maximum of three (3) lots could be created from the subject property without the submittal of a formal subdivision. The Petitioner's Attorney noted that the Petitioner has no plans to build a house; the Petitioner wanted to sell the property and market the property as a residential site. No other members of the public spoke at the meeting. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with two (3) members absent. The minutes of the meeting were included as Attachment 6.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on November 1, 2021. Other than the Petitioner's Attorney, no other members of the public testified at the hearing. The Kendall County Zoning Board of Appeals recommended approval by a vote of five (5) in favor and zero (0) in opposition with two (2) members absent. The minutes of the hearing were included as Attachment 7.

GENERAL INFORMATION

The Petitioner desires to rezone the subject property in order to build one (1) house on the property. A future owner might subdivide the property for additional houses.

BUILDING CODES

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

UTILITIES

There is electricity along O'Brien Road. No other public or private utilities are onsite.

ACCESS

The property fronts O'Brien Road. Staff has no concerns regarding the ability of O'Brien Road to support the proposed map amendment.

PARKING AND INTERNAL TRAFFIC CIRCULATION

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only.

LANDSCAPING AND SCREENING

Any fencing, landscaping, or screening would be for residential purposes.

SIGNAGE

Any signage would be residential in nature.

NOISE CONTROL

No noise is anticipated.

STORMWATER

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

FINDINGS OF FACT

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 or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner cannot construct a house on the property unless the property is rezoned. Only agricultural uses would be permitted if the map amendment did not occur.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Agricultural, the property to the north as Rural Estate Residential (Max 0.45 DU/Acre), and the property to the east as Rural Residential (Max 0.65 DU/Acre). The Village of Minooka's Future Land Use Map classifies this property as Low Density Residential. The Petitioner submitted a request amending the Kendall County Future Land Use Map to reclassify the subject property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

RECOMMENDATION

If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Rural Estate Residential is approved, Staff recommends approval of the proposed map amendment.

The draft ordinance is included as Attachment 8.

ATTACHMENTS

1. Application Materials
2. Aerial
3. Aerial of Floodplain Area
4. NRI Report
5. October 5, 2021 ZPAC Minutes (This Petition Only)
6. October 27, 2021 Regional Planning Commission Minutes (This Petition Only)
7. November 1, 2021 Zoning Board of Appeals Minutes (This Petition Only)
8. Draft Ordinance



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Fisher Re-Zoning FILE # 21-40 + 21-41

NAME OF APPLICANT Robert J. Fisher		
CURRENT LANDOWNER/NAME(s) Robert J. Fisher		
SITE INFORMATION ACRES 19.00	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN) 09-29-400-005
EXISTING LAND USE Agricultural	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP Agricultural
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" 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 (____ Concept; ____ Preliminary; ____ Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (____ Major; ____ Minor)		
¹PRIMARY CONTACT Boyd Ingemunson	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
²ENGINEER CONTACT n/a	ENGINEER MAILING ADDRESS n/a	ENGINEER EMAIL n/a
ENGINEER PHONE # n/a	ENGINEER FAX # n/a	ENGINEER OTHER # (Cell, etc.) n/a
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 [REDACTED]

FEE PAID: \$ 500.00
 CHECK # [REDACTED]

¹Primary Contact will receive all correspondence from County

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

RECEIVED

SEP 21 2021

KENDALL COUNTY
PLANNING, BUILDING & ZONING
Date Stamp Here If
Checklist is Complete

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

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

Mix of Residential / Agricultural

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

Agricultural

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

suitable

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.

Rural Residential Development

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

Consistent

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, EXCEPTING THE NORTH 2008.02 FEET THEREOF. CONSISTING OF 19.51 ACRES, MORE OR LESS.

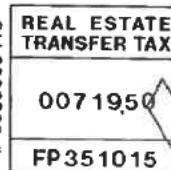
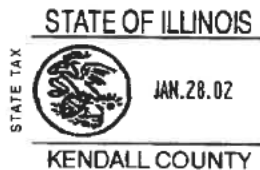
TRUSTEE'S DEED

Statutory Form

200200002571
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
01-28-2002 At 09:04 am.
TRUSTEES D 1097.25

**PREPARED BY &
RETURN TO:**

Robert E. White
White, Marsh, Anderson,
Vickers & Deobler



THIS INDENTURE made this 10th day of January, 2002, between **GERALD R. KNUDSON**, Trustee under the Gerald R. Knudson Living Trust dated January 28, 1993, as to an undivided 50% interest, and **PATRICIA A. KNUDSON**, Trustee under the Patricia A. Knudson Living Trust dated January 28, 1993, as to an undivided 50% interest, Grantors, and **ROBERT J. FISHER**, of the [redacted] Grantee.

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

SEE "EXHIBIT A" ATTACHED HERETO AND EXPRESSLY MADE A PART HEREOF.

Subject to: General Real Estate Taxes and Special Assessments for the year 2001 and subsequent years; all zoning ordinances, easements, covenants and restrictions of record; rights of the public in and to that portion of the premises in question taken, used or dedicated for roads or highways; rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any;

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


COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
\$ 359.75 *AP*


To Have and to Hold the same unto said Grantee, and to the proper use, benefit and behoof forever of said Grantee.

This Deed is executed pursuant to aid in the exercise of the power and authority granted to and vested in said Trustees by the terms of the Deed or Deeds in Trust delivered to said Trustees in pursuant of the Trust Agreement mentioned above. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said County given to secure the payment of money, and remaining unreleased at the date of the delivery thereof.

Permanent Index Numbers:

09-29-400-004 & 09-32-200-005

 (SEAL)
GERALD R. KNUDSON, Trustee
 under the Gerald R. Knudson Living
 Trust dated January 28, 1993


 (SEAL)
PATRICIA A. KNUDSON, Trustee
 under the Patricia A. Knudson Living
 Trust dated January 28, 1993

STATE OF ILLINOIS

COUNTY OF ILLINOIS

)
) SS.
)

I, the undersigned, a Notary Public in and for, said County, in the State aforesaid DO HEREBY CERTIFY, that **GERALD R. KNUDSON** and **PATRICIA A. KNUDSON**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this  day of January, 2002.




 Notary Public

MAIL TAX BILL TO:

Robert J. Fisher


ATTEN: TRANSFER TAX STAMP
 OR
 *Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.

EXHIBIT A

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, AND THE EAST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, EXCEPT A TRACT ON THE EAST SIDE WHICH IS MEASURED 208.71 FEET X 208.71 FEET, BEING APPROXIMATELY ONE ACRE IN AREA, ALL LOCATED IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00° 00' 00" WEST ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1116.82 FEET; THENCE NORTH 90° 00' 00" WEST FOR A DISTANCE OF 208.71 FEET; THENCE SOUTH 00° 00' 00" WEST FOR A DISTANCE OF 208.71 FEET; THENCE SOUTH 90° 00' 00" EAST FOR A DISTANCE OF 208.71 FEET TO A POINT WHICH FALLS ON THE SAID EAST LINE; THENCE SOUTH 00° 00' 00" WEST ALONG THE SAID EAST LINE FOR A DISTANCE OF 1325.34 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00° 57' 37" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1328.70 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SAID NORTHEAST QUARTER; THENCE NORTH 89° 46' 23" WEST ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1321.21 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTH HALF OF THE SAID NORTHEAST QUARTER; THENCE NORTH 00° 54' 36" EAST ALONG THE SAID WEST LINE FOR A DISTANCE OF 1329.53 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00° 01' 54" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 2651.09 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE SOUTH 89° 44' 35" EAST ALONG THE SAID NORTH LINE FOR A DISTANCE OF 1323.83 FEET TO THE POINT OF BEGINNING; CONTAINING 119.854 ACRES MORE OR LESS, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; COUNTY OF KENDALL AND STATE OF ILLINOIS.***

1. A distinct separate parcel on record prior to July 17, 1959.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
4. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct description in prior conveyances.
10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
11. The sale is of a single lot of less than 5 acres from a larger tract evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configuration thereof on October 1, 1973 and which sale does not violate any local requirements applicable to the subdivision of land.

2002 "OFFICIAL SEAL"
JOHN V. HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/9/2005



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: Robert Fisher

Contact Person: Boyd Ingemunson

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

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

Site Location & Proposed Use

Township Name Seward Township 35 N, Range 8 E, Section(s) 29

Parcel Index Number(s) 09-29-400-005

Project or Subdivision Name Fisher Re-Zoning

Number of Acres 20 acres

Current Use of Site Agricultural

Proposed Use Rural Residential

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 on site

Type of Request

☒ Change in Zoning from A-1 to R-1

☐ 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: _____

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

15 Additional Acres at \$18.00 each \$ 270

Total NRI Fee \$ 645

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.

Petitioner or Authorized Agent

Date

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

FOR OFFICE USE ONLY

NRI# 2117 Date initially rec'd 9/21/21 Date all rec'd 9/21/21 Board Meeting October
Fee Due \$ 300.00 Fee Paid \$ 300.00 Check # [REDACTED] Over/Under Payment N/A Refund Due N/A



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

September 15, 2021

Boyd Ingemunson
Robert J. Fisher

RE: Fisher Re-Zoning
Project Number(s): 2204976
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Kyle Burkwald
Division of Ecosystems and Environment
217-785-5500

Attachment 2

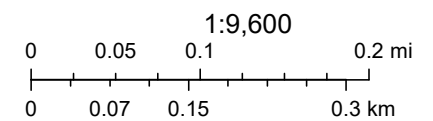


September 21, 2021

 Kendall County Address Points

Parcels

Ownership Parcel

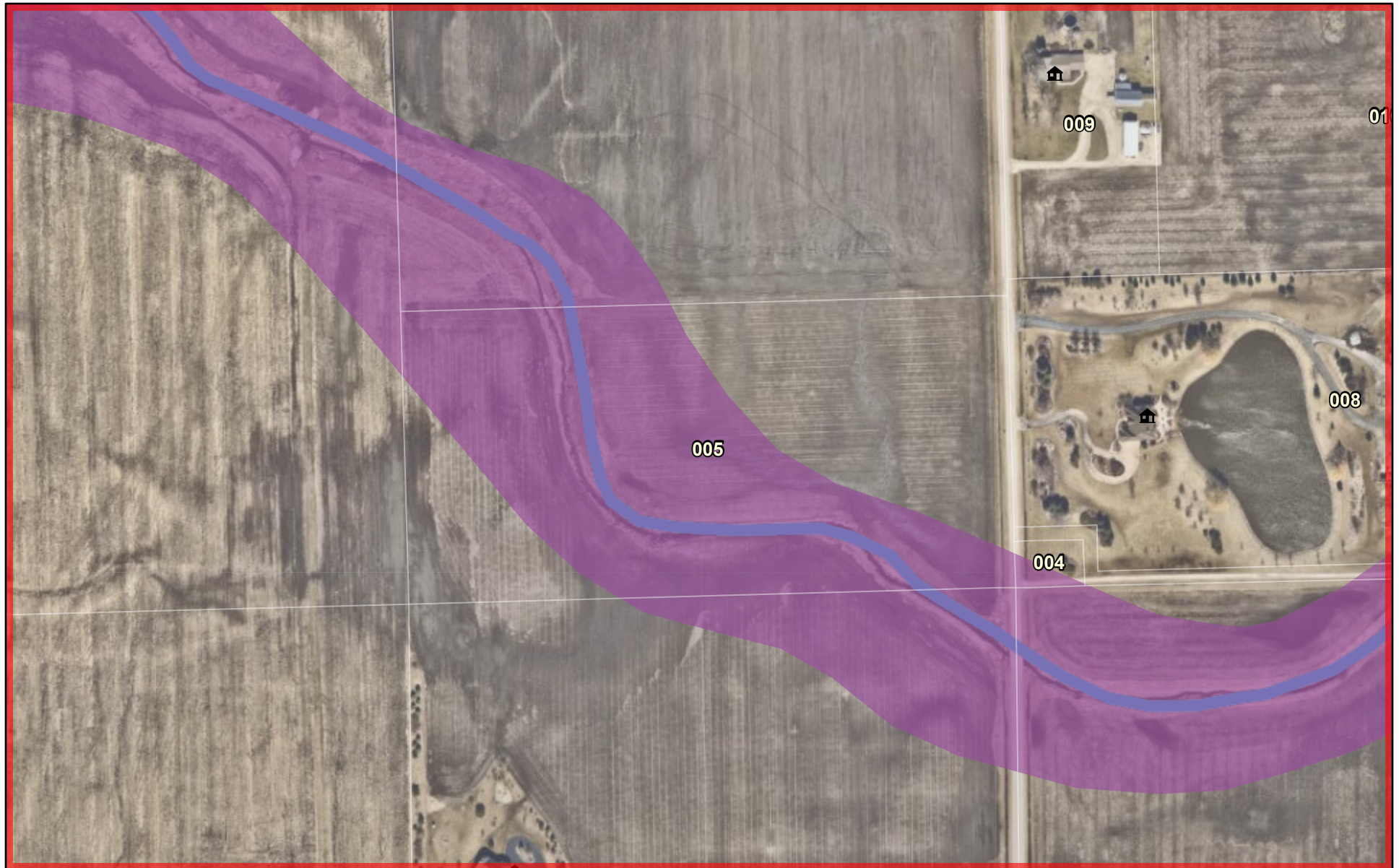


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Kendall County Web GIS






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

Attachment 3



September 21, 2021

 Kendall County Address Points
 Parcels
 Ownership Parcel

USA Flood Hazard Areas
 1% Annual Chance Flood Hazard
 USA Wetlands
 Marine
 Estuarine
 Palustrine
 Riverine

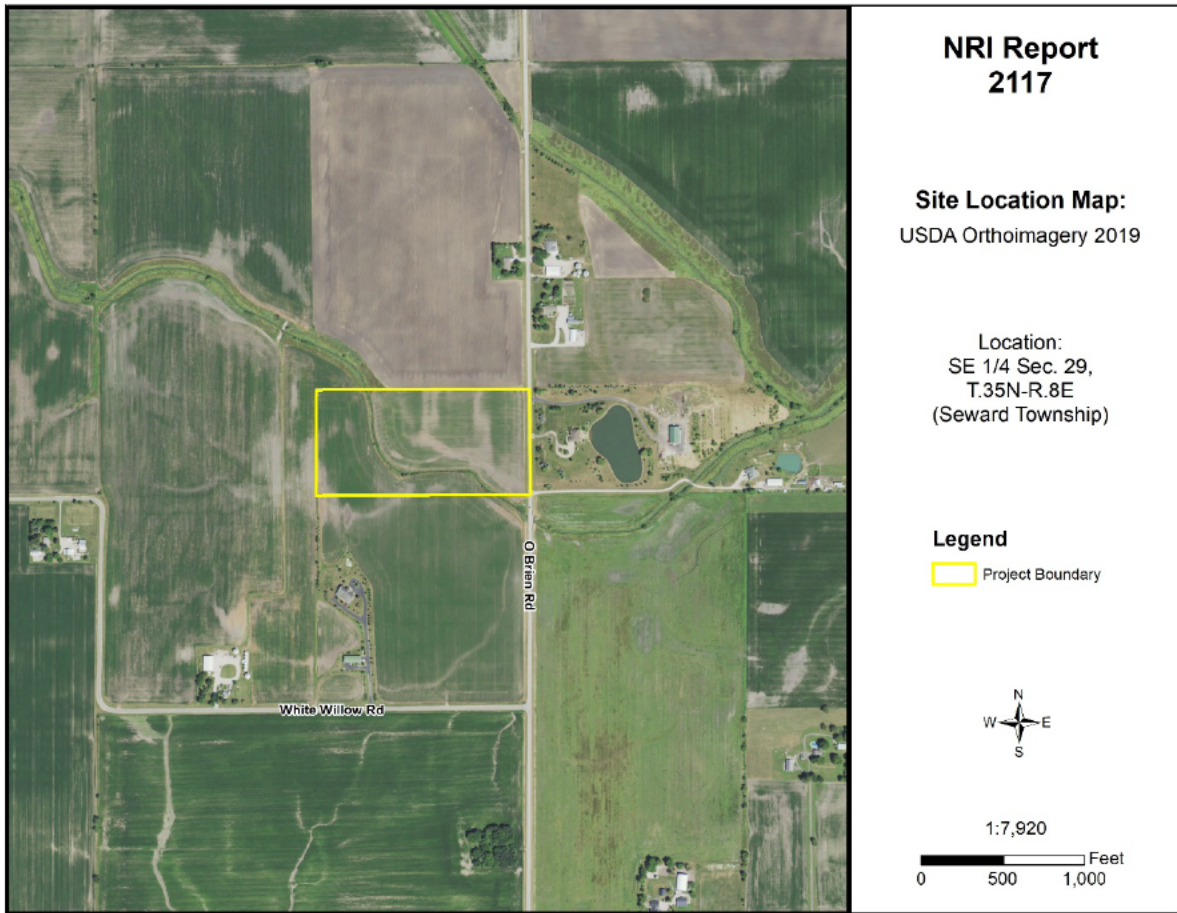
1:4,800
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km

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NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: #2117



Oct.
2021

Petitioner: Robert Fisher
Contact: Boyd Ingemunson

Prepared By:



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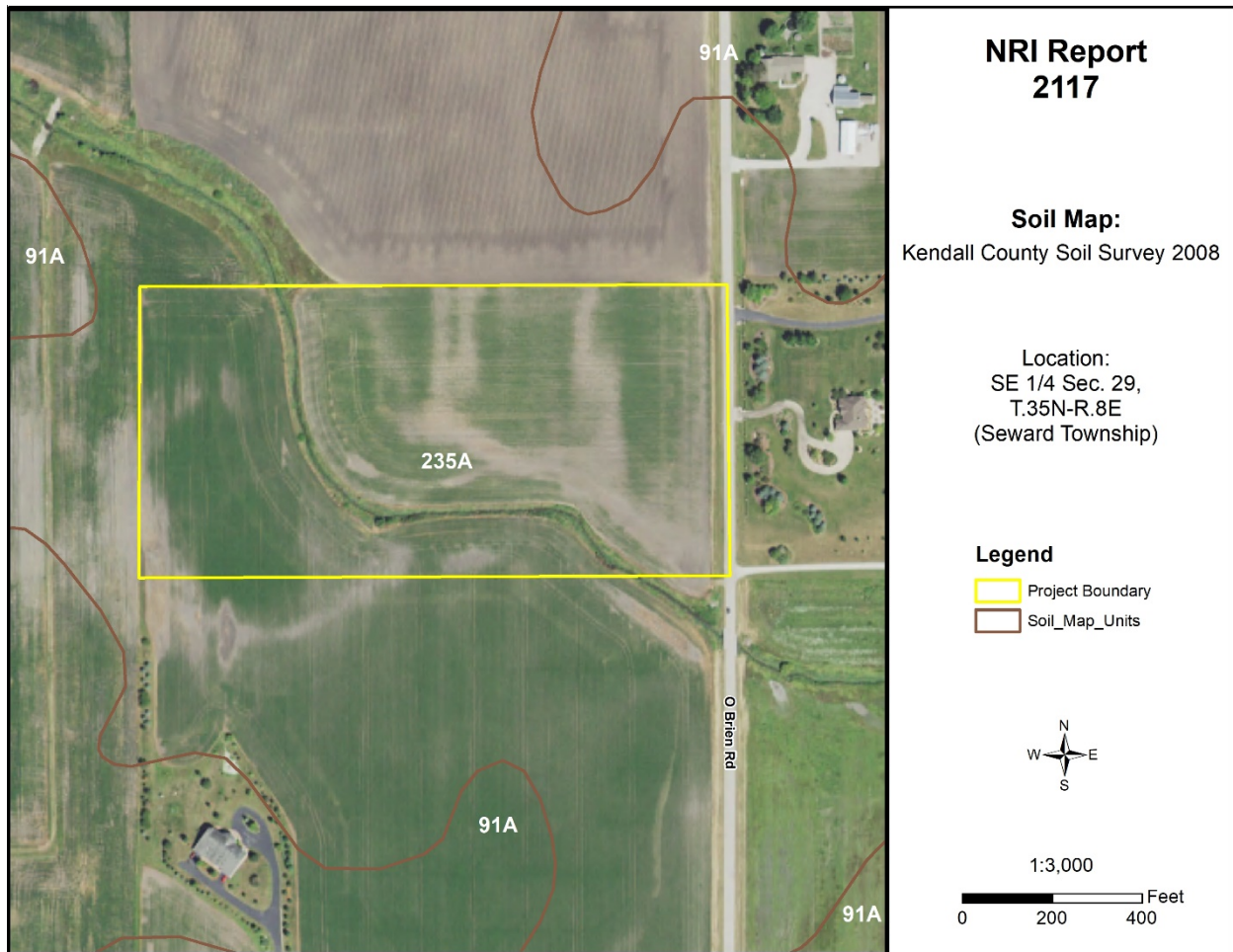
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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2117
Petitioner	Robert Fisher
Contact Person	Boyd Ingemunson
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SE ¼ of Section 29, T.35N.-R.8E. (Seward Township) of the 3 rd Principal Meridian
Project or Subdivision Name	Fisher Re-Zoning
Existing Zoning & Land Use	A-1 Agricultural; Cropland
Proposed Zoning & Land Use	R-1 Single Family Residential; Potential Residence
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	N/A
Size of Site	(+/-) 20 acres
Land Evaluation Site Assessment Score	229 (Land Evaluation: 87; Site Assessment: 142)

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
235A	Bryce silty clay, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland if Drained

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. The only soil found onsite is classified as 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. The only soil found onsite is designated as prime farmland if drained.

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	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
235A	C/D	Negligible	<u>January – May</u> Upper Limit: 0.0'-1.0' Lower Limit: 6.0' <u>June – December</u> Upper/Lower Limit: --	<u>January – May</u> Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent <u>June – 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 dwellings with basements, dwellings without basements, shallow excavations, lawns and landscaping, 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	Dwellings with Basements	Dwellings without Basements	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Sewage Systems	Acres	%
235A	Very Limited: Ponding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Shrink-swell	Very Limited: Ponding; Depth to saturated zone; Too clayey; Unstable excavation walls; Dusty	Very Limited: Ponding; Depth to saturated zone; Too clayey; Dusty	Unsuitable	19.7	100%
% Very Limited	100%	100%	100%	100%	100%		

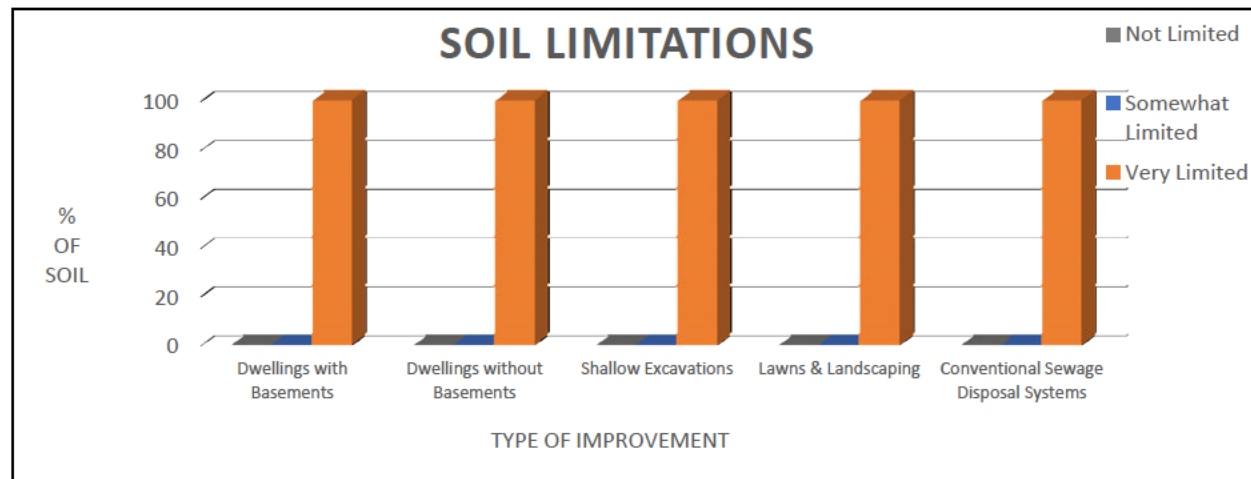
**Figure 2:** Soil Limitations



Figure 3A: Map of Building Limitations – Dwellings with Basements, Dwellings without Basements, Shallow Excavations, and Lawns & Landscaping

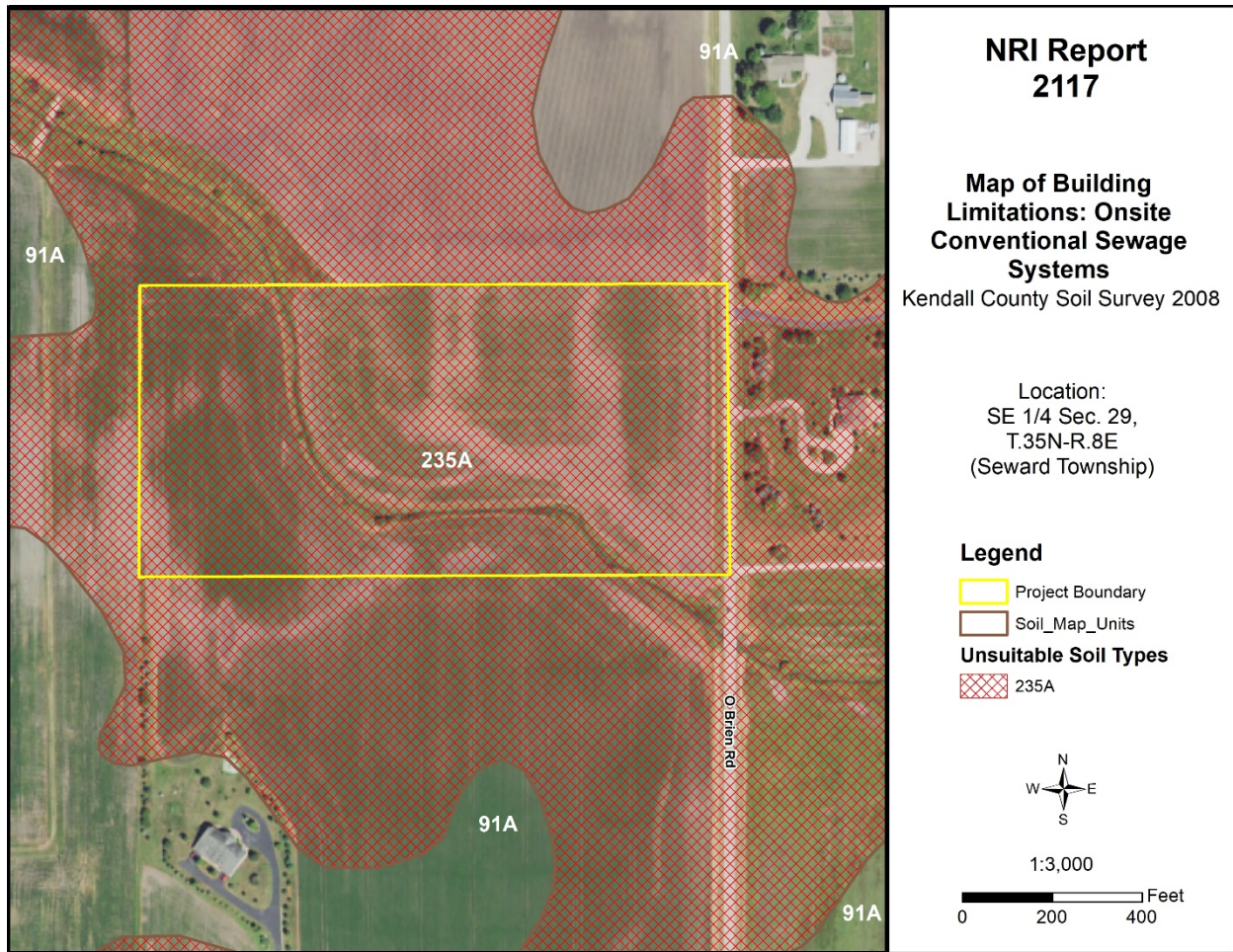


Figure 3B: Map of Building Limitations – Onsite Conventional Sewage System

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)
235A	3	87	19.7	1,713.9
Totals			19.7	1,713.9
LE Calculation			(Product of relative value / Total Acres) 1,713.9 / 19.7 = 87	
LE Score			LE = 87	

The Land Evaluation score for this site is 87, indicating that this site is currently designated as land that is well suited for agricultural uses considering the Land Evaluation score is above 80.

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)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	10
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	20
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	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:	142

The Site Assessment score for this site is 142. The Land Evaluation value (87) is added to the Site Assessment value (142) to obtain a LESA Score of 229 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: 87 + Site Assessment Value: 142 = LESA Score: 229

The LESA Score for this site is 229, which indicates a high 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 indicates the presence of a riverine 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.

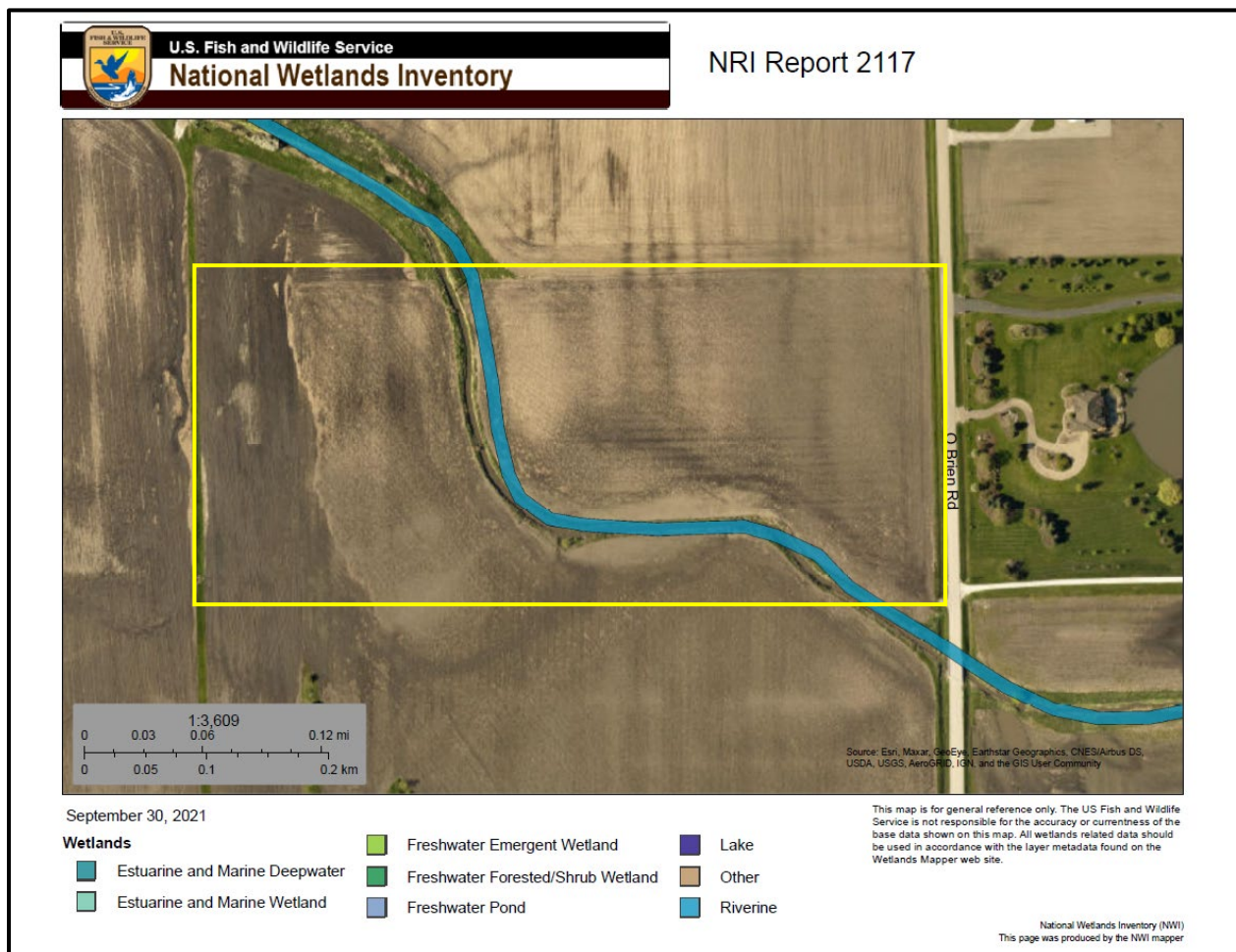


Figure 4: Wetland Map – USFWS National Wetland Inventory

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0225H (effective date January 8, 2014) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel is located within Zone A floodplain.

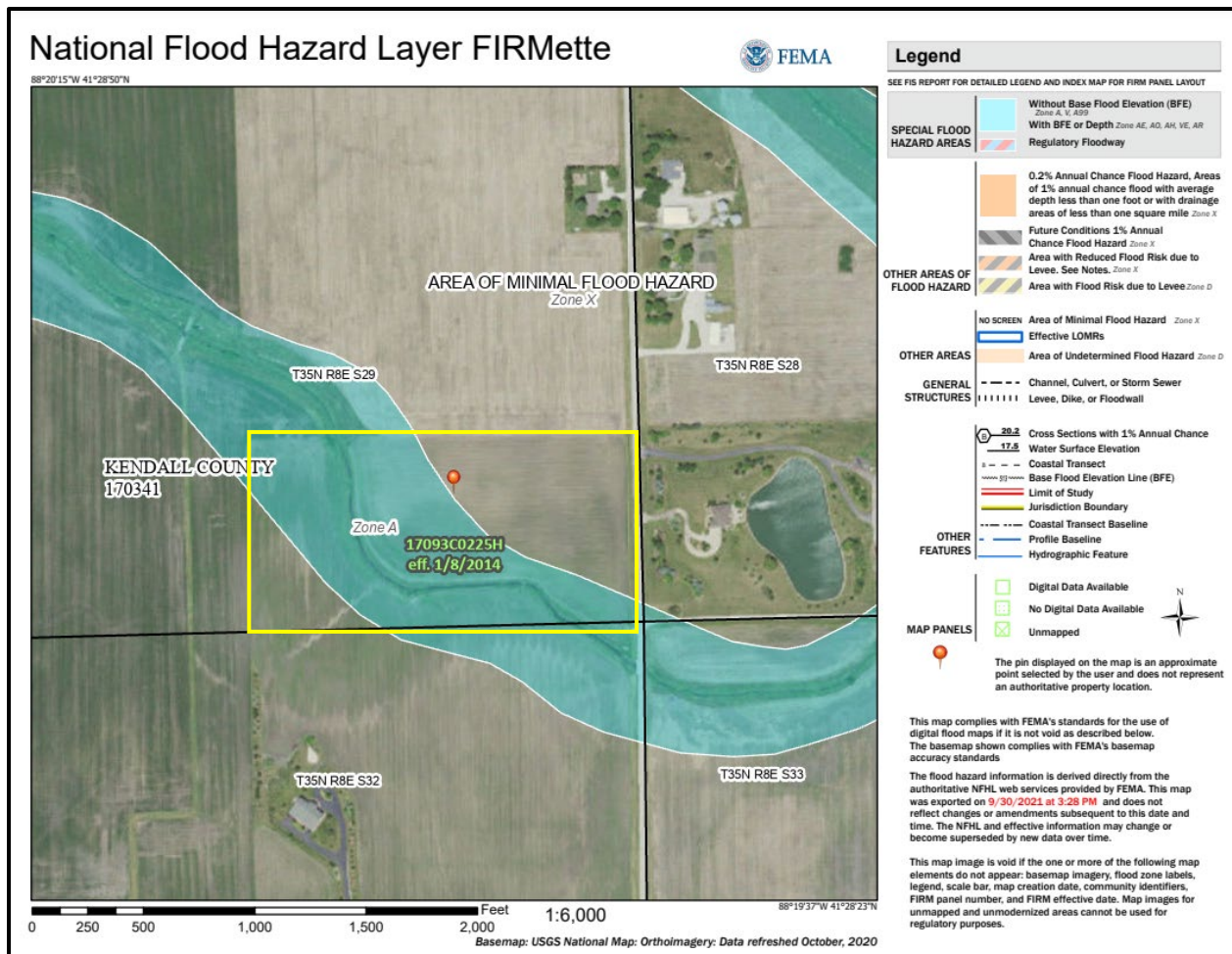


Figure 5: FEMA Floodplain Map

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 Robert Fisher for the proposed change in zoning from A-1 Agricultural to R-1 Single-Family Residential on a parcel located in Seward Township of Kendall County in the SE ¼ of Section 29, Township 35N, and Range 8E 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 an 87 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 229 out of a possible 300, which indicates a high 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 dwellings with and without basements, shallow excavations, and lawns & landscaping. Additionally, 100% of the soils appear to be unsuitable 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 Minooka Branch Aux Sable 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

10/04/2021
Date

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
October 5, 2021 – Unapproved Meeting Minutes**

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

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Sergeant Dave Lawson – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve

Audience:

Brenda Zeiter, Gregg Ingemunson, Greg Dady, Boyd Ingemunson, and John Tebrugge

PETITIONS

Petition 21-40 and 21-41 Robert J. Fisher

Mr. Asselmeier summarized the request.

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the west side of O'Brien Road across from 16924 O'Brien Road. The Petitioner would also like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials, aerial of the property, and aerial of the property with the floodplain was provided.

The County's Future Land Use Map called for the property to be Agricultural. Minooka's Future Land Use Map called for the property to be Low Density Residential.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Minooka has a trail planned along O'Brien Road.

There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

The properties in the vicinity were zoned A-1.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 21, 2021.

Petition information was sent to Seward Township on September 24, 2021.

Petition information was sent to the Village of Minooka on September 24, 2021.

ZPAC Meeting Minutes 10.05.21

Petition information was sent to the Minooka Fire Protection District on September 24, 2021.

The Petitioner desires to rezone the subject property in order to build one (1) house on the property. A future owner might subdivide the property for additional houses.

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

There was electricity along O'Brien Road. No other public or private utilities were onsite.

The property fronted O'Brien. Staff had no concerns regarding the ability of O'Brien Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors were foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise was anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The Future Land Use Map of the Village of Minooka calls for the area to residential and for a park to be located across the street of the subject property on the east side of O'Brien Road.

The requested amendment is consistent with the Future Land Use Map of the Village of Minooka.

The property to the north of the subject property already possesses the classification requested for the subject property.

The proposed 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 or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner cannot construct a house on the property unless the property is rezoned. Only agricultural uses would be permitted if the map amendment did not occur.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Agricultural, the property to the north as Rural Estate Residential (Max 0.45 DU/Acre), and the property to the east as Rural Residential (Max 0.65 DU/Acre). The Village of Minooka's Future Land Use Map classifies this property as Low

ZPAC Meeting Minutes 10.05.21

Density Residential. The Petitioner submitted a request amending the Kendall County Future Land Use Map to reclassify the subject property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

Staff recommended approval of the amendment to the Future Land Use Map. If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Rural Estate Residential is approved, Staff recommended approval of the proposed map amendment.

Mr. Rybski asked if a subdivision is planned for this property. Mr. Asselmeier said no subdivision was planned. Boyd Ingemunson, Attorney for the Petitioner, said the current owner wants to market the property for one (1) house. No agricultural allocations were available. The current owner has no plans to subdivide the property for additional homes.

Ms. Olson requested that the property owners obtain the necessary permits from the Army Corps of Engineers and Illinois Department of Resources. She also noted the limitations of the site caused by the soils. Mr. Ingemunson said that the Petitioner does not plan to build a house; the Petitioner wants to be able to market the property for residential purposes.

Mr. Holdiman asked why the Petitioner did not pursue a conditional use permit. Mr. Ingemunson responded that the Petitioner owns the property to the south and the Petitioner was looking to make it easier for a future property owner to build.

Chairman Gengler made a motion, seconded by Mr. Holdiman, to recommend approval of the amendment to the Future Land Use Map and the text amendment.

With a voice vote of eight (8) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on October 27, 2021.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

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

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 10:44 a.m., adjourned.

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

Enc.

Attachment 6, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of October 27, 2021 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:28 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Dave Hamman, Larry Nelson, Claire Wilson, and Seth Wormley

Members Absent: Karin McCarthy-Lange, Ruben Rodriguez, and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, Fran Miller, and Dan Koukol

Without objection, Chairman Ashton amended the agenda to move Petition 21-41 to ahead of Petition 21-36.

PETITIONS

Petition 21-41 Robert J. Fisher

Mr. Asselmeier summarized the request.

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the west side of O'Brien Road across from 16924 O'Brien Road. The Petitioner would also like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials, aerial of the property, and aerial of the property with the floodplain was provided.

The County's Future Land Use Map called for the property to be Agricultural. Minooka's Future Land Use Map called for the property to be Low Density Residential.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Minooka has a trail planned along O'Brien Road.

There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

The properties in the vicinity were zoned A-1.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 21, 2021. The LESA Score was 229 indicating a high level of protection. The NRI was provided.

Petition information was sent to Seward Township on September 24, 2021. No comments have been received.

Petition information was sent to the Village of Minooka on September 24, 2021. No comments have been received.

Petition information was sent to the Minooka Fire Protection District on September 24, 2021. No comments have been received.

ZPAC reviewed this proposal at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Petitioner desires to rezone the subject property in order to build one (1) house on the property. A future owner might subdivide the property for additional houses.

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

There is electricity along O'Brien Road. No other public or private utilities are onsite.

The property fronts O'Brien Road. Staff has no concerns regarding the ability of O'Brien Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The proposed 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 or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner cannot construct a house on the property unless the property is rezoned. Only agricultural uses would be permitted if the map amendment did not occur.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Agricultural, the property to the north as Rural Estate Residential (Max 0.45 DU/Acre), and the property to the east as Rural Residential (Max 0.65 DU/Acre). The Village of Minooka's Future Land Use Map classifies this property as Low Density Residential. The Petitioner submitted a request amending the Kendall County Future Land Use Map to reclassify the subject property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Rural Estate Residential was approved, Staff recommended approval of the proposed map amendment.

Member Wilson asked how much acreage was not in the floodplain. Based on the aerial, it appeared approximately ten (10) acres was outside the floodplain.

Member Nelson asked how many houses could be placed on the property using the Plat Act exemptions. Mr. Asselmeier noted that the property had over six hundred feet (600') of frontage. Based upon the County's two hundred foot (200') frontage requirements for R-1 zoned property and the minimum lot size of slightly less than three (3) acres, a maximum of three (3) houses could be placed upon the property. Due to the floodplain, the placement of two (2) houses was more likely without going through the subdivision process. Discussion occurred regarding the placement of septic systems in relation to the floodplain.

Boyd Ingemunson, Attorney for the Petitioner, noted that the Petitioner does not intend to construct a house on the property; the Petitioner would like to market the property as a residential site for sale.

Member Nelson made a motion, seconded by Member Hamman, to recommend approval of the map amendment.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Hamman, Nelson, Wilson, and Wormley

Nays (0): None

Absent (3): McCarthy-Lange, Rodriguez, and Stewart

Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on November 1, 2021.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

Member Wilson asked if any special use permits had to be rescinded due to the Agricultural Experiences Act. Mr. Asselmeier responded that several of the entities that have seasonal festivals also have special use permits for other activities. The special use permits for other activities could still be enforced. Any restrictions on a seasonal festival specifically would no longer be enforceable.

Dan Koukol, as a County Board Member, thanked all of the Commissioners for their time and work on the Commission. He noted all of the experience of the Commissioners. He stated that the issues raised by the Regional Planning do not always get enough time and attention at the Planning, Building and Zoning Committee. He also discussed the complaints that he received regarding agricultural special uses.

Dan Koukol, as a citizen, noted that he has a special use permit. He noted that he communicated with a landscaper in McCook that wanted to move to Kendall County because the zoning was easy and he could just purchase land and start operations. He expressed concerns about companies claiming to be landscaping businesses with large amounts of heavy equipment. He discussed the floodplain and requested special use permit amendment at 3485 Route 126. He suggested weight restriction for equipment for landscaping businesses. He also discussed the pallet factory near Ashley Road and Plattville Road. Member Nelson suggested having a boiler plate restriction for landscaping businesses.

Chairman Ashton discussed a conversation he had regarding an industrial zone along Route 126. After the October 27, 2021, Comprehensive Land Plan and Ordinance Committee meeting he did not think a conversation like that along Route 126 would occur. He noted a future exodus from the County because of taxes.

Mr. Asselmeier noted that only a small number of special use permits have periodic reviews.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Hamman, to adjourn. With a voice of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:47 p.m.

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



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 27, 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)
Ron & Fern MILLER		

MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560
November 1, 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: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Scott Cherry and Karen Clementi

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

Others Present: Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller

Chairman Mohr swore in Brenda Zeiter, Boyd Ingemunson, Ron Miller, and Fran Miller.

PETITIONS

Without objection, the agenda was amended to move Petitions 21-40 and 21-41 to ahead of Petition 21-37.

Without objection, the review of Petitions 21-40 and 21-41 were combined.

The Zoning Board of Appeals started their review of Petitions 21-40 and 21-41 at 7:20 p.m.

Petition 21 – 40 – Robert J. Fisher

Request: Amendment to the Future Land Use Map in the Kendall County Land Resource Management Plan by Reclassifying the Subject Property from Agricultural to Rural Estate Residential (Max 0.45 DU/Acre)

PIN: 09-29-400-005

Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township

Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

Petition 21 – 41 – Robert J. Fisher

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

PIN: 09-29-400-005

Location: West Side of O'Brien Road Across from 16924 O'Brien Road in Seward Township

Purpose: Petitioner Wishes to Rezone the Property to R-1 to Construct One House

Mr. Asselmeier summarized the requests.

Robert J. Fisher would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point five more or less (19.5 +/-) acres located on the

west side of O'Brien Road across from 16924 O'Brien Road. The Petitioner would also like to rezone the property R-1 in order to construct one (1) house on the property.

The application materials, aerial of the property, and aerial of the property with the floodplain was provided.

The County's Future Land Use Map called for the property to be Agricultural. Minooka's Future Land Use Map called for the property to be Low Density Residential.

O'Brien Road is a Township maintained Local Road. Minooka has a road planned connecting Whitewillow and O'Brien Roads.

Minooka has a trail planned along O'Brien Road.

There is floodplain and a riverine wetland on the property. An unnamed tributary of the Middle Aux Sable Creek flows through the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1.

The Kendall County Land Resource Management Plan called for the property to the north to be Rural Estate Residential (Max 0.45 DU/acre). The property to the east would be Rural Residential (Max 0.65 DU/acre). The properties to the south and west were classified as Agricultural.

The Village of Minooka's Future Land Use Map called for the area to the north, south, and west to be Low Density Residential. The land to the east was planned to be a Regional Park.

The properties in the vicinity were zoned A-1.

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 21, 2021. The LESA Score was 229 indicating a high level of protection. The NRI was provided.

Petition information was sent to Seward Township on September 24, 2021. No comments have been received.

Petition information was sent to the Village of Minooka on September 24, 2021. No comments have been received.

Petition information was sent to the Minooka Fire Protection District on September 24, 2021. No comments have been received.

ZPAC reviewed these proposals at their meeting on October 5, 2021. Discussion occurred about a future subdivision of the property and the need to obtain proper permits when development occurred. ZPAC recommended approval of the request by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission held a public hearing on the requested change to the Future Land Use Map on October 27, 2021. No members of the public testified in favor or in opposition to the request. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the hearing were provided.

The Kendall County Regional Planning Commission also reviewed the proposed map amendment at their meeting on October 27, 2021. Discussion occurred about the amount of floodplain on the property and the number of houses that could be constructed on the property without a formal subdivision. A maximum of three (3) lots could be created from the subject property without the submittal of a formal subdivision. The Petitioner's Attorney noted that the Petitioner has no plans to build a house; the Petitioner wanted to sell the property and market the property as a residential site. No other members of the public spoke at the meeting. The Kendall County Regional Planning Commission recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition with two (3) members absent. The minutes of the meeting were provided.

The Future Land Use Map of the Village of Minooka calls for the area to residential and for a park to be located across the street of the subject property on the east side of O'Brien Road.

The requested amendment is consistent with the Future Land Use Map of the Village of Minooka.

The property to the north of the subject property already possesses the classification requested for the subject property.

The Petitioner desires to rezone the subject property in order to build one (1) house on the property. A future owner might subdivide the property for additional houses.

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

There is electricity along O'Brien Road. No other public or private utilities are onsite.

The property fronts O'Brien Road. Staff has no concerns regarding the ability of O'Brien Road to support the proposed map amendment.

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

No new odors are foreseen.

Any new lighting would be for residential use only.

Any fencing, landscaping, or screening would be for residential purposes.

Any signage would be residential in nature.

No noise is anticipated.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

The proposed 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 or larger lot single-family residential uses.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1.

The suitability of the property in question for the uses permitted under the existing zoning classification. The Petitioner cannot construct a house on the property unless the property is rezoned. Only agricultural uses would be permitted if the map amendment did not occur.

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 is a mix of agricultural and single-family residential uses found in rural settings.

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 Agricultural, the property to the north as Rural Estate Residential (Max 0.45 DU/Acre), and the property to the east as Rural Residential (Max 0.65 DU/Acre). The Village of Minooka's Future Land Use Map classifies this property as Low Density Residential. The Petitioner submitted a request amending the Kendall County Future Land Use Map to reclassify the subject property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.

Staff recommended approval of the requested amendment.

If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Rural Estate Residential was approved, Staff recommended approval of the proposed map amendment.

Chairman Mohr noted that putting two (2) houses on the property would be possible, but difficult. A third house would be difficult until Minooka extended Whitewillow Road.

Chairman Mohr asked if Rural Estate Residential allowed horses. Mr. Asselmeier responded yes.

The minimum lot size for the R-1 District is approximately two point nine-nine (2.99) acres. Discussion occurred about how much land would be available after accounting for setbacks and the placement of well and septic systems.

Chairman Mohr opened the public hearing at 7:28 p.m.

Chairman Mohr asked how the Petitioner planned to market the property. Boyd Ingemunson, Attorney for the Petitioner, said the Petitioner was going to market the property in its totality to build one (1) house. The Petitioner has no plans to divide the property; they will sell the whole piece at one (1) time. Chairman Mohr closed the public hearing at 7:29 p.m.

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

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the change to the Future Land Use Map as requested.

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

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

The votes were as follows:

Ayes (5): Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (2): Cherry and Clementi

The motion passed.

Seward Township and the Village of Minooka will be notified of the results of the hearing.

Mr. Ingemunson requested that the Planning, Building and Zoning Committee review the proposals in November. Mr. Asselmeier will contact Planning, Building and Zoning Committee Chairman Scott Gengler and get his opinion.

The Zoning Board of Appeals completed their review of Petitions 21-40 and 21-41 at 7:33 p.m.

PUBLIC COMMENTS

Mr. Asselmeier stated that a request for a major amendment to a special use permit for a landscaping business at 3485 Route 126 had been submitted. The major amendment changes the site plan to have outdoor storage of equipment and materials and changes the number of employees that can report to the property. This item will be on the December 13, 2021, Zoning Board of Appeals agenda. The application deadline for that meeting is November 12, 2021.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Thompson, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:57 p.m.

The next hearing/meeting will be on December 13, 2021.

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

Exhibits

1. Memo on Petition 21-40 Dated October 28, 2021
2. Certificate of Publication for Petition 21-40 (Not Included with Report but on file in Planning, Building and Zoning Office)
3. Memo on Petition 21-41 Dated October 28, 2021
4. Certificate of Publication for Petition 21-41 (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.

Ken Miller

State of Illinois
County of Kendall

Zoning Petition
#21-41

ORDINANCE NUMBER 2022-_____

**MAP AMENDMENT FOR APPROXIMATELY NINETEEN POINT FIVE ACRES OF LAND
LOCATED ON THE WEST SIDE OF O'BRIEN ROAD ACROSS FROM 16924 O'BRIEN ROAD
(PIN: 09-29-400-005) IN SEWARD TOWNSHIP**

Rezone from A-1 to R-1

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

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 19.5 more or less acres located on the west side of O'Brien Road across from 16924 O'Brien Road and identified by Parcel Identification Number 09-29-400-005, in Seward 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 Robert J. Fisher and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about September 21, 2021, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on October 7, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on November 1, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner and their representative presented evidence, testimony, and exhibits in support of the requested Map Amendment and zero members of the public testified in favor or in opposition or expressed concerns regarding the requested Map Amendment; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the Map Amendment as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated November 1, 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 Map Amendment; and

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

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

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as

State of Illinois
County of Kendall

Zoning Petition
#21-41

the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to R-1 One Family Residential District.
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this Map Amendment.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 4th day of January, 2022.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, EXCEPTING THE NORTH 2008.02 FEET THEREOF. CONSISTING OF 19.51 ACRES, MORE OR LESS.

Exhibit B

The Kendall County Zoning Board of Appeals reviewed the Petition on November 1, 2021. Zero (0) members of the public testified in favor or in opposition to the request. On the same date, the Kendall County Zoning Board of Appeals issued the following recommendation by a vote of five (5) in favor and zero (0) in opposition. Members Cherry and Clementi were absent.

RECOMMENDATION

Approval



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 21-46

**Greg Dady on Behalf of DTG Investments, LLC
Major Amendment to a Special Use Permit for a Landscaping
Business**

INTRODUCTION

Greg Dady, on behalf of DTG Investments, LLC would like to sell the subject property to Baish Excavating. After exploring a text amendment to allow an excavating business on the subject property, the Petitioners decided to pursue a major amendment to the existing special use permit for a landscaping business at the subject property.

The application materials are included as Attachment 1. The aerial of the property is included as Attachment 2. The aerial with the flood zone is included as Attachment 3. The plat of survey is included as Attachment 4. The site plan is included as Attachment 5. The court order regarding a previous excavating business at the property is included as Attachment 14. The special use permit for a landscaping business previously granted by Ordinance 2007-10 is included as Attachment 15.

SITE INFORMATION

PETITIONERS: Greg Dady on Behalf of DTG Investments, LLC

ADDRESS: 3485 Route 126, Oswego

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



TOWNSHIP: Na-Au-Say

PARCEL #: 06-09-400-005

LOT SIZE: 5.6 +/- Acres

EXISTING LAND Former Cleanup and Restoration Business

PBZ Memo – Prepared by Matt Asselmeier – December 10, 2021

USE:

ZONING: A-1 Agricultural District with Special Use Permits

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

REQUESTED ACTION: Major Amendment to Special Use Permit for Landscaping Business

APPLICABLE REGULATIONS: Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

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

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

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

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

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

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Page 11.

NATURAL RESOURCES INVENTORY

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

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Petition information was sent to Na-Au-Say Township on October 26, 2021.

VILLAGE OF OSWEGO

Petition information was sent to the Village of Oswego on October 26, 2021. The property is inside Oswego's planning boundary.

VILLAGE OF PLAINFIELD

Petition information was sent to the Village of Plainfield on October 26, 2021. The property is within one point five (1.5) miles of Plainfield.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was sent information on October 26, 2021. The Oswego Fire Protection District submitted an email on October 27, 2021, requesting that fuel tanks be installed, permitted, and inspected per applicable law, storage heights inside the storage bins be capped at twenty-five feet (25') in height, and no miscellaneous storage of vehicles, machinery, or equipment occur in the storage bins. The email was included as Attachment 17. The Petitioners were agreeable to these requests.

ZPAC

ZPAC reviewed this proposal at their meeting on November 2, 2021. The Petitioners stated that only trailers would be parked in the floodplain. No turning lanes off of Route 126 would be required. However, the Illinois Department of Transportation could review the need for turning lanes in the future. The Petitioners were agreeable to setting the maximum number of employees at fifteen (15). ZPAC recommended approval of the request with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were included as Attachment 18.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on December 8, 2021. The Petitioner was asked if the building in the floodplain would be used for the proposed business and if they would be agreeable to restriction to not use this building as part of the special use. The Petitioner was agreeable to this condition. The Kendall County Regional Planning Commission recommended approval of this special use permit with the condition that building that the building on the northeast corner of the property in the floodplain not be used as part of the business allowed by the special use permit by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were included as Attachment 19.

ZBA

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on December 13, 2021. The minutes of this hearing will be distributed at the December 14, 2021, Planning, Building and Zoning Committee meeting.

GENERAL INFORMATION

The subject property has been used as a landscaping business and repair and restoration business. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

BUSINESS OPERATIONS

According to the business plan found on pages 2 and 3 of Attachment 1, Baish Excavating, Inc. does excavation, concrete, landscaping, site maintenance, railroad and major pipeline work. Their work takes

place offsite within a radius of approximately thirty-five (35) miles of Plainfield. They are relocating from their current location because their existing location has been sold.

The hours of operation are Monday through Friday from 6:00 a.m. until 5:00 p.m. The company operates outside these hours of operation during snowfalls and other emergencies. The company has eleven (11) employees, but this number could rise to fifteen (15) employees. Four (4) or five (5) of these employees work onsite while the remainder of employees work at job sites.

Equipment and trucks would be stored indoors as much as possible, but some equipment would be stored outside. Equipment consists of excavators, loaders, skid steers, track skids, two (2) semi dumps, and dump trailers. The site plan (Attachment 5) shows a sixty foot by one hundred foot (60' X 100') trailer parking area.

According to the site plan (Attachment 5), the Baish Excavating, Inc. would like to install three (3) fuel tanks on a concrete pad. The area would be twenty feet by thirty feet (20' X 30').

The site plan (Attachment 5) also calls for a twenty foot by sixty foot (20' X 60') outdoor storage bin area. This area would be used to store aggregates and salt in "tents". The "tents" would be a maximum of thirty feet (30') in height. The tents would be enclosed except for one (1) side. A picture of the "tent" is provided as Attachment 16.

EXISTING SPECIAL USE PERMIT

The existing special use permit for a landscaping business was granted on March 20, 2007, and included the following conditions and restrictions:

1. The maximum number of employees reporting to the site is 40.
2. The development of the site shall be in conformance with the submitted Site Enhancement Plan dated August 18, 2006 with a latest revision of date of March 9, 2007.
3. All commercial vehicles used for the special use are to be stored inside an accessory structure when not in use.
4. No construction activity can take place on the portion of the subject parcel located in Section 9 of Na-Au-Say Township until such time that a detailed flood plain study has been forwarded to PBZ staff and Strand Associates, to ensure that there are no negative impacts to Aux Sable Creek.
5. A site development permit will need to be secured prior to construction of the proposed parking stalls demonstrating that the post construction elevations of that portion of the parking lot located within the flood plain as depicted on the existing FEMA FIRM maps dated July 19, 1982 (Community Map Panel 170341 0100C) will not exceed the existing elevations of the existing grades on the site.
6. No construction activity shall take place and no permits (building, occupancy or site development) shall be issued for the subject property located in Section 9 of Na-Au-Say Township until such time that the required 15 foot Regional Trail easement, and the additional ROW along Route 126 per the previous Agreed Court Order, has been supplied and recorded.
7. All renovations to existing structures must conform to a commercial standard per the provisions of the Kendall County Building Code, including handicapped accessibility of the structures.
8. Other than the outside storage of non-growing landscaping materials, no outside storage shall be allowed on the site.
9. Occupancy in the existing residence will be restricted to an employee of the petitioner, for use as a caretaker's residence, and his/her immediate family members.
10. No composting will be done on-site. All grass clippings will be stored temporarily in a bin or dumpster and be hauled off the site periodically when the bin becomes full.

The Petitioner is requesting that conditions 1, 2, 3, and 8 be amended or repealed. Conditions 4, 6, and 7 have previously been met. The FEMA FIRM maps have been updated since the original special use permit was granted in 2007.

BUILDINGS AND BUILDING CODES

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

Any new structures would require applicable building permits.

ENVIRONMENTAL HEALTH

The property is served by well and septic.

STORMWATER

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

On October 26, 2021, the Petitioners and their engineer met with the Senior Planner, a representative of WBK, and the Planning, Building and Zoning Committee Chairman at the property. The Petitioners agreed that no hazardous or flammable materials would be stored in the floodway. The Kendall County Stormwater Management Ordinance forbids the storage of such materials in the floodway.

ACCESS

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

PARKING AND INTERNAL TRAFFIC CIRCULATION

According to the site plan (Attachment 5), a parking area is shown north of the metal building. The parking area is gravel.

LIGHTING

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

SIGNAGE

There is one (1) existing four foot by eight foot (4'X8') freestanding sign. A light exists next to the sign. A picture of the sign is included as Attachment 10.

SECURITY

There is an existing wooden fence around the property and a single gate east of the metal building.

LANDSCAPING

A berm and several mature trees are between the metal building and Route 126. Pictures of the landscaping are included as Attachments 11 and 12.

NOISE CONTROL

No information was provided regarding noise control.

ODORS

No new odors are foreseen by the proposed use.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to
PBZ Memo – Prepared by Matt Asselmeier – December 10, 2021

recommend in favor of the applicant on special use permit applications and major amendments to special use permits. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

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

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

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

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 because the Petitioners are not asking for 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 10-11 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.”

RECOMMENDATION

Staff recommends approval of the requested major amendment to an existing special use permit subject to the following conditions and restrictions:

1. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.
2. The site shall be developed substantially in accordance with the attached site plan (Attachment 5). The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, wood frame machine shed, and corn crib without amending the site plan.
3. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the attached site plan (Attachment 5). The parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.

4. The building located on the northeast corner of the property inside the floodplain as shown on the attached site plan (Attachment 5) shall not be used as part of the business allowed by this special use permit. **(Added at RPC)**
5. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
6. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
7. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
8. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
9. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
10. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the attached site plan (Attachment 5). The maximum height of the bins or "tents" shall be thirty feet (30') and shall look substantial like the structures shown in Attachment 16. The maximum storage heights inside the storage bins shall be capped at twenty-five feet (25'). No miscellaneous storage of vehicles, machinery, or equipment shall occur in the storage bins.
11. One (1) maximum four foot by eight foot (4' X 8') freestanding sign may be located on the subject property. The sign may be illuminated.
12. No landscape waste generated off the property can be burned on the subject property.
13. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners 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.
14. No retail 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.
15. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business allowed by this special use permit may reduce these hours of operation.
16. 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.

17. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
18. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
19. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.
20. 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, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.
21. 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.
22. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
23. 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 will be distributed at the December 14, 2021, Kendall County Planning, Building and Zoning Committee meeting.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Flood Zone Aerial
4. Plat of Survey
5. Site Plan
6. NRI Report
7. Building East Southside
8. Building West Southside
9. Storage Bin Area
10. Sign
11. Berm and Trees One
12. Berm and Trees Two
13. Looking South
14. May 8, 2001 Order
15. Ordinance 2007-10
16. Storage Tent
17. October 27, 2021 Oswego Fire Protection District Email
18. November 2, 2021 ZPAC Meeting Minutes (This Petition Only)
19. December 8, 2021 Kendall County Regional Planning Commission Minutes (This Petition Only)



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

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT Baish Excavating, Inc. / Robert A. Baish		
CURRENT LANDOWNER/NAME(s) DTG Investments, LLC		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 5	3485 State Route 126	06-09-400-005
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	A-1	Rural Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Robert Baish	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Michael Cook	[REDACTED]	[REDACTED]
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[REDACTED]		815.715.6217
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 10/7/2021

FEE PAID: \$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

Baish Excavating, Inc.
P.O. Box 193
25712 W. 143rd St.
Plainfield, Illinois 60544



Phone: 815-577-1515
Fax: 815-609-2929
E-mail: bbaish@baishexcavating.com
www.baishexcavating.com

August 30, 2021

To Whom It May Concern,

Baish Excavating, Inc. is an union construction company that has been doing business locally, for over 30 years. Although the company name has "excavation" in it, the company has expanded into many aspects of construction work in order to continue to prosper and keep its employees employed. The company does excavation, concrete work, landscaping, site maintenance, works with rail roads, as well as major pipelines. Baish tends to do more general construction services than anything anymore, and excavation has become the smallest part of our daily work. All of it's work takes place off site and somewhere in approximately a 35 mile radius of Plainfield. Baish has been in the Plainfield area for the majority of its time in business and has been at its current location for almost 9 years. The only reason for looking to relocate is because the property has been sold for other purposes. During all those years Baish has prided itself with being a good neighbor and a enjoys that a large portion of our employees are from the local area as well. .

Baish's main hours of operation are 6 AM—5 PM, Monday through Friday. Due to contracts to do emergency repairs for local municipalities, as well as snow plowing when Mother Nature dictates, there are other times that employees may need to mobilize, but those are usually isolated incidents. The average daily amount of employees that come and go is 11. 4-5 of those people work full time on site and the rest are grabbing equipment to take to the jobs they are working on.

All equipment and trucks will be stored inside, but some equipment may be stored on site. The amount will change depending on the work loads. There may be excavators and / or loaders on site if in between jobs or getting ready to mobilize for snow removal. No specific piece is on site for long. Skid steers and track skids tend to be in yard the most but are leaving daily to work on job sites. We have two semi dumps that the dump trailers might be parked outside when not being used, but the intent is to keep as much as possible stored inside the buildings. We will have three fuel tanks, on a concrete pad, on site which we will be guided by Feece Oil and the State Fire Marshall as to proper placement. They will be surrounded by concrete block and illuminated by a light station. We have started discussion with them already and they have stated that we will be well below allowed limits for this type of site. They have provided pictures, which are attached, showing the basic layout for the install, as well as the spec sheet for their tanks.

We would like to also have a few material bins on site, which would be for the purpose of storing extra aggregates for emergency repairs and salt during times which snow removal is taking place. We have attached reference pictures of these as well. We are entertaining putting these under a roof upon completing them.

Other than the fuel tanks and aggregate bins, we have no intention of changing anything to how the

property currently is.

We truly hope that you will consider allowing us to conduct business at this site under the special use currently in place, and the major amendment requested. The location feels like a perfect fit to us and as it is within 5 miles of our current location, it allows us to continue working in an area with which we have been for more than 3 decades and have called home as well as our place of business.



October 18, 2021

To Whom It May Concern,

I support Baish Excavating's application for a special use permit to lease my property at 3485 Rt. 126 in Oswego. I believe that their use of the property is ideal and that their company will be an asset to the community. If you have any further questions, please contact me.

Sincerely,

Greg Dady

Owner, DTG Properties, LLC



EXHIBIT A

LEGAL DESCRIPTION

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

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

**PREPARED BY:**

Donald J. Manikas, Esq.

201400017091

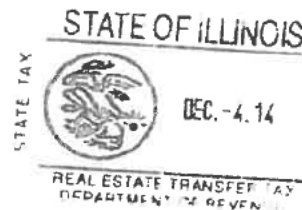
DEBBIE
GILLETTE
KENDALL COUNTY, ILRECORDED: 12/4/2014 2:03 PM
WD: 1354.00 RHSPS FEE: 10.00
PAGES: 4**AFTER RECORDATION
RETURN TO:**

Kristine Larsen, Esq.

\$ 435.00 (R)

**SEND SUBSEQUENT TAX
BILLS TO:**

DTG Investments, LLC 3485 Route 126

**SPECIAL WARRANTY DEED**

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

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

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

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

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

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

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

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

TRIPLE B SOUTH, LLC
an Illinois limited liability company

By:

 William F. Adeluzzi, Managing Member

State of Illinois)
)SS.
County of COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that WILLIAM F. ADELUZZI, as Managing Member of Triple B South, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of October, 2014.

Commission expires November 20, 2016.



PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)


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

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

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

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME


Signature of Affiant

This 29th day of October, 2014.


Signature of Notary Public



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Greg Dady - DTG Investments, LLC
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought _____
3. Nature of Applicant: (Please check one)
☐ Natural Person (a)
☐ Corporation (b)
☐ Land Trust/Trustee (c)
☐ Trust/Trustee (d)
☒ Partnership (e)
☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant: _____
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
- | NAME | ADDRESS | INTEREST |
|-------------|------------|----------|
| Greg Dady - | [REDACTED] | 50 |
| Tia Dady - | [REDACTED] | 50 |
| | | |
| | | |
| | | |

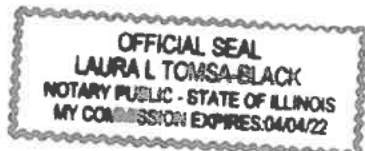
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

Greg Dady is the applicant.

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

Subscribed and sworn to before me this 30 day of October, A.D. 2019

(seal)



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Baish Excavating, Inc.
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought _____
3. Nature of Applicant: (Please check one)
☐ Natural Person (a)
☒ Corporation (b)
☐ Land Trust/Trustee (c)
☐ Trust/Trustee (d)
☐ Partnership (e)
☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant: _____
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

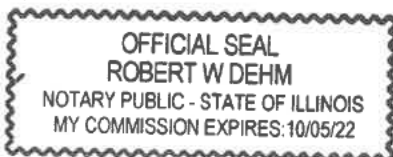
NAME	ADDRESS	INTEREST
Robert Baish	[REDACTED]	100%
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Robert Baish

VERIFICATION

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

Subscribed and sworn to before me this 8th day of October, A.D. 2021

(seal)



[REDACTED]
Notary Public



Applicant DTG Investments, LLC
 Contact Greg Dady
 Address [REDACTED]

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

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

Description to obtain a special use permit for existing property

Natural Resource Review Results

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

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

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

Location

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

County: Kendall

Township, Range, Section

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



IL Department of Natural Resources
 Contact Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

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

Disclaimer

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

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

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

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

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

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

All of the above have been provided.

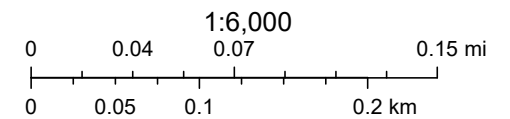
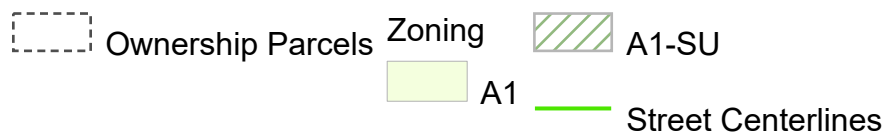
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals Special use will conform with all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

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

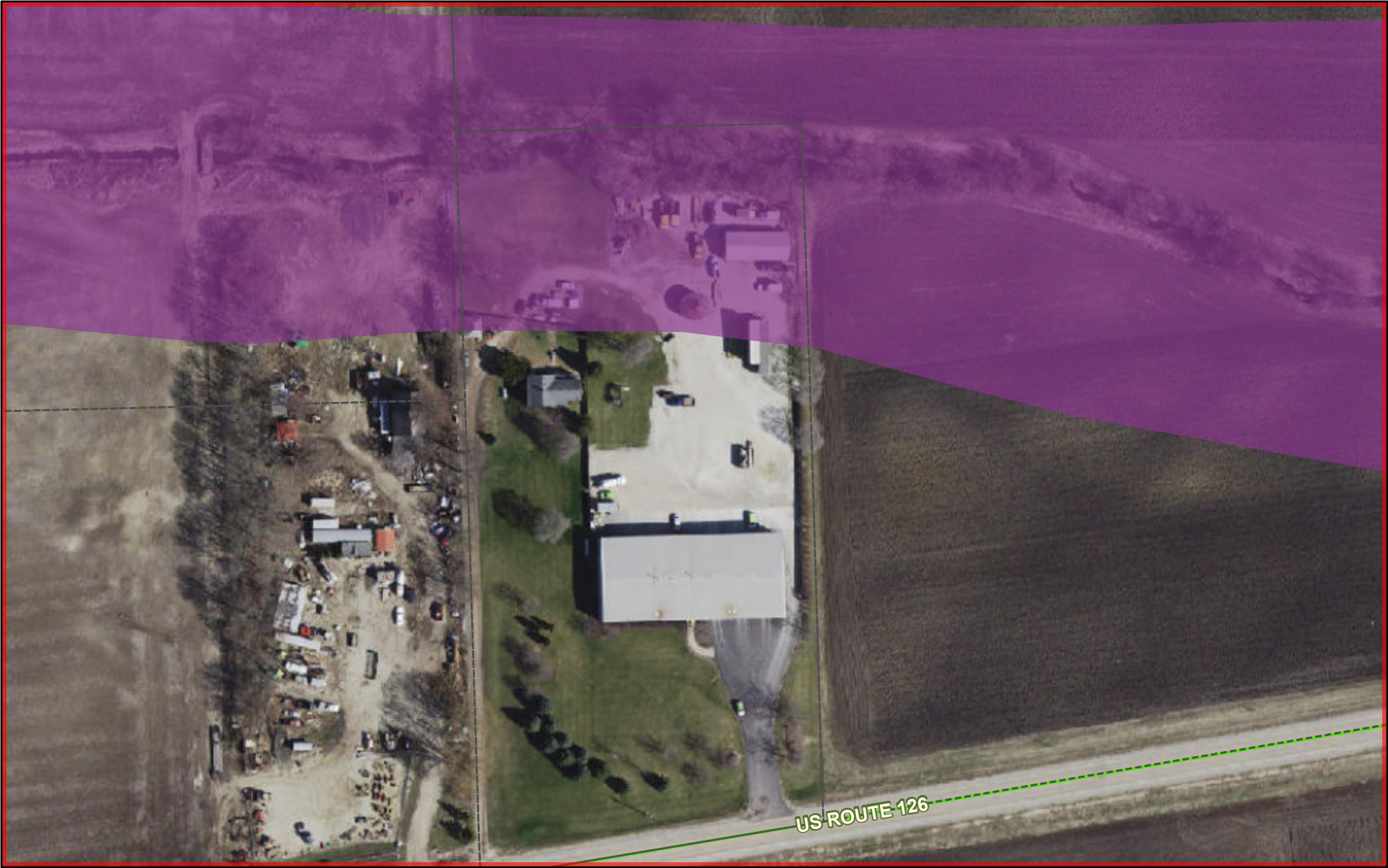
Special use is consistent with the Land Resource Management Plan and adopted County plans and policies








January 30, 2020

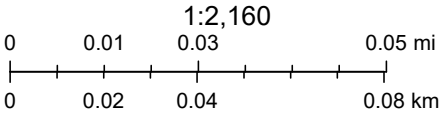


Attachment 3-Flood Zone Map



January 30, 2020

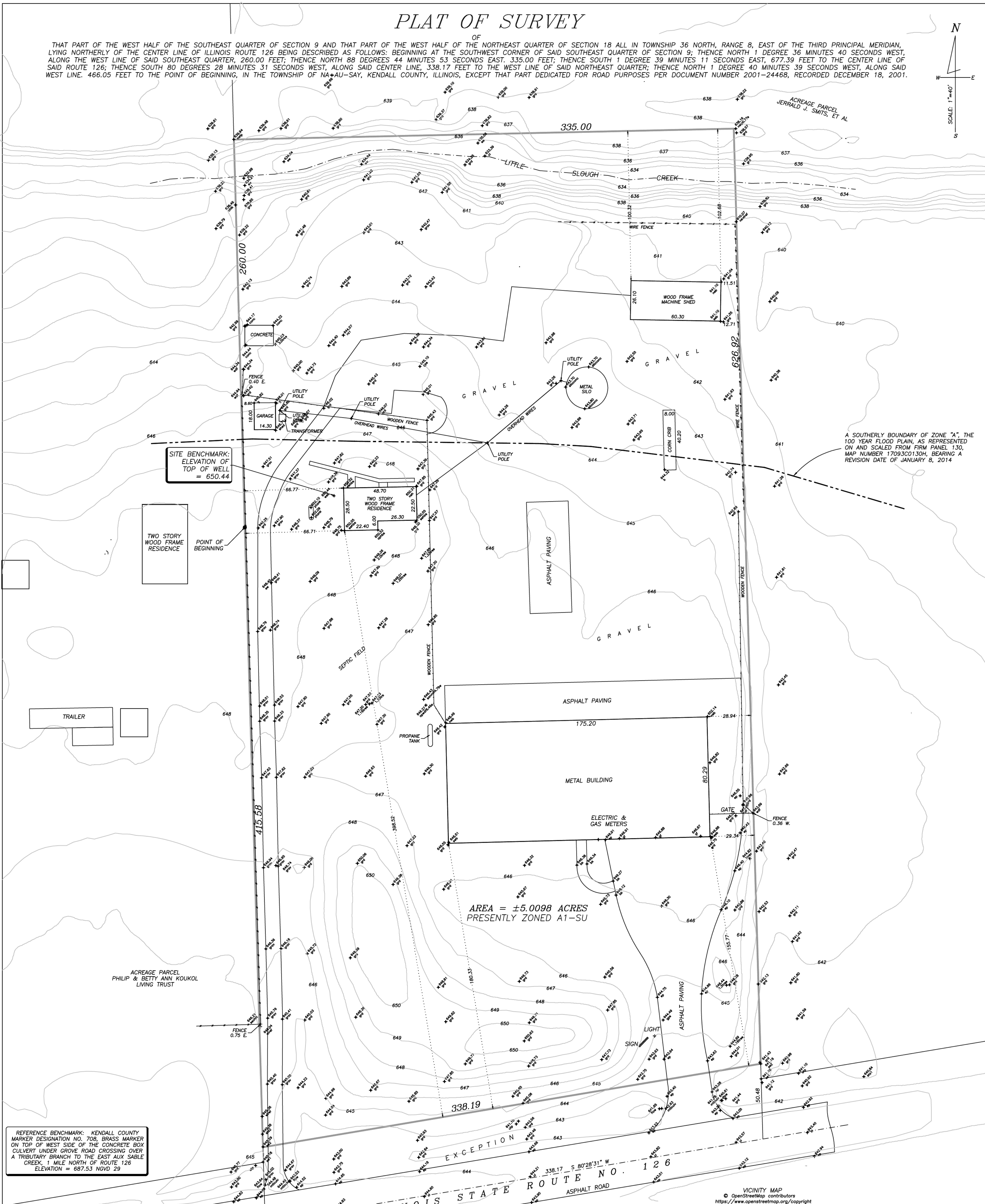
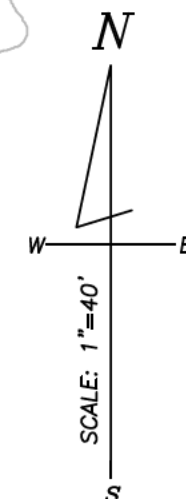
-  Kendall County FEMA FIRM Panels
-  Street Centerlines
-  Ownership Parcels
-  USA Flood Hazard Areas
-  1% Annual Chance Flood Hazard



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

PLAT OF SURVEY

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



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

SITE ADDRESS: 3485 ROUTE 126
OSWEGO IL 60543
Owner Name DTG INVESTMENTS LLC
Owner Address PO BOX 7453
AURORA IL 60507

ORDERED BY: BRUMMEL PROPERTIES

STATE OF ILLINOIS } S. S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 12TH DAY OF DECEMBER, A. D., 2019.



3485 ROUTE 126.DWG
● = found iron stake
○ = set iron stake
0 1/4" 1/2" 3/4" 1"
0' 7.5' 15' 22.5' 30'

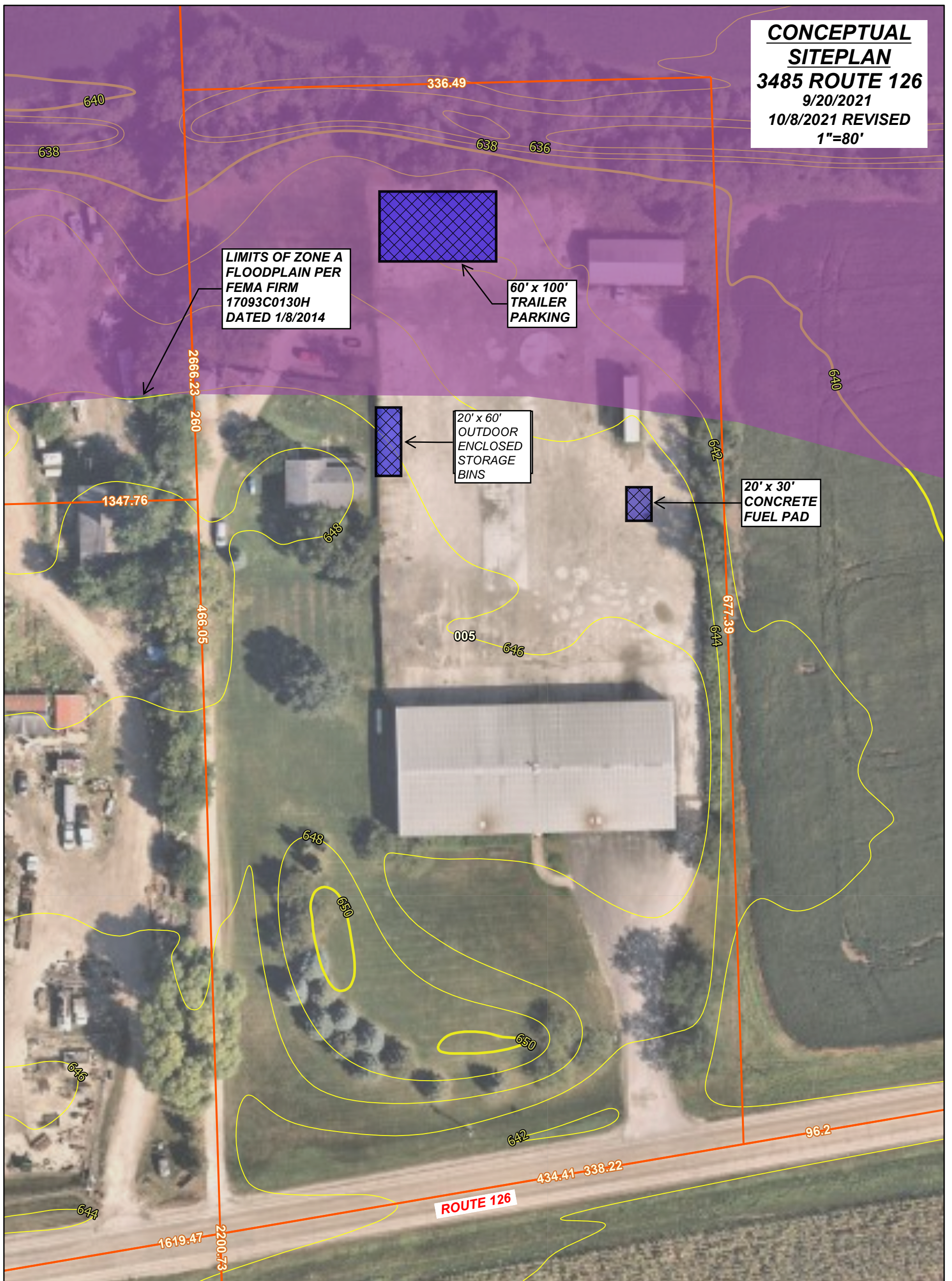
FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 12TH OF DECEMBER, A. D., 2019.

ORDER NO. 19 L 71

FILE NO. 191062

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





September 20, 2021

Parcel Lines
Parcels

Ownership Parcel
USA Flood Hazard Areas

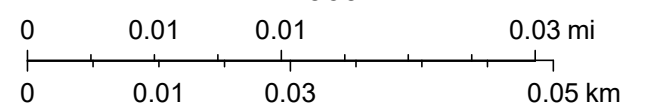
 1% Annual Chance Flood Hazard

2018 Contours

Contour

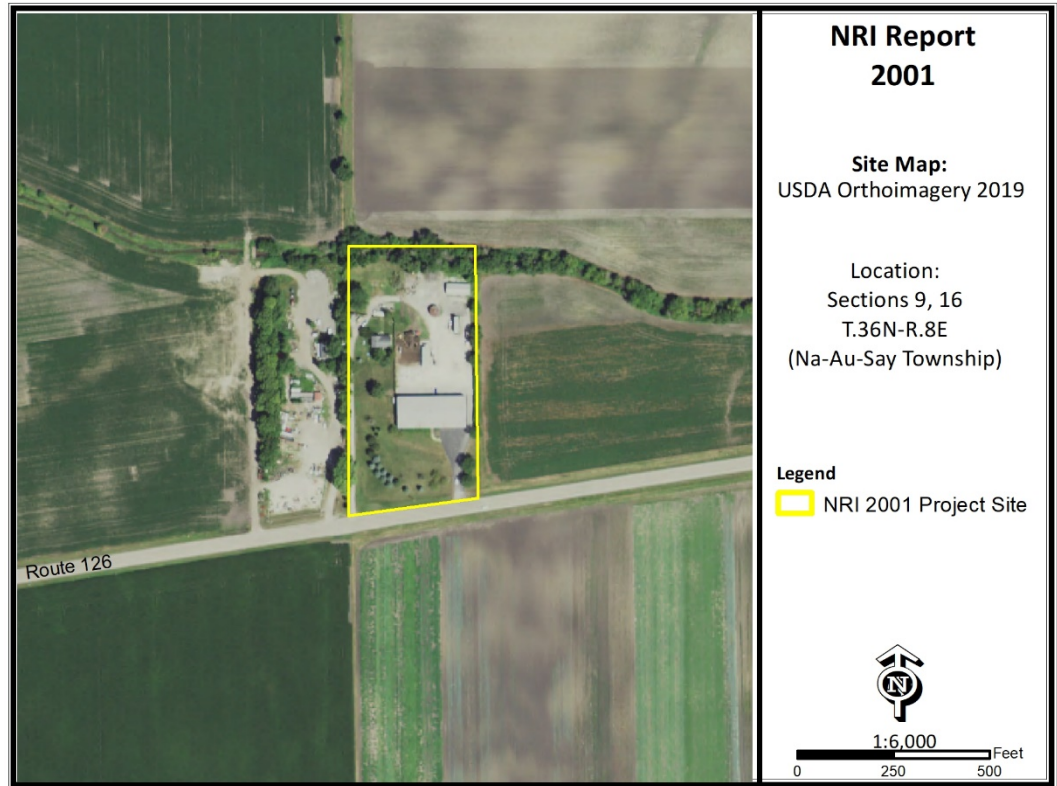
— Index Line

1:960



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Maps contributors, Map layer by Esri

NATURAL RESOURCE INFORMATION (NRI) EXECUTIVE SUMMARY REPORT: 2001



January 2020

Petitioner: DTG Investments, LLC
Contact: Greg Dady

Prepared by:



**Kendall County Soil & Water
Conservation District**

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

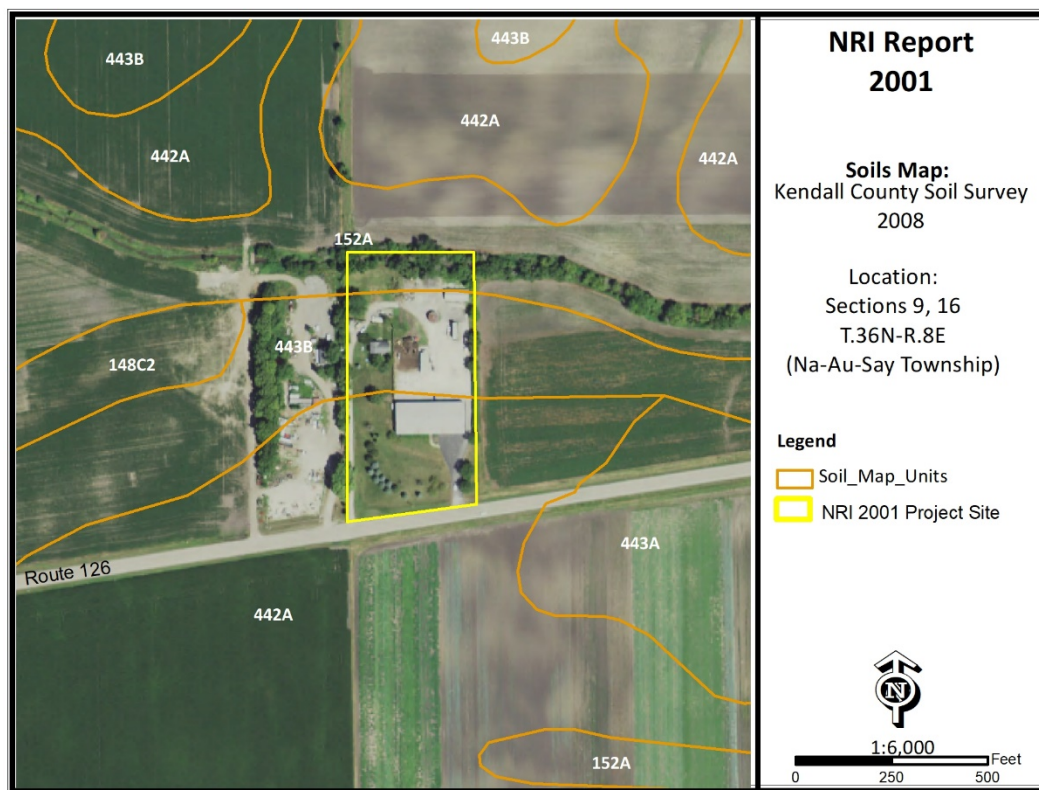
2001

Executive Summary

January 2020

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

Natural Resource Considerations

Soil Map:**SOIL INFORMATION:**

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

Table 1:

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

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

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

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

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

Table 2:

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

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

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

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

SOIL LIMITATIONS:

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

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

Conventional Septic System Rating Criteria:

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

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

Table 3a: Building Limitations

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

Table 3b: Building Limitations

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

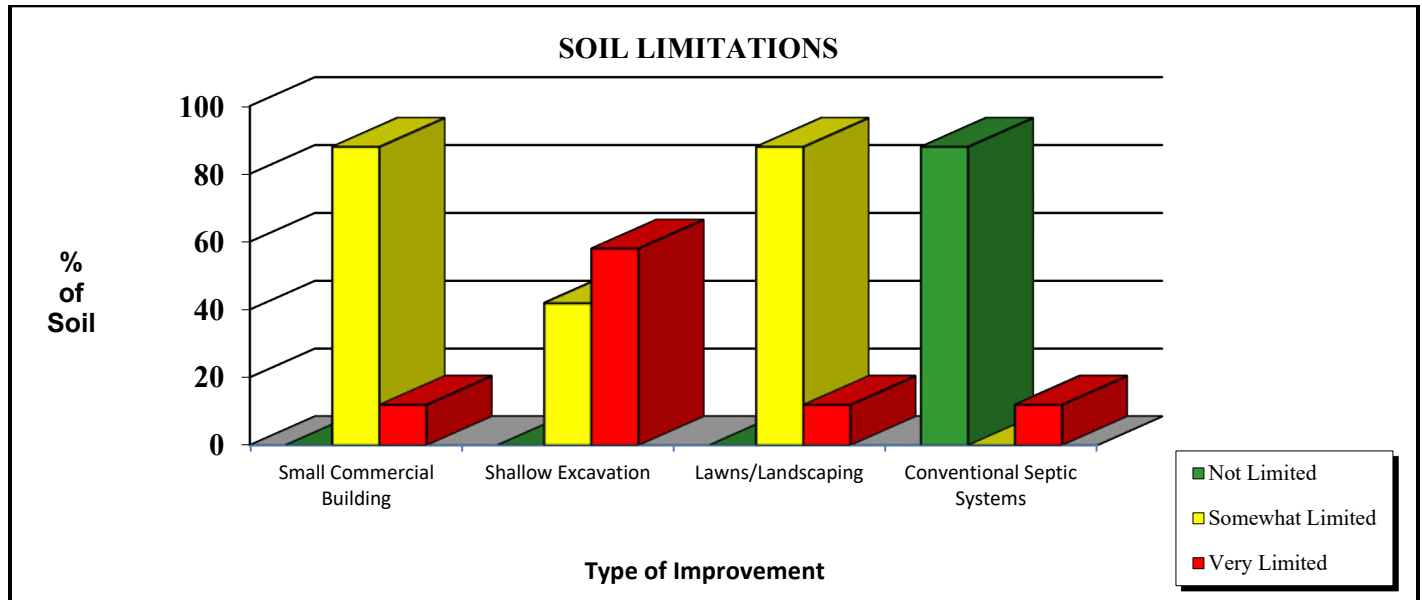
**Building Limitations Maps:**

Figure 2a: Small Commercial Building

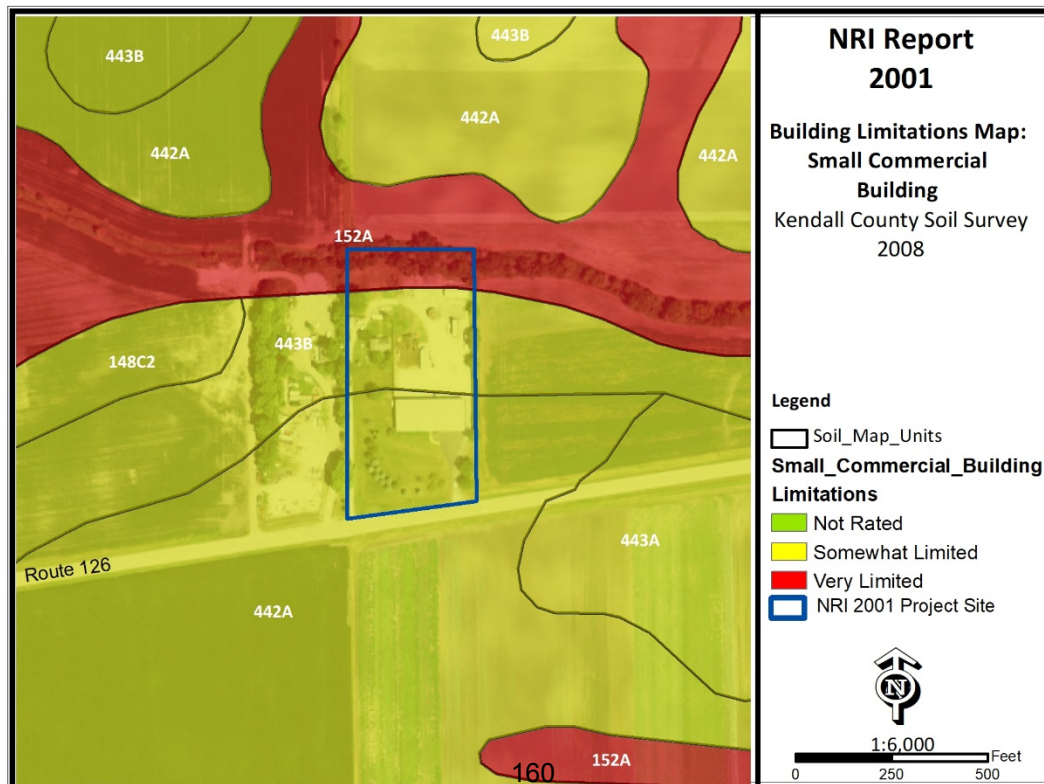


Figure 2b: Shallow Excavations

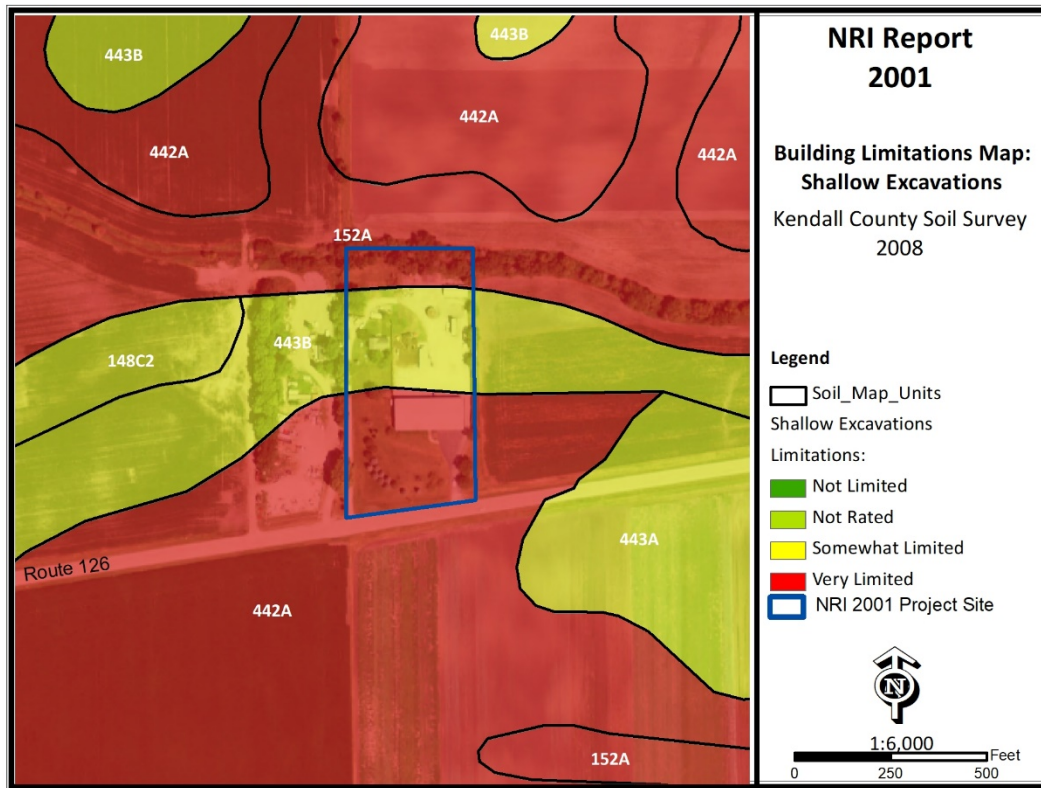
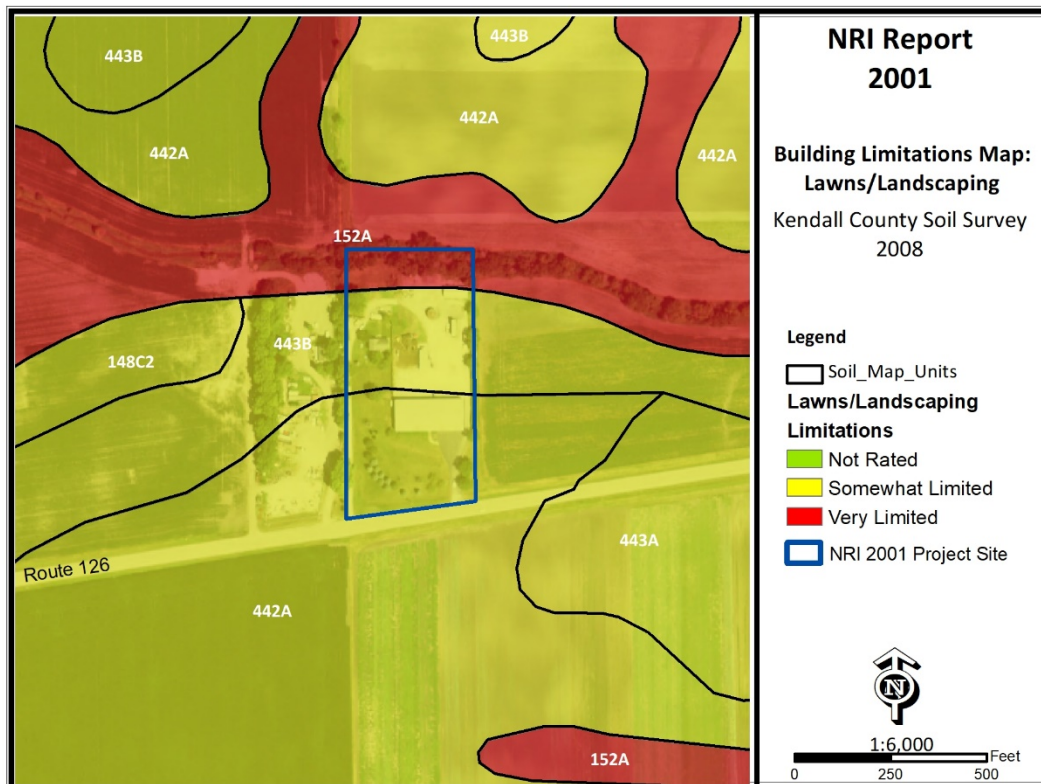


Figure 2c: Lawns/Landscaping



Kendall County Land Evaluation and Site Assessment (LESA):

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

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

Table 4a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
152A	1	100	0.6	60.0
442A	2	94	2.3	216.2
443B	3	87	2.1	182.7
Totals			5.0	458.9
LE Score		LE= 458.9/5.0		LE = 92

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

Table 4b: Site Assessment Computation

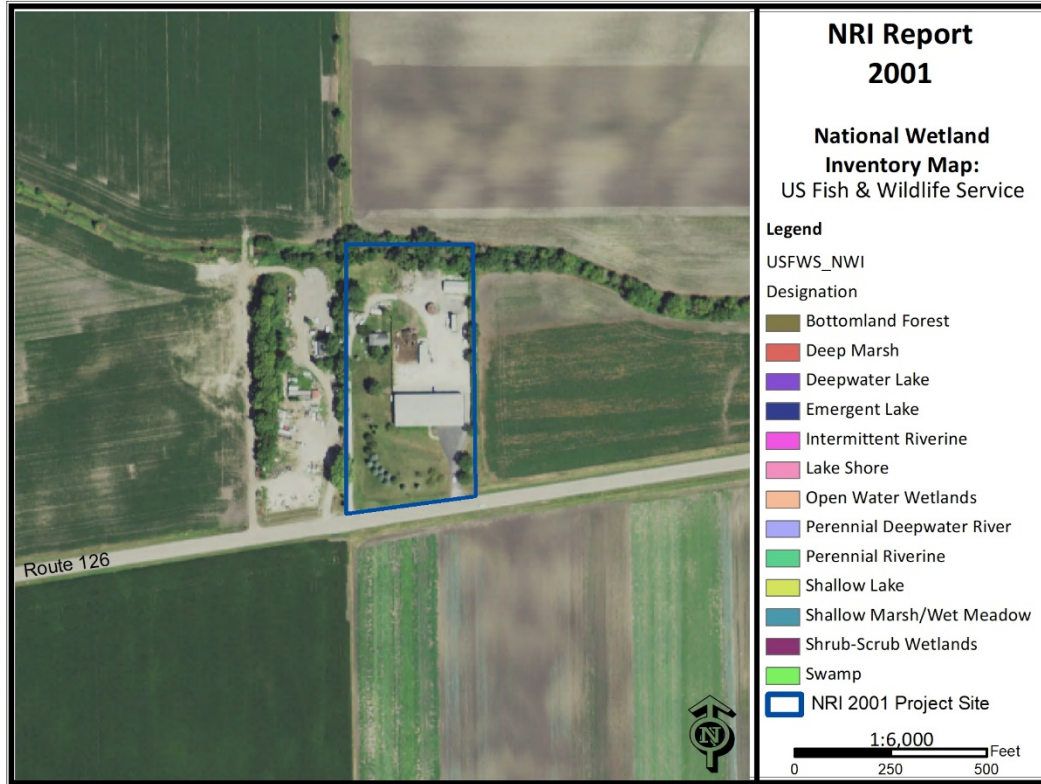
A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	20
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	10
	Site Assessment Score:	97

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

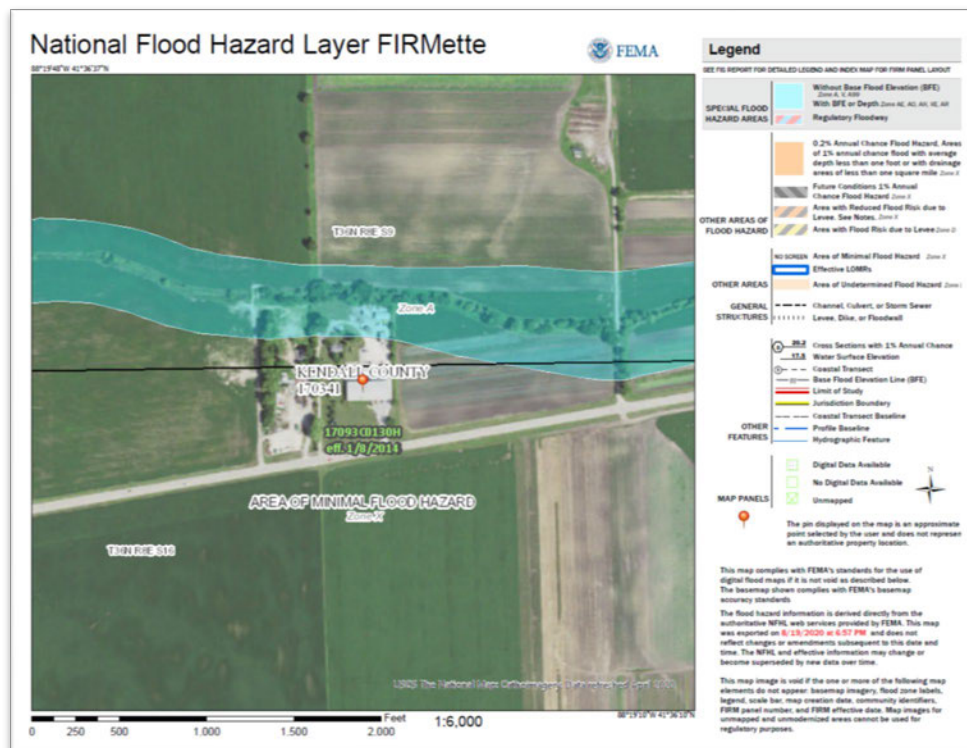
LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The **LESA Score for this site is 189 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

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



Floodplain: The parcel is located within the floodplain.



Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<https://illinoisurbanmanual.org/>) for appropriate best management practices.

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner DTG Investments, LLC at the request of their contact Greg Dady for the proposed A-1 Special Use petition. This parcel is located in Sections 9 & 16 of Na-Au-Say Township (T.36N.-R.8E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel; the soils on this parcel scored an 92 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. The overall LESA Score for this site is 189 which indicates a low level of protection for the proposed project site. Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production and is an important resource to Kendall County; of the three soil types identified onsite, all are designated as prime farmland. A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile; one of the soil types found onsite, is designated as a hydric soil and one soil type has the potential to have hydric inclusions.

For proposed land uses, soils can have potential limitations. This report indicates, if the following uses were to be included as part of future site development or expansion, that for soils located on the parcel, 58% are very limited for shallow excavations and 12% are unsuitable for onsite conventional septic systems, small commercial building, and lawns/landscaping. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support development with significant limitations. Additionally, if the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Illinois River Watershed.

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

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

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


SWCD Board Representative

January 6, 2020
Date



08/20/2020 11:08



08/20/2020 11:08



10/26/2021 12:54



WELCOME DRIVERS

 UNITED GROUP LOGISTICS INC.	 OSWEGO TRUCK CENTER
(773)809-9145	(331)212-4141
3485 IL-126 • UNIT B	

08/20/2020 11:08



08/20/2020 11:10



08/20/2020 11:10



08/20/2020 11:08

MAY 08 2001

SHIRLEY R. LEE
Circuit Clerk Kendall Co.

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

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

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

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

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

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

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

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

NOW, THEREFORE, IT IS ORDERED AS FOLLOWS:

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

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

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


Approved: County of Kendall

By: 

 Freeman

 Jean Freeman

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



Judge

H:\SBuening\FREEMAN.AGREEDORD3.doc

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

Exhibit "A" - Page 1 of 2

State of Illinois
County of Kendall

06-09-400-005
OK
Zoning Petition
#06-32

ORDINANCE NUMBER 2007 - 10

GRANTING A SPECIAL USE
3485 ROUTE 126 COUNTRYSIDE LANDSCAPE SUPPLY

WHEREAS, Triple B South d/b/a Countryside Industries, filed a petition for a Special Use within the A-1 district, for property located at 3485 Route 126 in Na-Au-Say Township; and

WHEREAS, said petition is to allow for the usage of the parcel for a wholesale landscape supply and contracting business; and

WHEREAS, said property is zoned A-1 Agricultural and the request is allowable upon issuance of a Special Use Permit per § 7.01.D.17 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

That part of the west ½ of the southeast ¼ of Section 9 and part of the west ½ of the northeast ¼ of section 16 all in Township 36N, Range 8 east of the Third principal meridian, lying northerly of the centerline of Illinois Route No. 126 described as follows: beginning at the southwest corner of said southeast ¼ of Section 9; thence north 01 degrees, 36 minutes, 40 seconds west along the west line of said southeast ¼, 260 feet; thence north 88 degrees, 44 minutes, 53 seconds east, 335 feet; thence south 01 degrees, 39 minutes, 11 seconds east, 677.39 feet to the centerline of said road; thence south 80 degrees, 28 minutes, 31 seconds, west along said centerline, 338.17 feet to the west line of said northeast 1/4; thence north 01 degrees, 40 minutes, 39 seconds west along said west line, 466.05 feet to the point of beginning, in the Township of NA-AU-SAY, Kendall County, Illinois (PIN 06-09-400-005)

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Special Use zoning permit for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Enhancement Plan included as Exhibit "A" attached hereto and incorporated herein, subject to the following conditions:

1. The maximum number of employees reporting to the site is 40.
2. The development of the site shall be in conformance with the submitted Site Enhancement Plan dated August 18, 2006 with a latest revision date of March 9, 2007.
3. All commercial vehicles used for the special use are to be stored inside an accessory structure when not in use.

State of Illinois
County of Kendall

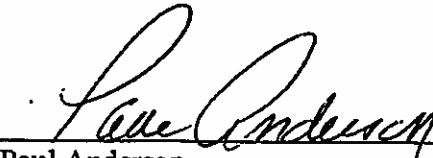
Zoning Petition
#06-32

4. No construction activity can take place on the portion of the subject parcel located in Section 9 of Na-Au-Say Township until such time that a detailed flood plain study has been forwarded to PBZ staff and Strand Associates, to ensure that there are no negative impacts to Aux Sable Creek.
5. A site development permit will need to be secured prior to construction of the proposed parking stalls demonstrating that the post construction elevations of that portion of the parking lot located within the flood plain as depicted on the existing FEMA FIRM maps dated July 19, 1982 (Community Map Panel 170341 0100 C) will not exceed the existing elevations of the existing grades on the site.
6. No construction activity shall take place and no permits (building, occupancy or site development) shall be issued for the subject parcel located in Section 9 of Na-Au-Say Township until such time that the required 15 foot Regional Trail easement, and the additional ROW along Route 126 per the previous Agreed Court Order, has been supplied and recorded.
7. All renovations to existing structures must conform to a commercial standard per the provisions of the Kendall County Building Code, including handicapped accessibility of the structures.
8. Other than the outside storage of non-growing landscaping materials, no outside storage shall be allowed on the site.
9. Occupancy in the existing residence will be restricted to an employee of the petitioner, for use as a caretaker's residence, and his/her immediate family members.
10. No composting will be done on-site. All grass clippings will be stored temporarily in a bin or dumpster and be hauled off the site periodically when the bin becomes full.

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

IN WITNESS OF, this ordinance has been enacted on March 20, 2007.

Attest:

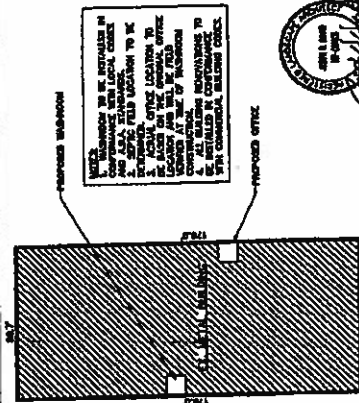

Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman



NOTE: ALL BASE INFORMATION PROVIDED IN PLAT OF SURVEY DATED 9/24/01 AS PREPARED BY SMITH ENGINEERING CONSULTANTS, INC.

Exhibit "A"

[illegible][illegible]



Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Wednesday, October 27, 2021 9:47 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 21-46

Matt,

- Fuel tanks – additions of fuel tanks shall be as per Office of the State Fire Marshal (OSFM) with applicable obtained permits, inspections, and approvals from the State
- Outside storage bins – storage heights of any wood chips, or other combustible materials shall be limited in height to 25' as per the International Fire Code (IFC 2015) section 2808.3
- Outside storage bins - shall not be used for miscellaneous storage of vehicles, machinery, equipment, etc.

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 2, 2021 – Unapproved Meeting Minutes**

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

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
David Guritz – Forest Preserve (Arrived 9:03 a.m.)
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
Commander Jason Langston – Sheriff's Department

Audience:

Sergiu Tugutchi, Gregg Ingemunson, and Greg Dady

PETITIONS

Petition 21-46 Greg Dady on Behalf of DTG Investments, LLC and Robert Baish on Behalf of Baish Excavating, Inc.
Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to sell the subject property to Baish Excavating. After exploring a text amendment to allow an excavating business on the subject property, the Petitioners decided to pursue a major amendment to the existing special use permit for a landscaping business at the subject property.

The application materials, aerial of the property, aerial with the flood zone, plat of survey, site plan, the court order regarding a previous excavating business at the property, and the special use permit for a landscaping business previously granted by Ordinance 2007-10 were provided.

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

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

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

The adjacent uses are agricultural or agricultural related.

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

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

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

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

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

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

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

Petition information was sent to Na-Au-Say Township on October 26, 2021.

Petition information was sent to the Village of Oswego on October 26, 2021. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on October 26, 2021. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on October 26, 2021. The Oswego Fire Protection District submitted an email on October 27, 2021, requesting that fuel tanks be installed, permitted, and inspected per applicable law, storage heights inside the storage bins be capped at twenty-five feet (25') in height, and no miscellaneous storage of vehicles, machinery, or equipment occur in the storage bins. The Petitioners were agreeable to these requests.

The subject property has been used as a landscaping business and repair and restoration business. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

According to the business plan, Baish Excavating, Inc. does excavation, concrete, landscaping, site maintenance, railroad and major pipeline work. Their work takes place offsite within a radius of approximately thirty-five (35) miles of Plainfield. They are relocating from their current location because their existing location has been sold.

The hours of operation are Monday through Friday from 6:00 a.m. until 5:00 p.m. The company operates outside these hours of operation during snowfalls and other emergencies. The company has eleven (11) employees, but this number could rise to fifteen (15) employees. Four (4) or five (5) of these employees work onsite while the remainder of employees work at job sites.

Equipment and trucks would be stored indoors as much as possible, but some equipment would be stored outside. Equipment consists of excavators, loaders, skid steers, track skids, two (2) semi dumps, and dump trailers. The site plan shows a sixty foot by one hundred foot (60' X 100') trailer parking area.

According to the site plan, the Baish Excavating, Inc. would like to install three (3) fuel tanks on a concrete pad. The area would be twenty feet by thirty feet (20' X 30').

The site plan also calls for a twenty foot by sixty foot (20' X 60') outdoor storage bin area. This area would be used to store aggregates and salt in "tents". The "tents" would be a maximum of thirty feet (30') in height. The tents would be enclosed except for one (1) side. A picture of the "tent" was provided.

The existing special use permit for a landscaping business was granted on March 20, 2007, and included the following conditions and restrictions:

1. The maximum number of employees reporting to the site is 40.
2. The development of the site shall be in conformance with the submitted Site Enhancement Plan dated August 18, 2006 with a latest revision of date of March 9, 2007.
3. All commercial vehicles used for the special use are to be stored inside an accessory structure when not in use.
4. No construction activity can take place on the portion of the subject parcel located in Section 9 of Na-Au-Say Township until such time that a detailed flood plain study has been forwarded to PBZ staff and Strand Associates, to ensure that there are no negative impacts to Aux Sable Creek.
5. A site development permit will need to be secured prior to construction of the proposed parking stalls demonstrating that the post construction elevations of that portion of the parking lot located within the flood plain as depicted on the existing FEMA FIRM maps dated July 19, 1982 (Community Map Panel 170341 0100C) will not exceed the existing elevations of the existing grades on the site.
6. No construction activity shall take place and no permits (building, occupancy or site development) shall be issued for the subject property located in Section 9 of Na-Au-Say Township until such time that the required 15 foot Regional Trail easement, and the additional ROW along Route 126 per the previous Agreed Court Order, has been supplied and recorded.

7. All renovations to existing structures must conform to a commercial standard per the provisions of the Kendall County Building Code, including handicapped accessibility of the structures.
8. Other than the outside storage of non-growing landscaping materials, no outside storage shall be allowed on the site.
9. Occupancy in the existing residence will be restricted to an employee of the petitioner, for use as a caretaker's residence, and his/her immediate family members.
10. No composting will be done on-site. All grass clippings will be stored temporarily in a bin or dumpster and be hauled off the site periodically when the bin becomes full.

The Petitioner is requesting that conditions 1, 2, 3, and 8 be amended or repealed. Conditions 4, 6, and 7 have previously been met. The FEMA FIRM maps have been updated since the original special use permit was granted in 2007.

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

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway.

On October 26, 2021, the Petitioners and their engineer met with the Senior Planner, a representative of WBK, and the Planning, Building and Zoning Committee Chairman at the property. The Petitioners agreed that no hazardous or flammable materials would be stored in the floodway. The Kendall County Stormwater Management Ordinance forbids the storage of such materials in the floodway.

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

According to the site plan, a parking area is shown north of the metal building. The parking area is gravel.

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

There is one (1) existing four foot by eight foot (4'X8') freestanding sign. A light exists next to the sign. A picture of the sign was provided.

There is an existing wooden fence around the property and a single gate east of the metal building.

A berm and several mature trees are between the metal building and Route 126. Pictures of the landscaping were provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

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 operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows

the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and Kendall County Stormwater Management Ordinance, and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

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

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 because the Petitioners are not asking for 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 10-11 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents."

Staff recommended approval of the requested major amendment to an existing special use permit subject to the following conditions and restrictions:

1. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.
2. The site shall be developed substantially in accordance with the site plan. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, wood frame machine shed, and corn crib without amending the site plan.
3. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the site plan. The parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.
4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the site plan. The maximum height of the bins or "tents" shall be

thirty feet (30') and shall look substantial like the structures shown in the provided picture.

10. One (1) maximum four foot by eight foot (4' X 8') freestanding sign may be located on the subject property. The sign may be illuminated.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners 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.
13. No retail 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.
14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business allowed by this special use permit may reduce these hours of operation.
15. 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.
16. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
17. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
18. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.
19. 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, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.
20. 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.
21. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
22. 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 number of people onsite will be decreasing.

Ms. Olson asked what types of equipment would be parked in the floodplain area. Gregg Ingemunson, Attorney for the Petitioner, said that only trailers would be parked in the floodplain area.

Chairman Gengler asked Mr. Klaas, if Route 126 got improved, would turning lanes be installed at the property. Mr. Klaas responded the State would do the evaluation. No immediate plans to widen Route 126 exist at this time.

The trail easement has been recorded.

The Petitioner was comfortable with having fifteen (15) employees.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the amendment to an existing special use permit with the conditions proposed by Staff.

With a voice vote of eight (8) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on December 8, 2021.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 9:23 a.m., adjourned.

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

Enc.

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Wednesday, October 27, 2021 9:47 AM
To: Matt Asselmeier
Subject: [External]RE: Kendall County Zoning Petition 21-46

Matt,

- Fuel tanks – additions of fuel tanks shall be as per Office of the State Fire Marshal (OSFM) with applicable obtained permits, inspections, and approvals from the State
- Outside storage bins – storage heights of any wood chips, or other combustible materials shall be limited in height to 25' as per the International Fire Code (IFC 2015) section 2808.3
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Regards,

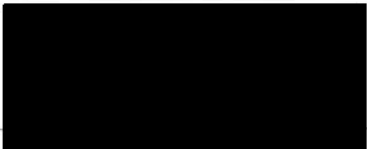
Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District





**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
NOVEMBER 2, 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)
Gregg Ingemann		

Attachment 19, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of December 8, 2021 - 7:00 p.m.

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

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Bob Stewart, Claire Wilson, and Seth Wormley

Members Absent: Dave Hamman

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Greg Dady, Gregg Ingemunson, Brian Henrichs, Rick Porter, Chris Lannert, Pat Kelsey, Rick Porter, James Kohout, James Clune, Shabbir Shamsuddin, and Gerald Chase

PETITIONS

Petition 21 – 46 – Greg Dady on Behalf of DTG Investments, LLC and Robert A. Baish on Behalf of Baish Excavating, Inc.

Mr. Asselmeier summarized the request.

Greg Dady, on behalf of DTG Investments, LLC would like to sell the subject property to Baish Excavating. After exploring a text amendment to allow an excavating business on the subject property, the Petitioners decided to pursue a major amendment to the existing special use permit for a landscaping business at the subject property.

The application materials, aerial of the property, aerial with the flood zone, plat of survey, site plan, the court order regarding a previous excavating business at the property, and the special use permit for a landscaping business previously granted by Ordinance 2007-10 were provided.

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

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

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

The adjacent uses are agricultural or agricultural related.

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

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

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

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

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

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

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

Petition information was sent to Na-Au-Say Township on October 26, 2021.

Petition information was sent to the Village of Oswego on October 26, 2021. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on October 26, 2021. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on October 26, 2021. The Oswego Fire Protection District submitted an email on October 27, 2021, requesting that fuel tanks be installed, permitted, and inspected per applicable law, storage heights inside the storage bins be capped at twenty-five feet (25') in height, and no miscellaneous storage of vehicles, machinery, or equipment occur in the storage bins. The Petitioners were agreeable to these requests.

ZPAC reviewed this proposal at their meeting on November 2, 2021. The Petitioners stated that only trailers would be parked in the floodplain. No turning lanes off of Route 126 would be required. However, the Illinois Department of Transportation could review the need for turning lanes in the future. The Petitioners were agreeable to setting the maximum number of employees at fifteen (15). ZPAC recommended approval of the request with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

The subject property has been used as a landscaping business and repair and restoration business. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials, the above conditions have been met.

According to the business plan, Baish Excavating, Inc. does excavation, concrete, landscaping, site maintenance, railroad and major pipeline work. Their work takes place offsite within a radius of approximately thirty-five (35) miles of Plainfield. They are relocating from their current location because their existing location has been sold.

The hours of operation are Monday through Friday from 6:00 a.m. until 5:00 p.m. The company operates outside these hours of operation during snowfalls and other emergencies. The company has eleven (11) employees, but this number could rise to fifteen (15) employees. Four (4) or five (5) of these employees work onsite while the remainder of employees work at job sites.

Equipment and trucks would be stored indoors as much as possible, but some equipment would be stored outside. Equipment consists of excavators, loaders, skid steers, track skids, two (2) semi dumps, and dump trailers. The site plan shows a sixty foot by one hundred foot (60' X 100') trailer parking area.

According to the site plan, the Baish Excavating, Inc. would like to install three (3) fuel tanks on a concrete pad. The area would be twenty feet by thirty feet (20' X 30').

The site plan also calls for a twenty foot by sixty foot (20' X 60') outdoor storage bin area. This area would be used to store aggregates and salt in "tents". The "tents" would be a maximum of thirty feet (30') in height. The tents would be enclosed except for one (1) side. A picture of the "tent" was provided.

The existing special use permit for a landscaping business was granted on March 20, 2007, and included the following conditions and restrictions:

1. The maximum number of employees reporting to the site is 40.
2. The development of the site shall be in conformance with the submitted Site Enhancement Plan dated August 18, 2006 with a latest revision of date of March 9, 2007.
3. All commercial vehicles used for the special use are to be stored inside an accessory structure when not in use.
4. No construction activity can take place on the portion of the subject parcel located in Section 9 of Na-Au-Say Township until such time that a detailed flood plain study has been forwarded to PBZ staff and Strand Associates, to ensure that there are no negative impacts to Aux Sable Creek.
5. A site development permit will need to be secured prior to construction of the proposed parking stalls demonstrating that the post construction elevations of that portion of the parking lot located within the flood plain as depicted on the existing FEMA FIRM maps dated July 19, 1982 (Community Map Panel 170341 0100C) will not exceed the existing elevations of the existing grades on the site.
6. No construction activity shall take place and no permits (building, occupancy or site development) shall be issued for the subject property located in Section 9 of Na-Au-Say Township until such time that the required 15 foot Regional Trail easement, and the additional ROW along Route 126 per the previous Agreed Court Order, has been supplied and recorded.
7. All renovations to existing structures must conform to a commercial standard per the provisions of the Kendall County Building Code, including handicapped accessibility of the structures.
8. Other than the outside storage of non-growing landscaping materials, no outside storage shall be allowed on the site.
9. Occupancy in the existing residence will be restricted to an employee of the petitioner, for use as a caretaker's residence, and his/her immediate family members.

10. No composting will be done on-site. All grass clippings will be stored temporarily in a bin or dumpster and be hauled off the site periodically when the bin becomes full.

The Petitioner is requesting that conditions 1, 2, 3, and 8 be amended or repealed. Conditions 4, 6, and 7 have previously been met. The FEMA FIRM maps have been updated since the original special use permit was granted in 2007.

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

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property as shown on the flood zone aerial and plat of survey. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway.

On October 26, 2021, the Petitioners and their engineer met with the Senior Planner, a representative of WBK, and the Planning, Building and Zoning Committee Chairman at the property. The Petitioners agreed that no hazardous or flammable materials would be stored in the floodway. The Kendall County Stormwater Management Ordinance forbids the storage of such materials in the floodway.

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

According to the site plan, a parking area is shown north of the metal building. The parking area is gravel.

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

There is one (1) existing four foot by eight foot (4'X8') freestanding sign. A light exists next to the sign. A picture of the sign was provided.

There is an existing wooden fence around the property and a single gate east of the metal building.

A berm and several mature trees are between the metal building and Route 126. Pictures of the landscaping were provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

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 operation of the special use will not be

detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and Kendall County Stormwater Management Ordinance, and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

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

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 because the Petitioners are not asking for 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 10-11 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.”

Staff recommended approval of the requested major amendment to an existing special use permit subject to the following conditions and restrictions:

1. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.
2. The site shall be developed substantially in accordance with the site plan. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, wood frame machine shed, and corn crib without amending the site plan.
3. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the site plan. The parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.

4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the site plan. The maximum height of the bins or "tents" shall be thirty feet (30') and shall look substantial like the structures shown in the pictures. The maximum storage heights inside the storage bins shall be capped at twenty-five feet (25'). No miscellaneous storage of vehicles, machinery, or equipment shall occur in the storage bins.
10. One (1) maximum four foot by eight foot (4' X 8') freestanding sign may be located on the subject property. The sign may be illuminated.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners 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.
13. No retail 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.
14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business allowed by this special use permit may reduce these hours of operation.
15. 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.

16. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
17. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
18. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.
19. 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, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.
20. 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.
21. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
22. 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.

Member Nelson asked how the building located in the floodplain on the northeast side of the property was used. Gregg Ingemunson, Attorney for the Petitioner, stated the building is not used and has been on the property for a long time. Mr. Ingemunson was agreeable that a condition be added that this building not be used as part of the special use permit.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the major amendment to an existing special use permit with the conditions proposed by Staff and the additional condition that the building located in the floodplain not be utilized as part of the special use.

The votes were as follows:

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

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on December 13, 2021.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT

Member Rodriguez made a motion, seconded by Member Wilson, to adjourn. With a voice of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 9:53 p.m.

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

Enc.



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 8, 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)
Gregg Ingemann		
Bryd Ingemann		
CHRIS LANNERT		
PAT KELSEY		
RICK PORTER		
JAMES KOHOUT		
JAMES CUNNINGHAM		
SHABIR SHAMSUDDIN		

Gerald Chase



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: December 1, 2021
Re: Enforcement of Special Use Conditions

Until the last few years, the policy of the Planning, Building and Zoning Department was solely complaint based. The Department was not given permission to issue citations without a complaint until 2018.

With this policy in mind, Staff is aware of the following violations to existing special use permits and requests guidance as to how to proceed with the following cases:

1. Ordinance 2004-24-Special Use Permit for a Church at 748 Jones Road
Issue: Condition 3 requires an annexation agreement with Shorewood
How Department Became Aware of Violation: Property is for sale
Current Status: Troy Fire Protection District is considering purchasing the property;
Department is waiting for a decision from the Troy Fire Protection District
2. Ordinance 2005-06-Special Use Permit for a Church West of 8250 Route 71
Issue: Condition 2 requires a pre-annexation agreement with Yorkville
How Department Became Aware of Violation: Property is for sale
Current Status: Property owner is still deciding whether or not to pursue agreement or
revoke the special use permit; church was never constructed
3. Ordinance 2005-37-Special Use Permit for a Landscaping Business at 5681 Whitewillow
Road
Issue: Condition 6 requires a right-of-way dedication
How Department Became Aware of Violation: Property owner submitted a special use
permit for a craft fair
Current Status: Property owner's Attorney is working on the research and paperwork for the
dedication
4. Ordinance 2006-19-Special Use Permit for a Church at 8 West Rickard Drive
Issue: Site to be developed in accordance with site plan, including a three foot (3') tall berm
How Department Became Aware of Violation: Church wanted to construct a fence on the
property
Current Status: Church no longer wants to construct a fence
5. Ordinance 2012-26-Special Use Permit for YPAC
Issue: Condition 6 requires paved parking lot by 2014 with 28 parking spaces
How Department Became Aware of Violation: YPAC approached County for financial
assistance in 2018
Current Status: Parking lot is not paved per Ordinance requirements

The applicable ordinances are attached.

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

MHA

Encs.: Ordinance 2004-24
Ordinance 2005-06
Ordinance 2005-37
Ordinance 2006-19
Ordinance 2012-26

ORDINANCE NUMBER 2004 - 24

GRANTING SPECIAL USE
GRACE BIBLE CHURCH

WHEREAS, Grace Bible Church filed a petition requesting Special Use status within the A-1 district for property generally located on the south side of Jones Road, east of Ridge Road in Seward Township and legally described as follows:

The North 1555.70 feet of the East 700 feet of the West 2036.77 feet of the SW ¼ of Section 12, Township 35 North, Range 8 East of the Third Principal Meridian, in Kendall County, Illinois

and

WHEREAS, said petition is to allow construction and operation of a place of worship; and

WHEREAS, as part of said petition the petitioner also requested Special Use status for placement and operation of illuminated signage at the proposed entrances to the property, as well as decorative banners at the south entrance of the proposed church building; and

WHEREAS, in the A-1 zoning district no illumination of signs is allowed, nor is any sign authorized to exceed thirty-two (32) square feet per face; nor is more than one sign allowed; and

WHEREAS, the petitioner is requesting two (2) illuminated signs with a face square footage of thirty-two (32) square feet, each set inside an illuminated ground sign with the lettering "GRACE BIBLE CHURCH" that consists of twenty-four (24) square feet; and

WHEREAS, as part of said petition the petitioner also requested a 2.9% variance from the County's parking requirements for auditoriums and churches; and

WHEREAS, it has been determined by the Director of Planning, Building and Zoning that said variance was not required; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit construction and operation of a church, subject to the following conditions:

1. The petitioner will limit the use and brightness of the electronic reader board signs to avoid unnecessary and unsafe brightness at night. The petitioner shall refrain from utilization of the electronic reader board signs between the hours of 11:00 p.m. and 5:00 a.m. except in cases when an evening service or activity is proposed to be occurring during that time frame.
2. The petitioner will protect the property to the south of the church from trespassers through the use of "NO TRESPASSING" signage.

G://CO BOARD/2004 Ordinances/Ord2004-xx 04-14 Grace Bible Church
Prepared by Dale R. Powers, AICP, Senior Planner

3. Within two (2) years, the petitioner shall execute a pre-annexation agreement with the Village of Shorewood and present same to the Director of Planning, Building and Zoning.
4. The petitioner will cause to be delivered to the Director of Planning, Building and Zoning the agreement it has entered into with the City of Joliet on the method and time table for how Jones Road is to be improved.
5. The submitted stormwater, landscaping and lighting plans have met with the approval of the County's consulting civil engineer and the Director of Planning, Building, and Zoning.
6. The site plan for the church shall substantially conform to the submitted site plan attached herein to this Ordinance and referenced as "Exhibit A".

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit placement and operation of two (2) ground signs sized a maximum of sixteen (16) feet high by eight (8) feet wide by one (1) foot deep, constructed of precast concrete panels with a maximum backlit reader board size of eight (8) foot by three feet ten inches (3'10") that may project out from the sign onto Jones Road a maximum distance of four (4) feet, and each sign may have an attached pole of no larger than twenty-six (26) feet in height with a vinyl banner of a size no greater than eighteen (18) feet by two and one-half (2 ½) feet attached to said pole; and

BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to permit placement of two (2) sets of three (3) banners at the proposed south entrances of the church building. It is understood by the County Board that these banners may be changeable with the changing liturgical seasons; and

BE IT FURTHER ORDAINED, that the plans for the signs shall substantially conform to the dimensions and design submitted to the Department, attached herein to this Ordinance and referenced as "Group Exhibit B".


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

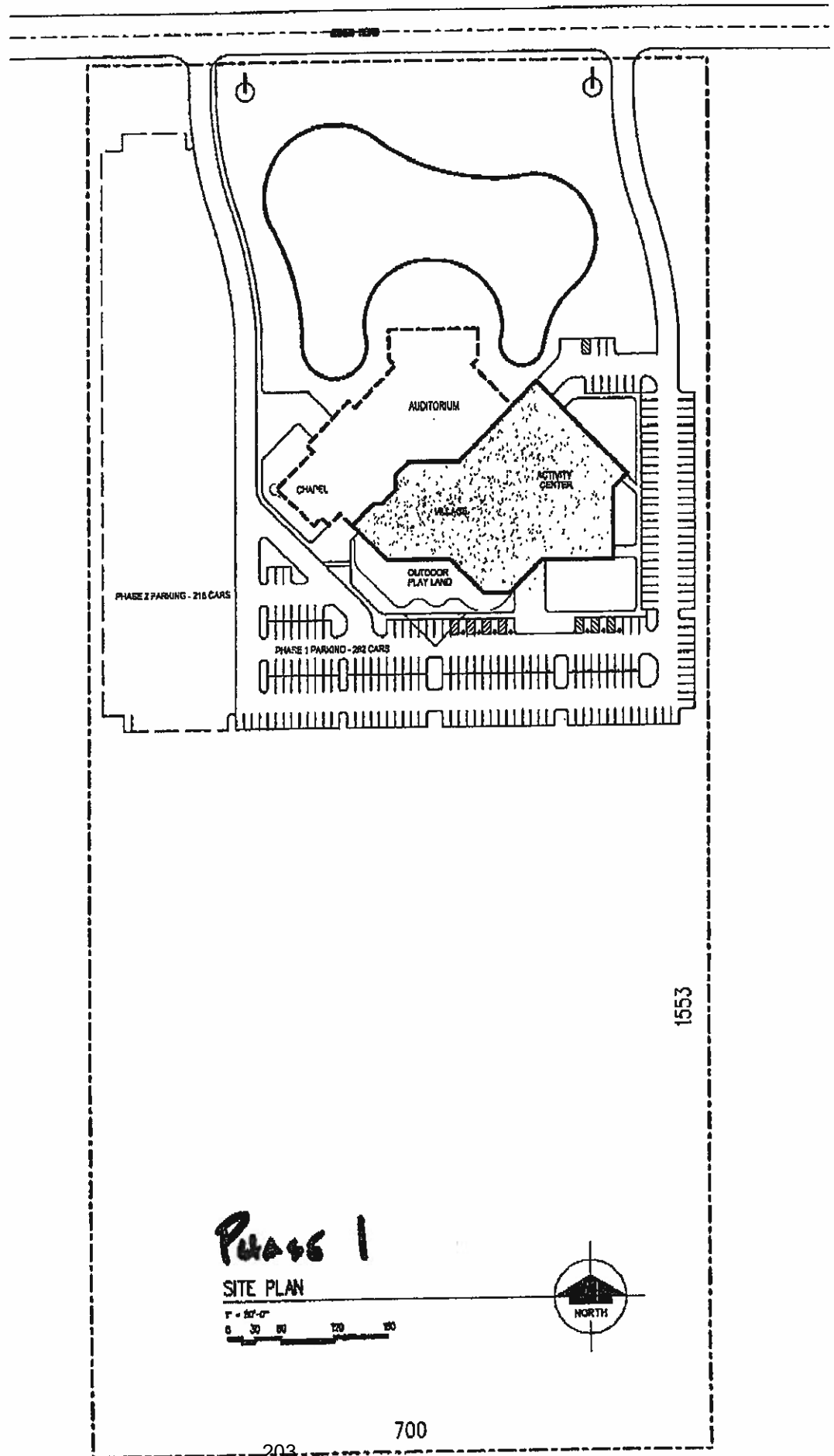
IN WITNESS OF, this ordinance has been enacted on July 20, 2004.

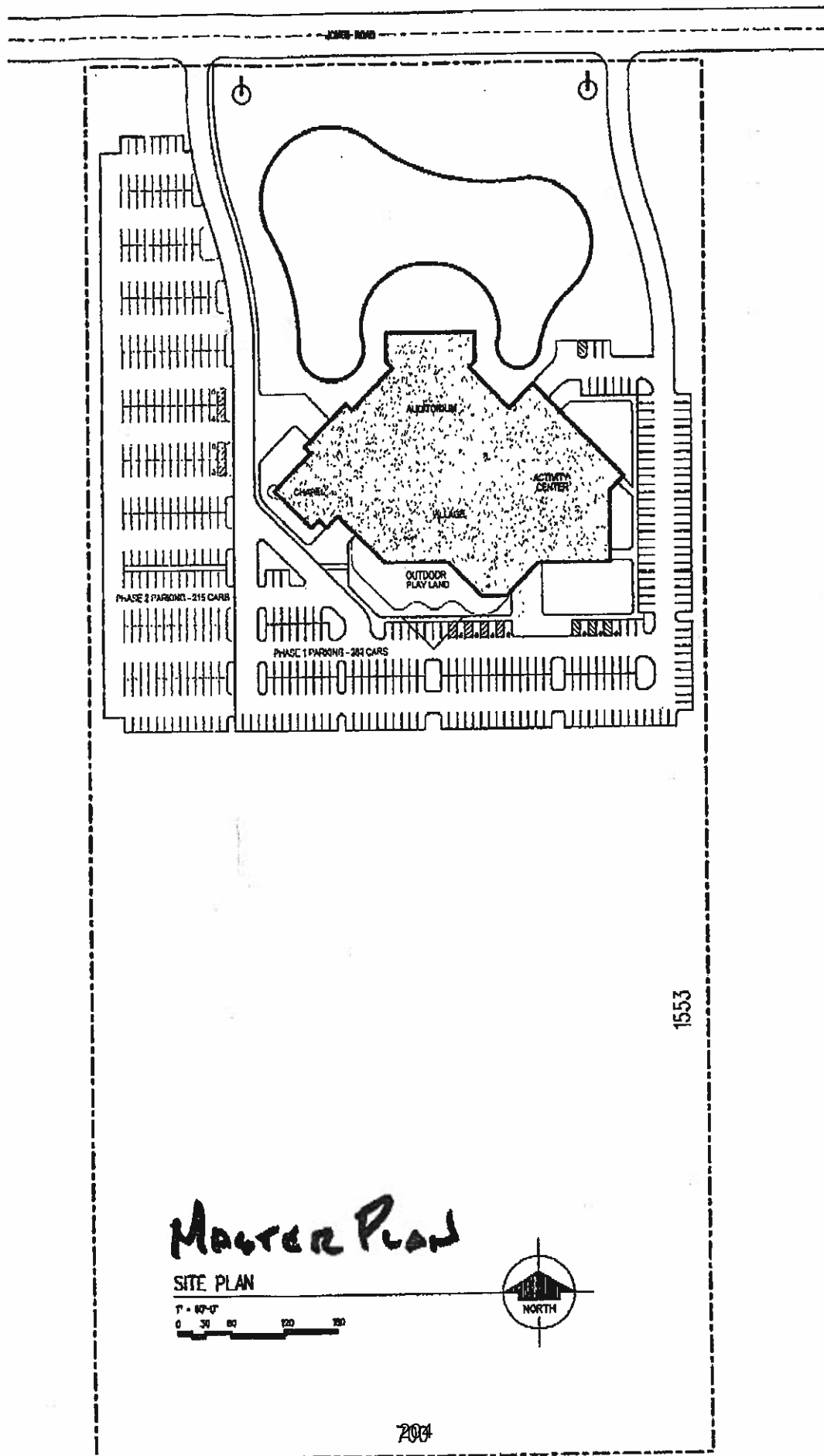
Attest:



Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman





Pt 05-03-200-020 ✓
6/20/08

State of Illinois
County of Kendall

Zoning Petition
#04-62

ORDINANCE NUMBER 2005 - 06

GRANTING A SPECIAL USE
GOSPEL ASSEMBLY CHURCH

WHEREAS, Gospel Assembly Church filed a Special Use Permit within the A-1 district for 6.99 acres of a 26 acre property located on Route 71, Yorkville in Kendall Township as depicted in 'Exhibit A' and legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET, WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1446.68 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 465.30 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 46 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF RECORDED OCTOBER 14, 2004 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTE 04 SECONDS WEST, 264.70 FEET; THENCE NORTH 28 DEGREES 24 MINUTES 12 SECONDS WEST, 489.27 FEET TO A POINT ON THE SOUTH LINE OF STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 121.20 FEET TO A POINT; THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 350 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 24 MINUTES 12 SECONDS EAST, 500.69 FEET; THENCE SOUTH 58 DEGREES 35 MINUTES 35 SECONDS WEST, 647.13 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 17 SECONDS WEST, 84.70 FEET; THENCE NORTH 01 DEGREE 24 MINUTES 43 SECONDS WEST, 528.43 FEET TO THE SOUTHERLY LINE OF STATE ROUTE 71; THENCE NORTH 58 DEGREES 35 MINUTES 35 SECONDS EAST, 482.55 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(CONTAINING 6.99 ACRES, PLUS OR MINUS)

WHEREAS, said petition is to allow construction and operation of a church, parsonage, church school and church day care; and

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


NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of the special use zoning permit to permit construction and operation of a church, parsonage, church day care and church school subject to the following conditions:

1. Prior to the issuance of any permits, each phase of the project will be subject to site plan review and approval as illustrated in Section 13.09 of the Kendall County Zoning Ordinance.
2. The church will file a pre-annexation agreement with the City of Yorkville.
3. The church's site plan will illustrate utility easements for water, sewer, and storm water.
4. The church will provide buffering for the adjoining property as agreed upon by the church and property owner Mary Block.
5. The church will acquire an access permit from IDOT and submit it to the PBZ department prior to issuance of a building permit.
6. The church will obtain approval of its engineering plans, prior to the issuance of any permits.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that the Kendall County Board hereby grants approval of the special use zoning permit to allow the construction of a church, parsonage, church school and church daycare on 6.99 acres of the church's 26 acre property. Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on March 15th, 2005.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

ORDINANCE NUMBER 2005 - 37

GRANTING A SPECIAL USE
TIMOTHY WALLACE

WHEREAS, Timothy Wallace filed a Special Use Permit application within the A-1 district for 50 +/- acres located at the intersection of Brisbin and Whitewillow Roads in Seward Township as depicted in Exhibit "A" and legally described as follows:

That part of the North Half (N 1/2) of the Northwest Quarter (NW ¼) of Section Thirty-One (31), Township Thirty-Five (35) North, Range Eight (8), East of the Third Principal Meridian, described as follows: Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW ¼), said point being the Point of Beginning; thence along the North Line of said Northwest Quarter (NW ¼) North 89 Degrees 28 Minutes 50 Seconds East for a distance of 1789.78 feet to a point on the East Line of said Northwest Quarter (NW ¼); thence along said East Line South 00 Degrees 35 Minutes 51 Seconds East for a distance of 1294.24 feet; thence South 88 Degrees 58 Minutes 23 Seconds West for a distance of 1803.50 feet to a point on the West Line of said Northwest Quarter (NW ¼); thence along said West Line North 00 Degrees 00 Minutes 00 Seconds East for a distance of 415.62 feet; thence North 90 Degrees 00 Minutes 00 Seconds East for a distance of 590.52 feet; thence North 00 Degrees 00 Minutes 00 Seconds East for a distance of 295.06 feet; thence South 90 Degrees 00 Minutes 00 Seconds West for a distance of 590.52 feet to a point on said West Line; thence along said West Line North 00 Degrees 00 Minutes 00 Seconds East for a distance of 599.60 feet to the point of beginning, containing 49.707 acres, more or less, all located in the County of Kendall, State of Illinois.

WHEREAS, said petition is to allow retail and wholesale of nursery and landscape supplies; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of the special use zoning permit to allow retail and wholesale of nursery and landscape supplies subject to the following conditions:


1. Any truck traffic will not exceed the limits posted by the Kendall County Highway Department.
2. Development of the site in substantial conformance with the site plan attached here to as Group Exhibit "A".
3. The provision of permanent bathroom facilities within 90 days of zoning approval for customers and employees.
4. Review and approval of the proposed well and septic design by the Department of Environmental Health.
5. For aesthetic purposes, landscape materials for sale, such as mulch and decorative stone, will not be stored in the required front yard.

6. Formal dedication of the right-of-way agreed upon by the petitioner and the County for Whitewillow (50 feet from the centerline of the road) and Brisbin Roads (45 feet from the centerline of the road) within 90 days of receipt of the Special Use permit.

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

IN WITNESS OF, this ordinance has been enacted on June 21st, 2005.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

Parking - 12 to 15 stalls 45°
in accordance with the following
dimensions

Parking Angle (degree)	Stall Width to Aisle (ft)	Stall Depth to Wall (ft)	Stall Depth to Interlock (ft)	Aisle Width ¹ /Wall (ft)	Modules ² Wall Interlock to Interlock (ft)	Modules ² to Interlock (ft)
45						
9.0 ft stall	12.7	17.5	15.3	12.0	47.0	43.0
9.5 ft stall	13.4	17.6	15.3	11.0	48.0	42.0

MAP SCALE 209

0 50 100 200 300 Feet

0 50 100 Meters

1 FT. CONTOUR INTERVAL

ORDINANCE NUMBER 2006 - 19

GRANTING SPECIAL USE
8 WEST RICKARD DRIVE
LYNWOOD BAPTIST CHURCH

WHEREAS, Lynwood Baptist Church filed a petition for a Special Use within the R-3 district, for property located at 8 West Rickard Drive in Bristol Township; and

WHEREAS, said petition is to allow for construction of a church addition and operation of a church; and

WHEREAS, said property is zoned R-3 One Family Residential and the request is allowable upon issuance of a Special Use Permit per § 8.08.B.1 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

Lot numbers One hundred sixteen (116) and One hundred seventeen (117) of Lynwood Subdivision, Extension Seven (7): A Subdivision of a Part of Lot 5 in Section Fourteen (14), Township 37 North, Range 7 East of the Third Principal Meridian. Subject to easements to Illinois Bell Telephone Company; Commonwealth Edison Company, Northern Illinois Gas Company, Drainage Easements and subject to Building and other general restrictions of said Subdivision as recorded in Recorder's Office of Kendall County, Illinois ; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Special Use zoning permit for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "A" attached hereto and incorporated herein, subject to the following conditions:


1. While construction of Phase I can take place before availability of Fox Metro sewer, occupancy is to be withheld until such time that the church is hooked up to Fox Metro sewer service.
2. The proposed building activity will substantially conform to the submitted site plan, as amended to reflect the berming and landscaping, with a maximum seating capacity of 388 persons.
3. The petitioner will need to be issued a site development permit in conjunction with the

building permit. As part of the site development review, the petitioner will submit a photometric plan for the parking lot area for review and approval by PBZ with brightness at a maximum of 2.0 foot candles at the property line, as well as the species, diameter, height, and location on the proposed berm of the vegetative landscaping, as required by § 11.02.G.3 of the Zoning Ordinance.


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

IN WITNESS OF, this ordinance has been enacted on March 21, 2006.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

4

~~DATE 3-8-06~~

PRELIMINARY IMPROVEMENT PLANS

FOR

LYNWOOD BAPTIST CHURCH
BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

DESCRIPTION OF PROPERTY	DESCRIPTION OF PROPERTY DESCRIBED AS FOLLOWS:

LOTS 116 AND 117 LINWOOD SUBDIVISION
EXTENSION SEVEN
KENOALL COUNTY, ILLINOIS

SITE SUMMARY
ZONED R-3 RESIDENTIAL SITE AREA 4.7AC
EXISTING SITE:
 5200 SF CHURCH WITH APPROXIMATELY
 80 PARKING SPACES

PROPOSED SITE:
25730 SF CHURCH WITH 388 SEATS
WITH 148 PARKING SPACES AND 8
HANDICAP SPACES
PARKING REQUIRED:
130 @ 1 SPACE/3 SEATS & 10.5'
WITH 24' AISLES

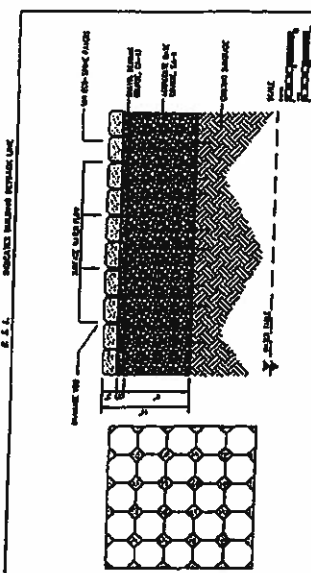
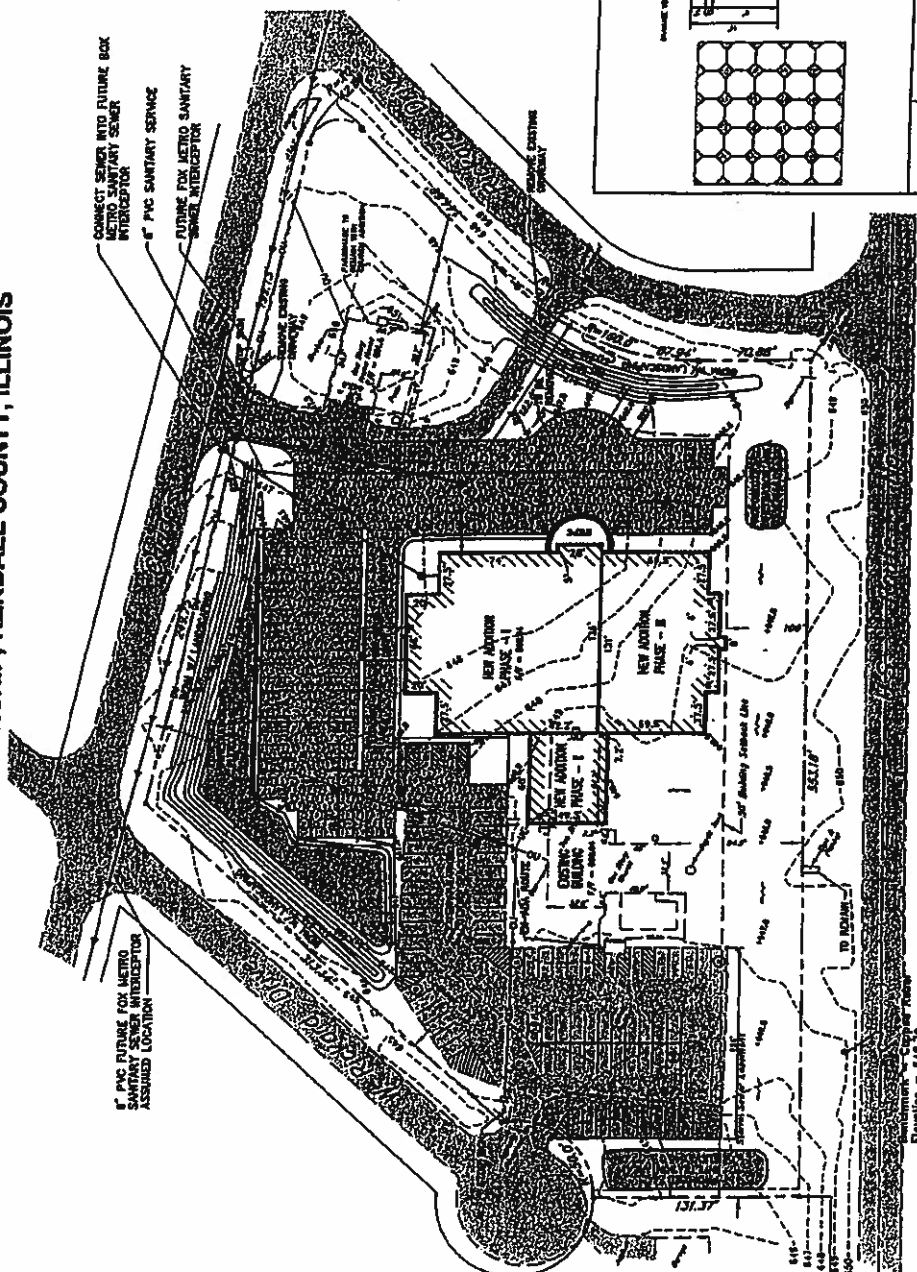
SANITARY SEWER SUMMARY
EXISTING SITE USES SEPTIC SYSTEM
LOCATED BETWEEN THE CHURCH AND

US 31.
WE ARE PROPOSING TO CONNECT TO
THE FUTURE FOX METRO INTERSECTION
PLANNED TO RUN ALONG CHARLES
STREET. LOCATION OF INTERSECTION
AND SERVICE SUBJECT TO CHANGE.

**EXISTING SITE HAS NO POSITIVE
OUTLET. WATER MUST INFILTRATE INTO
THE GROUND IN THE OUCH NEXT TO
RICHARD DRIVE AND CHARLES STREET.
PROPOSED SITE WILL UTILIZE
PERMEABLE PAVERS AND INFILTRATION
AREAS.**

WATER SUMMARY
THE CHURCH WILL UPGRADE THE
EXISTING WELL

LANDSCAPING SUMMARY
A 3'-FOOT HIGH LANDSCAPE BERM WILL BE CONSTRUCTED ALONG THE OUTSIDE EDGE OF THE PROPERTY AS SHOWN. PLANTING WILL BE PROVIDED ON THE BERM TO FURTHER SCREEN THE PARKING AREAS.



UNI ECO-STONE
Permeable Pavers
Direct Flow Into Subgrade

UNILOCK® PAVER DETAIL
Cross Section

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Engineering Enterprises, Inc.
Civil Engineers & Land Surveyors

LYNWOOD BAPTIST CHURCH
8 RICKARD DRIVE
OSWEGO, ILLINOIS 60543

52 Wheeler Road
Sugar Grove, Illinois 60554 830/465-9350

LYNWOOD BAPTIST CHURCH
BRISTOL TOWNSHIP,
KENDALL COUNTY, ILLINOIS

**PRELIMINARY
SITE DEVELOPMENT PLAN**

DATE JUNE 2005
PROJ. NO. P01054
FILE NO. P0405402

ORDINANCE NUMBER 2012 - 26

GRANTING A SPECIAL USE FOR
2127 ROUTE 47
YORKVILLE PERFORMING ARTS CENTER

WHEREAS, Yorkville Performing Arts Center (YPAC) has filed a petition for a Special Use within the A-1 Agricultural Zoning District and a Special Use within the M-1 Manufacturing District for a 6.0 acre property located on the west side of Route 47 about 0.2 miles north of Boombah Boulevard, commonly known as 2127 Route 47 (PIN# 02-17-226-006; 02-17-226-011; 02-17-226-012; 02-16-101-007 & 02-16-101-008), in Bristol Township, and;

WHEREAS, said petition is to allow the operation of a performing arts center with an initial focus on dance, music and fitness training with a vision to later include theatre arts, online lessons as well as a performing arts preschool and to live in the house; and

WHEREAS, said property is currently zoned A-1 Agricultural (4.7 Acres) and M-1 (1.3 Acres); and

WHEREAS, said property is legally described as:

PARCEL ONE:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 28.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE WESTERLY ALONG SAID NORTH LINE, 213.30 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 721.70 FEET (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE NORTHERLY ALONG THE LAST DESCRIBED COURSE, 182.03 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE, 347.87 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 91 DEGREES, 03 MINUTES, 36 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 181.72 FEET TO A LINE DRAWN WESTERLY, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER FROM POINT "A" AFORESAID FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, 404.65 FEET TO A LINE DRAWN PARALLEL WITH AND 200.0 FEET, AS MEASURED ALONG SAID EAST LINE, NORTH OF SAID SOUTH LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 341.63 FEET TO A LINE DRAWN PARALLEL WITH AND 241.6 FEET, AS MEASURED ALONG SAID NORTH LINE, WEST OF SAID EAST LINE; THENCE NORTHERLY ALONG SAID PARALLEL LINE, 404.76 FEET TO A LINE DRAWN EASTERLY, PARALLEL WITH SAID SOUTH LINE, FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE, 346.23 FEET TO THE POINT OF BEGINNING; IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 28.74 FEET TO THE FORMER WESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NUMBER 47;

THENCE WESTERLY ALONG SAID NORTH LINE, 213.30 FEET; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 721.70 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 0.43 FEET TO A LINE DRAWN PARALLEL WITH AND 241.60 FEET (AS MEASURED ALONG SAID NORTH LINE) EAST OF SAID EAST LINE FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, 404.76 FEET TO A LINE DRAWN PARALLEL WITH AND 200.0 FEET (AS MEASURED ALONG SAID EAST LINE) NORTH OF SAID SOUTH LINE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 320.29 FEET TO THE PRESENT WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47, AS DESCRIBED IN A CONVEYANCE RECORDED JANUARY 8, 1991, AS DOCUMENT NUMBER 910137; THENCE NORTHERLY ALONG SAID PRESENT WESTERLY RIGHT OF WAY LINE, 407.64 FEET TO A LINE DRAWN EASTERLY, PARALLEL WITH SAID SOUTH LINE FROM THE POINT OF BEGINNING; THENCE WESTERLY, PARALLEL WITH SAID SOUTH LINE, 259.13 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDAL COUNTY, ILLINOIS.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.07.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on October 1, 2012; and

WHEREAS, the findings of fact were approved 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. All classes will be conducted inside the structures and shall not be detrimental or endanger the public health, safety, morals, comfort or general welfare.

That the special use will not be 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. To the north and south are residential properties, to the east is a commercial barn and to the west is farm land. The petitioners will still be using the property as residential with the business in the existing buildings. The zoning classification within the general area is still agricultural with business' moving in.

That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The subdivision development included the equestrian facility and special use. Modifying the use to allow for boarding of horses by non-residents has no altered effect on the residential properties.

That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided. The petitioners propose to widen the entrance onto Route 47 and no new access roads are being proposed. The petitioners are working with the Health Department with regard to an adequate septic system and all other utilities and facilities exist.

That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The petitioners propose to widen the entrance onto Route 47 and no new access roads are being proposed.

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

*That the special use is consistent with the spirit of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The LRMP and the future land use plan of the City of Yorkville call for this property to be commercial, this use proposed transitions the property from residential to commercial except the petitioners still wish to live in the home.***

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

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

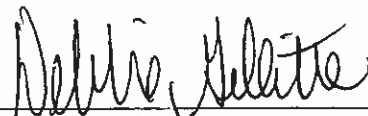
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a performing arts center in accordance to the submitted Site Plan included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

1. No events may be hosted at this site that would require more parking than provided.
2. No other manufacturing use can be performed on this site when this special use is in existence.
3. Allow a lighted sign on the property.
4. Follow the parking ratio of one (1) parking space shall be provided per each two hundred (200) square feet AND one per employee. The currently building is 4500 square feet and predict 6 employees so 28 parking stalls will be needed before they open including 2 handicapped stalls
5. The events to be held on the property will be community relationship events
6. Allow a gravel parking lot for 2 (two) years. Two years from the date of the approving ordinance the gravel parking lot must be asphalted.


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

IN WITNESS OF, this ordinance has been enacted on October 16, 2012.

Attest:



Debbie Gillette
Kendall County Clerk



John Purcell
Kendall County Board Chairman

8	9	17
17	16	16
17	16	16



No. 93742



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: December 1, 2021
Re: Policy Regarding Code Enforcement in Cases Where Parties Are Pursuing Compliance

Since at least 2017, the Planning, Building and Zoning Department's understanding was that, in cases where parties were pursuing text amendments, map amendments, variances, special use permits, or other legislative or administrative approvals, the Department would not issue citations against these parties until a final legislative or administrative decision was made. The Department was aware that several months may be necessary in order reach final legislative or administrative decisions. The Department was also aware that courts historically layover such cases until final legislative or administrative decisions are made before rendering verdicts.

Since 2016, the following businesses and activities were allowed to operate while waiting for zoning approvals:

1. Delaney Gun Range at 16502 Church Road (Ceased After Special Use Permit was Withdrawn)
2. Jet's Towing at 790 Eldmain Road
3. Billboard at 34 and Hafenrichter (Special Use Permit Not Renewed Between 2004 and 2017)
4. 15331 Burr Oak Road (Special Use Permit Not Renewed Prior to 2018)
5. TZ Landscaping at 276 Route 52
6. Temporary Use Permit Renewal at 9211 Route 126
7. Pipe Strong at 17854 N. Wabena Road
8. Driveway in the Setback at 9261 Kennedy
9. Cox Landscaping at 9000 Route 34
10. Trucking Business at 3485 Route 126
11. Fence at 68 Saugatuck (Lowered after ZBA Denial)
12. Craft Fair at 5681 Whitewillow Road
13. Brighter Daze at 10978 Crimmin Road

Attached please find policy outlining enforcement actions and warning periods.

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

MHA

Enc.: Enforcement Policy



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

POLICY FOR CODE ENFORCEMENT IN CASES WHERE APPLICANTS ARE PURSUING LEGISLATIVE AND ADMINISTRATIVE REMEDIES

1. Whenever possible, the Planning, Building and Zoning Department shall encourage voluntary compliance of the ordinances the Department enforces.
2. The Planning, Building and Zoning Department shall not issue citations for parties violating the ordinances the Department enforces if the party:
 - a. Is actively working to the Zoning Administrator's or Code Compliance Official's satisfaction on a text amendment, map amendment, special use permit, variance, building related permit, or other applicable application; or
 - b. Has submitted an application for a text amendment, map amendment, special use permit, variance, building related permit, or other applicable application and said application is currently moving through the review and approval process.
3. In cases of alleged violations, the Planning, Building and Zoning Department shall provide a thirty (30) day warning period to the party allegedly violating the applicable ordinance prior to the issuance of a citation, unless one (1) of the following has occurred:
 - a. The alleged violation involves an imminent threat to the health, safety, and welfare of the public; or
 - b. The party or property impacted has previously received a thirty (30) day warning for another alleged violation; or
 - c. The issuance of a thirty (30) day warning would not result in the resolution of the alleged violation; or
 - d. If the ordinance allegedly violated has a different, established warning period. In such a case the warning period and procedure in the applicable ordinance shall take precedent.
4. Thirty (30) day warning periods may be extended by the Zoning Administrator or Code Compliance Official if the Zoning Administrator or Code Compliance Official believes the warned party has taken significant steps to establish compliance and if such extension is deemed necessary to achieve compliance.

Approved by majority vote of the Planning Building and Zoning Committee on December 14, 2021.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: December 6, 2021
Re: Citation and Notice to Appear Form Change

On May 19, 2020, the County Board approved the attached Citation and Notice to Appear form.

The first paragraph of the form references an inspection of property by the Code Enforcement Officer.

The Planning, Building and Zoning Department recently had a case where someone was operating a banquet facility out of their property and the Sheriff's Department was called. The party confessed to the Deputy that they had rented their property out for an event. The Planning, Building and Zoning Department relied on the statement to the Deputy, the Deputy's Report, and witnesses interviewed by the Sheriff's Department in preparing the case; no inspection of the property occurred.

The Department requests the ability to amend the Citation and Notice to Appear form on as needed basis in order to be adaptable as different cases are investigated.

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

MHA

Enc.: Citation and Notice to Appear Form



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

CITATION AND NOTICE TO APPEAR

CASE NO. INSERT CASE NO.
County of Kendall vs. **INSERT OWNER NAME**

INSERT DATE

To: OWNER NAME
OWNER ADDRESS
OWNER C/S/Z

RE: **P.I.N. # INSERT PIN**
Property Location: **SITE ADDRESS, CITY/STATE/ZIP**

Please be aware that an inspection of the above described property on **INSERT INSPECTION DATE AND TIME** by the Code Enforcement Officer from the Kendall County Planning, Building & Zoning Department ("Department") revealed the following violation of Section **X:XX** of the Kendall County Ordinance Zoning Ordinance:

INSERT DESCRIPTION OF VIOLATION

Kendall County prays to the Court that you be found guilty of the above-identified ordinance violation and that a judgment be entered against you in an amount up to \$500.00 for the initial violation and up to \$500.00 for each week the violation continues beyond the initial violation, plus all applicable court costs and fees.

You are required to **APPEAR IN COURT** on **INSERT HEARING DATE (MONDAY-THURSDAY)**, at 8:30 a.m. in the Kendall County Courthouse, 807 W. John Street, Yorkville, Illinois 60560. You may demand a jury trial by filing a jury demand and paying a jury demand fee when entering your appearance, plea, answer to the charge, or other responsive pleading. A **default judgment** in the amount up to \$500.00 for the initial violation and up to \$500.00 for each week the violation continues beyond the initial violation may be entered in the event you fail to appear in court or answer the charge made on the date set for your court appearance or any date to which the case is continued. An **arrest warrant** may issue if you fail to appear at any hearing.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct.

Brian Holdiman
Code Enforcement Officer

I, Brian Holdiman, swear under oath that I served this Citation and Notice to Appear on **INSERT NAME OF DEFENDANT** as follows:

Personally on **INSERT NAME OF DEFENDANT**

Male/ Female Approx. Age: _____ Hair Color: _____

Height: _____ Weight: _____

On this date: _____ at this time: _____

Address: _____

Signature

AIA® Document B102™ – 2017

Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

AGREEMENT made as of the --- day of January in the year 2022
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

Kendall County Planning, Building, and Zoning
111 West Fox Street
Yorkville, IL 60560

and the Architect:
(Name, legal status, address and other information)

Wiss, Janney, Elstner Associates, Inc
330 Pfingsten Road
Northbrook, IL 60062
(847) 272-7400

for the following (hereinafter referred to as "the Project"):
(Insert information related to types of services, location, facilities, or other descriptive information as appropriate.)

Kendall and Bristol Townships Rural Historic Structures Survey
WJE No. 2021.5052

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

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User Notes:

TABLE OF ARTICLES

1	ARCHITECT'S RESPONSIBILITIES
2	OWNER'S RESPONSIBILITIES
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5	TERMINATION OR SUSPENSION
6	COMPENSATION
7	MISCELLANEOUS PROVISIONS
8	SPECIAL TERMS AND CONDITIONS
9	SCOPE OF THE AGREEMENT

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

§ 1.1 The Architect shall provide the following professional services:

(Describe the scope of the Architect's services or identify an exhibit or scope of services document setting forth the Architect's services and incorporated into this document in Section 9.2.)

Refer to the attached WJE proposal, dated August 10, 2021.

§ 1.1.1 The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 1.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 1.3 The Architect identifies the following representative authorized to act on behalf of the Architect with respect to the Project.

(List name, address, and other contact information.)

Kenneth M. Itle
Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, IL 60062
kitle@wje.com
(847) 272-7400

§ 1.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 1.5 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 6.2.3.

Init.

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User Notes:

§ 1.5.1 Commercial General Liability with policy limits of not less than one million dollars (\$1,000,000) for each occurrence and two million dollars (\$2,000,000) in the aggregate for bodily injury and property damage.

§ 1.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than two million dollars (\$ 2,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 1.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 1.5.1 and 1.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 1.5.4 Workers' Compensation at statutory limits.

§ 1.5.5 Employers' Liability with policy limits not less than one million dollars (\$ 1,000,000) each accident, one million dollars (\$ 1,000,000) each employee, and one million dollars (\$ 1,000,000) policy limit.

§ 1.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than one million dollars (\$ 1,000,000) per claim and one million dollars (\$ 1,000,000) in the aggregate.

§ 1.5.7 **Additional Insured Obligations.** If requested by the Owner, to the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 1.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 1.5.

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 2.2 The Owner identifies the following representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

(List name, address, and other contact information.)

Matthew H. Asselmeier, Senior Planner
Kendall County Planning, Building and Zoning
111 West Fox Street
Yorkville, IL 60560
masselmeier@co.kendall.il.us
(630) 553-4139

§ 2.3 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of

Init.

the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 2.4 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 2.5 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 2.6 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 3 COPYRIGHTS AND LICENSES

§ 3.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 3.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 3.3 Kendall County may use the documents prepared under this agreement as it determines, but Wiss, Janney, Elstner Associates, Inc. (WJE) shall be credited as the author and incur no liability for Kendall County's use of the documents after completion of the survey project.

§ 3.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 3.3.1. The terms of this Section 3.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 5.4.

§ 3.4 Except for the licenses granted in this Article 3, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 3.5 Except as otherwise stated in Section 3.3, the provisions of this Article 3 shall survive the termination of this Agreement.

ARTICLE 4 CLAIMS AND DISPUTES

§ 4.1 General

§ 4.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 4.1.1.

§ 4.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 4.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 5.7.

§ 4.2 Mediation

§ 4.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 4.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 4.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 4.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 4.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

☐ Arbitration pursuant to Section 4.3 of this Agreement

☒ Litigation in a court of competent jurisdiction

☐ Other *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 4.3 Arbitration

§ 4.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 4.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 4.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.4 Consolidation or Joinder

§ 4.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 4.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 4.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 4.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 4.4 The provisions of this Article 4 shall survive the termination of this Agreement.

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 5.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 5.6 If the Owner terminates this Agreement for its convenience pursuant to Section 5.5, or the Architect terminates this Agreement pursuant to Section 5.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 5.7 In addition to any amounts paid under Section 5.6, if the Owner terminates this Agreement for its convenience pursuant to Section 5.5, or the Architect terminates this Agreement pursuant to Section 5.3, the Owner shall pay to the Architect the following fees:

(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

.1 Termination Fee:

zero

.2 Licensing Fee, if the Owner intends to continue using the Architect's Instruments of Service:

zero

§ 5.8 Except as otherwise expressly provided herein, this Agreement shall terminate
(Check the appropriate box.)

☐ One year from the date of commencement of the Architect's services

☐ One year from the date of Substantial Completion

☒ Other
(Insert another termination date or refer to a termination provision in an attached document or scope of service.)

Three months after submission of the final documentation.

If the Owner and Architect do not select a termination date, this Agreement shall terminate one year from the date of commencement of the Architect's services.

§ 5.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 3 and Section 5.7.

ARTICLE 6 COMPENSATION

§ 6.1 The Owner shall compensate the Architect as set forth below for services described in Section 1.1, or in the attached exhibit or scope document incorporated into this Agreement in Section 9.2.

(Insert amount of, or basis for, compensation or indicate the exhibit or scope document in which compensation is provided for.)

\$42,500

§ 6.2 Compensation for Reimbursable Expenses

§ 6.2.1 Reimbursable Expenses are in addition to compensation set forth in Section 6.1 and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents;
- .5 Postage, handling and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;

- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses;
- .11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and
- .12 Other similar Project-related expenditures.

§ 6.2.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ten percent (10 %) of the expenses incurred.

§ 6.2.3 **Architect's Insurance.** If the types and limits of coverage required in Section 1.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:

(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 1.5, and for which the Owner shall reimburse the Architect.)

N/A

§ 6.3 Payments to the Architect

§ 6.3.1 Initial Payments

§ 6.3.1.1 An initial payment of zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 6.3.2 Progress Payments

§ 6.3.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of monthly or annual interest agreed upon.)

2 % two percent

§ 6.3.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 6.3.2.3 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 4.3.

§ 7.2 Except as separately defined herein, terms in this Agreement shall have the same meaning as those in AIA Document A201™–2017, General Conditions of the Contract for Construction.

§ 7.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 7.4 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 7.4.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

§ 7.5 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 7.6 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 7.7 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 7.8 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 7.8 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 5.4.

§ 7.9 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 7.9.1. This Section 7.9 shall survive the termination of this Agreement.

§ 7.9.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 7.9.

§ 7.10 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 8 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:
(Include other terms and conditions applicable to this Agreement.)

Refer to the attached WJE proposal, dated August 10, 2021.

ARTICLE 9 SCOPE OF THE AGREEMENT

§ 9.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 9.2 This Agreement is comprised of the following documents identified below:

- .1 AIA Document B102™–2017, Standard Form Agreement Between Owner and Architect
- .2 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203–2013 incorporated into this Agreement.)

- .3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

☐ AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204–2017 incorporated into this Agreement.)

☐ Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement.)

WJE proposal dated August 10, 2021.

- .4 Other documents:
(List other documents, including the Architect's scope of services document, hereby incorporated into the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

(Printed name and title)

ARCHITECT (Signature)

Kenneth M. Itle, AIA Associate Principal
(Printed name, title, and license number, if required)

Additions and Deletions Report for AIA® Document B102™ – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:30:06 ET on 12/10/2021.

PAGE 1

AGREEMENT made as of the --- day of January in the year 2022

...

Kendall County Planning, Building, and Zoning
111 West Fox Street
Yorkville, IL 60560

...

Wiss, Janney, Elstner Associates, Inc
330 Pfingsten Road
Northbrook, IL 60062
(847) 272-7400

...

Kendall and Bristol Townships Rural Historic Structures Survey
WJE No. 2021.5052

PAGE 2

Refer to the attached WJE proposal, dated August 10, 2021.

...

Kenneth M. Itle
Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, IL 60062
kitle@wje.com
(847) 272-7400

PAGE 3

§ 1.5.1 Commercial General Liability with policy limits of not less than ~~(\$)~~one million dollars (\$1,000,000) for each occurrence and ~~(\$)~~two million dollars (\$2,000,000) in the aggregate for bodily injury and property damage.

§ 1.5.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than two million dollars (\$ 2,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

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User Notes:

§ 1.5.5 Employers' Liability with policy limits not less than one million dollars (\$ 1,000,000) each accident, one million dollars (\$ 1,000,000) each employee, and one million dollars (\$ 1,000,000) policy limit.

§ 1.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than one million dollars (\$ 1,000,000) per claim and one million dollars (\$ 1,000,000) in the aggregate.

...

Matthew H. Asselmeier, Senior Planner
Kendall County Planning, Building and Zoning
111 West Fox Street
Yorkville, IL 60560
masselmeier@co.kendall.il.us
(630) 553-4139

PAGE 4

§ 3.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for the purposes of evaluating, constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 5 and Article 6. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 5.4, the license granted in this Section 3.3 shall terminate. Kendall County may use the documents prepared under this agreement as it determines, but Wiss, Janney, Elstner Associates, Inc. (WJE) shall be credited as the author and incur no liability for Kendall County's use of the documents after completion of the survey project.

PAGE 5

☒ Litigation in a court of competent jurisdiction

PAGE 7

zero

...

zero

...

☒ Other

...

Three months after submission of the final documentation.

...

\$42,500

PAGE 8

§ 6.2.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ten percent (10 %) of the expenses incurred.

...

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User Notes:

N/A

...

§ 6.3.1.1 An initial payment of zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

...

§ 6.3.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

...

2 % two percent

PAGE 9

Refer to the attached WJE proposal, dated August 10, 2021.

PAGE 10

WJE proposal dated August 10, 2021.

...

Kenneth M. Itle, AIA Associate Principal

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Kenneth M. Itle, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:30:06 ET on 12/10/2021 under Order No. 3104236190 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B102™ – 2017, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



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: 11/22/2021

Subject: Potential Future Land Use Map Changes Along Route 47 in Kendall and Lisbon Townships

At the October 2021 Kendall County Economic Development Committee meeting, the Committee started a discussion about updating the Future Land Use Map along Route 47 in Kendall and Lisbon Townships. At their November meeting, the Committee voted to forward the discussion to the Committee of the Whole.

Attached is an email from the City of Morris' engineers noting the locations of municipal water and sewer services. As noted in the email, sanitary sewers have been extended to Airport Road while water service has been extended to Minooka Road.

The City of Morris' Future Land Use Map, the Village of Plattville's Future Land Use Map, the Village of Lisbon's Future Land Use Map, the current Future Land Use Map for Lisbon Township, and the final proposed Future Land Use Map for Lisbon Township from 2019 are also attached.

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

Thanks,

MHA

Encs.: November 15 Email from Ryan Hansen
City of Morris Future Land Use Map
Village of Plattville Future Land Use Map
Village of Lisbon Future Land Use Map
Lisbon Township Future Land Use Map
Proposed Lisbon Township Future Land Use Map from 2019

Matt Asselmeier

From: Ryan Hansen <ryanhansen@chamlin.com>
Sent: Monday, November 15, 2021 9:10 AM
To: Matt Asselmeier
Cc: Chris Brown
Subject: [External]RE: Morris Questions

Matt, the water main currently extends to Minooka Road as shown on the below image. The sanitary sewer line has been recently extended to Airport Road to service the Proctor and Gamble facility. The City's master plan for sewer and water has utilities being extended up to the Kendall/Grundy County Line. It has been discussed that if the right user were to want to locate in Kendall County and it made financial sense to extend services then the City would not be averse to doing so.

I have copied Mayor Brown on this email also to keep him in the loop.

Please let me know if you need anything.

Thanks

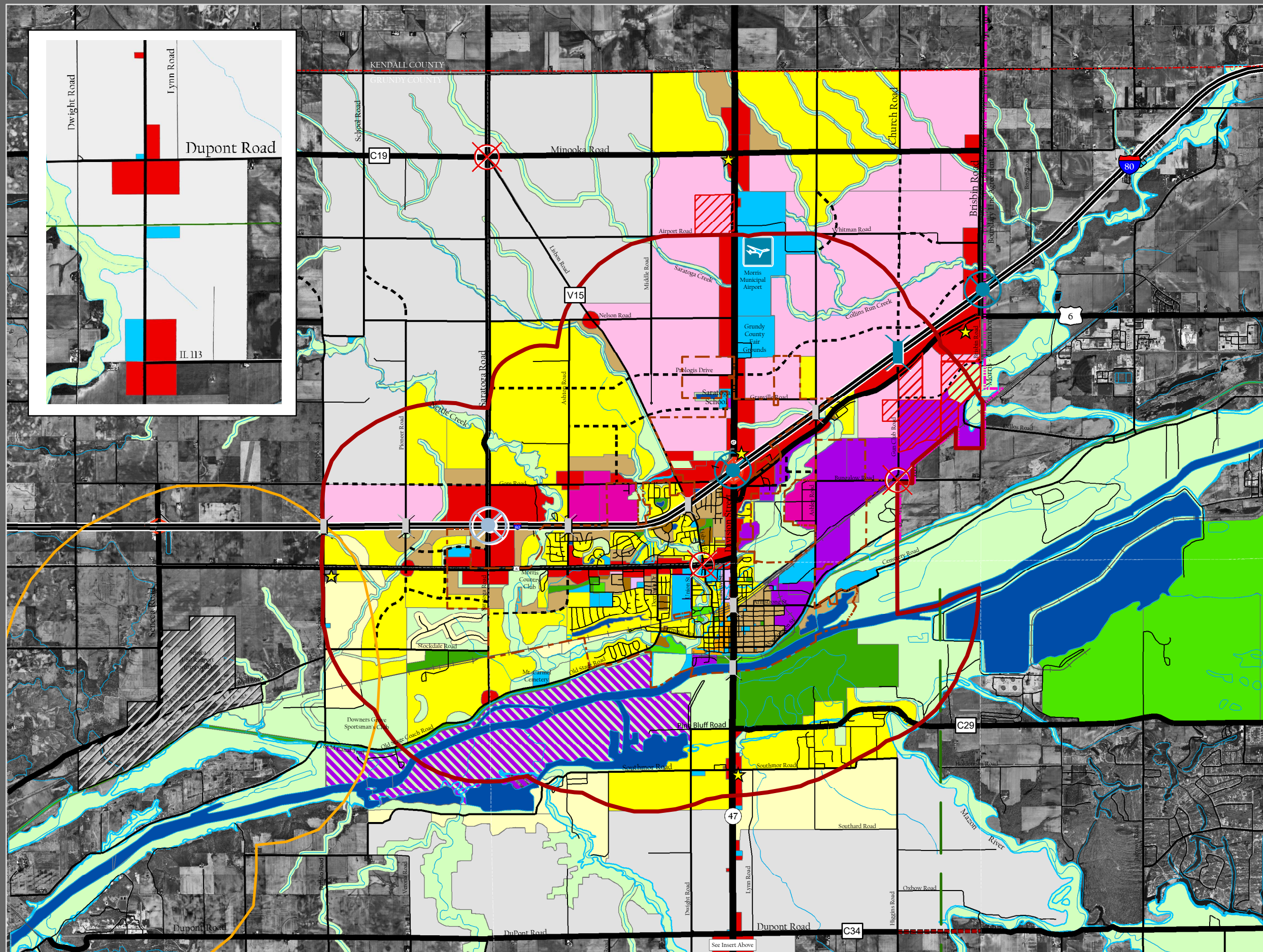
Ryan



From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Wednesday, November 10, 2021 11:52 AM

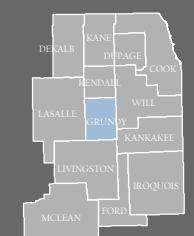
City of Morris

Future Land Use Map



Legend

- New Interchange
- Existing Interchange
- Intersection Improvement
- Proposed Bridge Overpass
- Existing Bridge
- Gateway
- County Line
- ComEd Line
- Seneca Planning Area
- Channahon Boundary Agreement
- 1.5 Mile Planning Area
- Interstate
- Major Arterial
- Minor Arterial
- Collector
- Local Street
- Interchange
- New Arterial
- New Collector
- Railroad
- Open Space (Private)
- Existing Floodplain
- Open Space (Public)
- Agricultural
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional
- Commercial
- Downtown
- Business Park
- Business Transition
- Industrial
- Industrial/Private Open Space
- Limited Industrial
- Morris (Incorporated Area)
- Pre-Annexation Areas
- Seneca I-80 Railport (proposed)

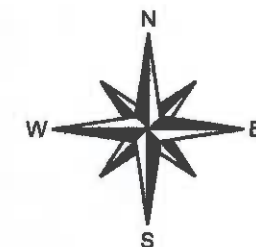
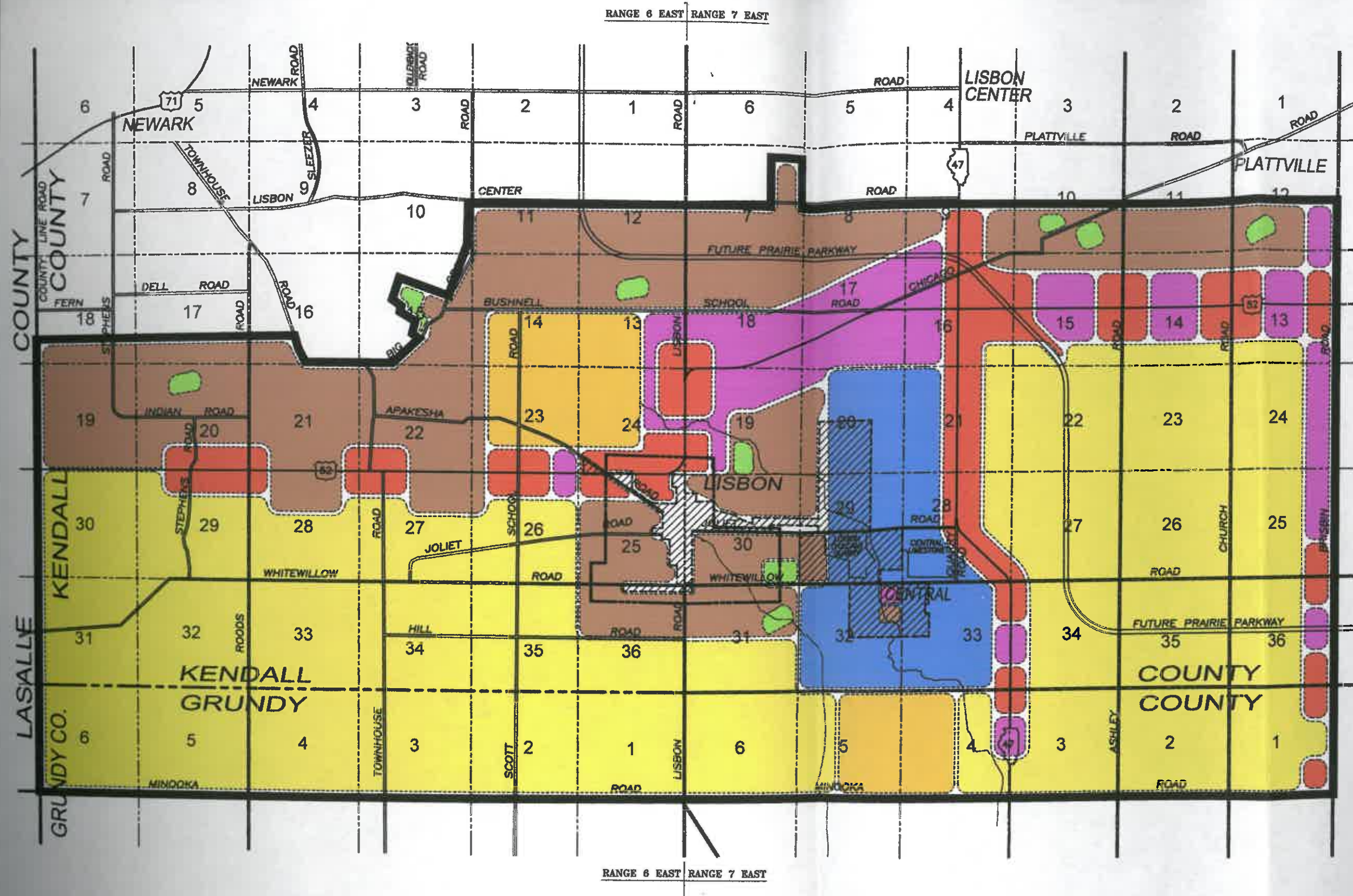


February 2018

0.6 0.3 0 0.6 Miles

See Insert Above

Base map data source: Illinois Department of Natural Resources Floodplain data source: Illinois State Water Survey



LEGEND

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

TOWNSHIP 34 NORTH
TOWNSHIP 33 NORTH

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

CHAMLIN
ASSOCIATES

PERU MORRIS
ILLINOIS

COMPREHENSIVE PLANNING MAP **VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS**

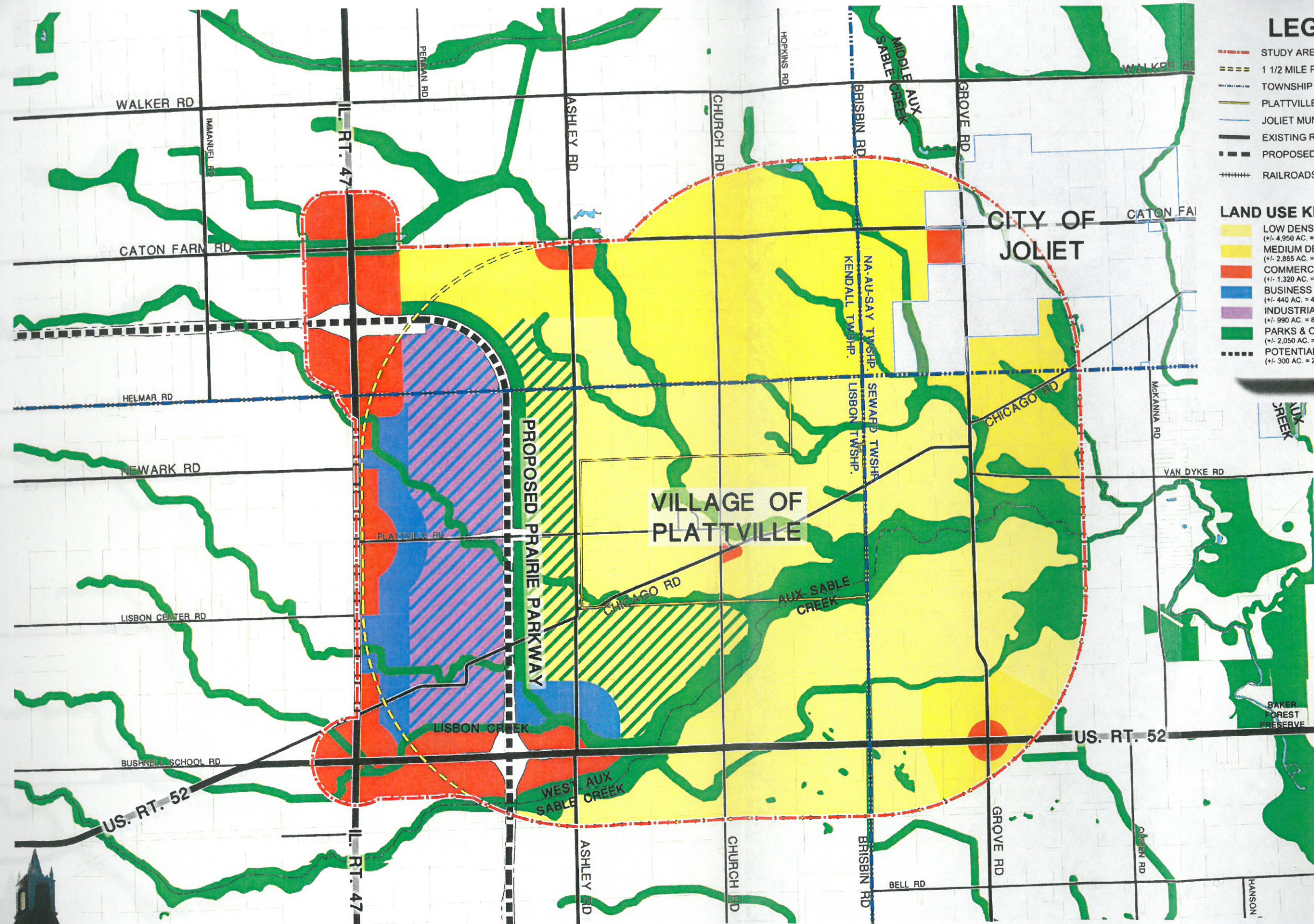
PLANNING AREAS

SCALE: 1" = 1700'

SHEET

FILE NO.:


OF



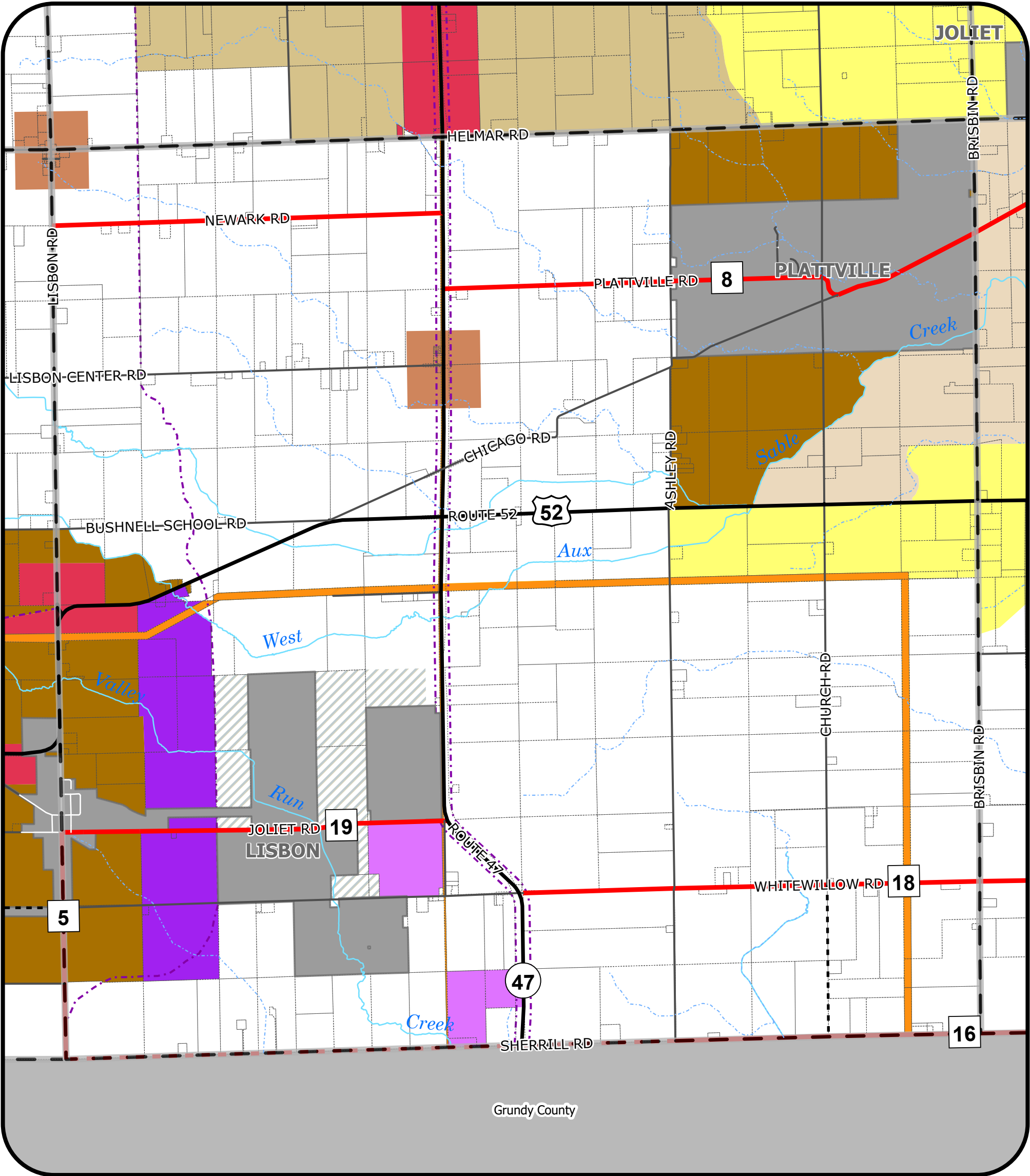
LEGEND

- STUDY AREA
 - 1 1/2 MILE PLANNING RADIUS
 - TOWNSHIP LINE
 - PLATTVILLE MUNICIPAL BOUNDARY
 - JOLIET MUNICIPAL BOUNDARY
 - EXISTING ROADS
 - PROPOSED ROADS
 - RAILROADS
-
- LAND USE KEY**
- LOW DENSITY RESIDENTIAL
(+/- 4,950 AC. = 38% OF STUDY AREA)
 - MEDIUM DENSITY RESIDENTIAL
(+/- 2,865 AC. = 22% OF STUDY AREA)
 - COMMERCIAL
(+/- 1,320 AC. = 10% OF STUDY AREA)
 - BUSINESS PARK/OFFICE
(+/- 440 AC. = 4% OF STUDY AREA)
 - INDUSTRIAL
(+/- 990 AC. = 8% OF STUDY AREA)
 - PARKS & OPEN SPACE
(+/- 2,050 AC. = 16% OF STUDY AREA)
 - POTENTIAL ROADS
(+/- 300 AC. = 2% OF STUDY AREA)

FUTURE LAND USE PLAN - DRAFT


 NORTH
 Scale: 1" = 1,320'

Future Land Use Plan in Kendall County, IL



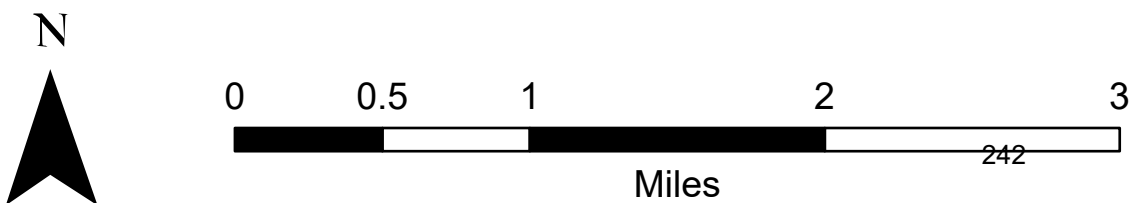
LAND USE TYPE

- URBAN AREAS - INCORPORATED
- SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES
- RURAL RESIDENTIAL MAX DENSITY 0.65 DU ACRES

- RURAL ESTATE RESEDENTIAL MAX DENSITY 0.45 DU ACRE
- COUNTRYSIDE RESIDENTIAL MAX DENSITY 0.33 DU ACRE
- COMMERCIAL

- MIXED USE BUSINESS
- COMMONWEALTH EDISON
- MINING
- POTENTIAL MINING DISTRICT AGRICULTURE

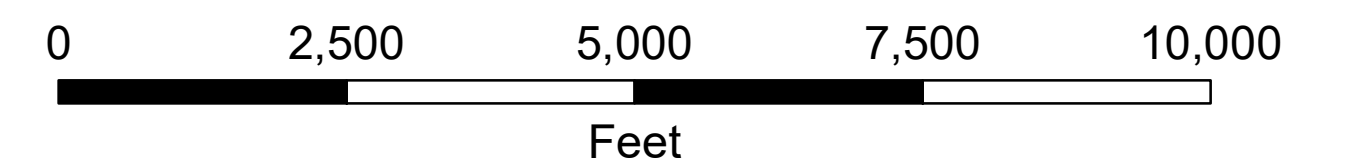
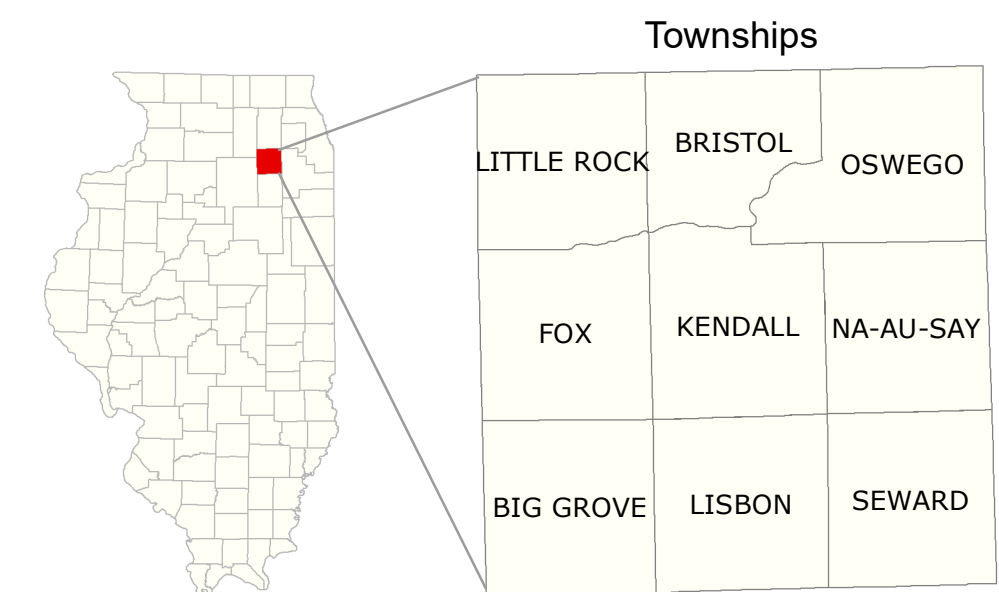
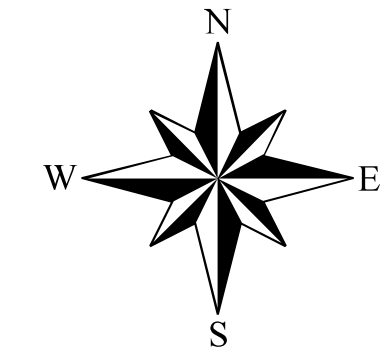
- PROPOSED ROADWAY IMPROVEMENTS
- HAMLETS
- TOWNSHIPS



Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212
Created: 10/20/2021

Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY - 2019 -

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



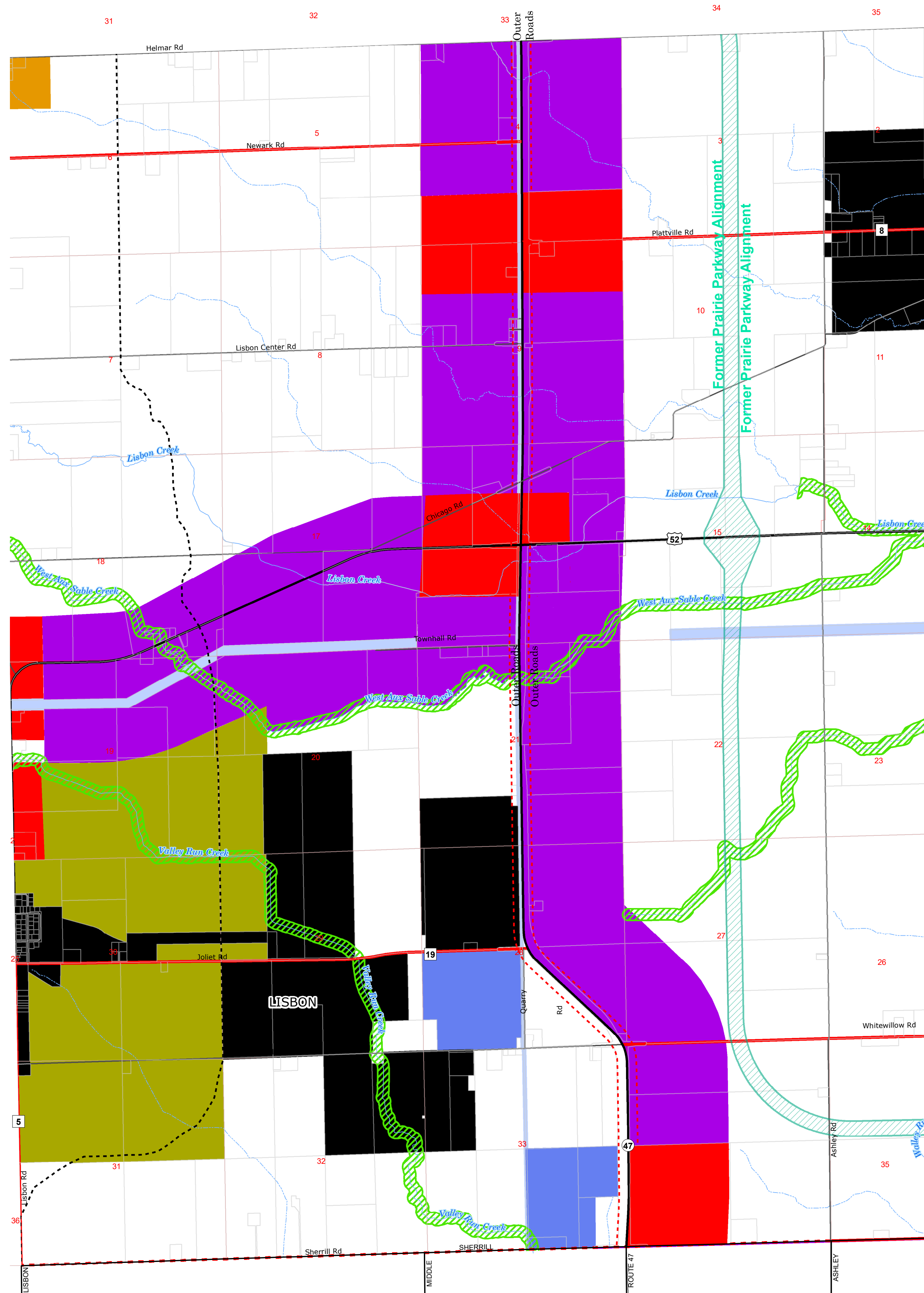
Legend

- Outer Roads
- Proposed Roadways

Future LRMP

Abbreviation

- Urbanized Areas
- Mixed Use Business
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



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

2019 VIOLATIONS

19-045	Garay / Juarez	03-19-203-002	5408 Rt. 71		Multiple Violations	5/9/2019	12/3/2019		12/16/2019
19-046	Muniz	09-18-300-016	14674 Brisbin Rd		Multiple Violations	5/9/2019	8/1/2019		7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019		6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	10/15/2019		10/22/2019
19-049	Martinez	03-12-100-004	1038 Harvey Rd		Multiple Violations	5/13/2019	8/1/2019	11/3/2021	6/21/2019
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&T# 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	6/21/2019		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	Cerry/Greatic	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	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019		7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019		7/10/2019
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019		7/1/2019
19-087	Majey Concrete, Inc.	02-12-428-001	lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019		8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgfield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020		12/16/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019		7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019		7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019		8/23/2019

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 Tealwood Rd	Boulder Hill	Prohibited Commercial truck	1/31/2020	2/29/2020			3/11/2020
20-012	Chamberlain	03-05-454-028	3 Creve Ct.	Boulder Hill	Prohibited Trailer parking	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	Cisci	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			8/5/2020
20-015	ERB Properties LLC	09-13-400-006	276 Route 52		Multiple Zoning Violations	3/6/2020	4/5/2020			5/6/2020
20-016	Campos	03-08-303-001	117 Dolores St.	Shore Heights	Prohibited Trailer parking	3/3/2020	3/26/2020			6/10/2020
20-017	Henn	03-08-280-008	16 Cebold Dr.	Boulder Hill	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Boulder Hill	Prohibited semi tractor parking	4/28/2020	5/29/2020			8/25/2020
20-025	Sec of Veteran Affairs	05-05-103-002	14 Maple Street	Sugarbrook Estate	Stormwater & Junk and Debris	6/15/2020	12/31/2020			7/31/2020
20-026	Niles	08-02-402-002	94 Pletcher Dr	Fox Lawn	Multiple Violations	6/18/2020	7/20/2020			10/21/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52	Plattville	Stormwater/Culvert built	7/17/2020	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	Anicich	03-27-301-002	3195 Plainfield Rd		Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%Jarrett Realty	03-08-230-005	38 Old Post Rd	Boulder Hill	Pool - No permit	7/24/2020	9/3/2020			9/2/2020
20-031	Ramirez	06-14-200-003	1152 Route 126		Deck - No permit	8/20/2020	10/23/2020			10/20/2020
20-032	Gates / Cox Landscaping	02-27-151-003	9000 Route 34	Bakers	Possible Landscaping Business	8/26/2020	9/28/2020			1/21/2021
20-033	Oliver/Balog	03-26-300-007	Lot 22	Red Hawk Landing	Possible Gun Range	9/16/2020	10/19/2020			9/28/2020
20-034	Staudacher Family Trust	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	9/21/2020	11/13/2020			10/16/2020
20-035	Wieschhaus	02-21-200-028			Stormwater Violation	9/21/2020	11/13/2020			11/19/2020
20-036	Marmolejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Driveway - No Permit	10/7/2020	10/21/2020			12/10/2020
20-037	Briscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/19/2020			12/14/2020
20-038	Plainfield Board of Education	06-23-200-004	Wheeler Rd		Multiple Zoning Violations	10/22/2020	11/22/2020			12/3/2020
20-039	Moreno, Luis & Cesario	09-09-100-002	13039 McKanna Rd		Trucking Business in A-1 zoning	10/22/2020	1/15/2021			1/11/2021
20-040	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscap Bus/Commercial Vehicle Int-6	10/22/2020	1/8/2021			1/14/2021
20-041	Neal	03-04-456-001	3 Wembley Rd	Boulder Hill	Prohibited Trailer parking	8/11/2020	11/28/2020			12/3/2020

2021 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V21-001	Tanner/CLITC FNV2871	02-34-253-005			R-3 RV violations-multiple	12/10/2020	6/18/2021			6/22/2021
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	VII of Little Rock	Business w/o Zoning	12/10/2020	1/16/2021			2/2/2021
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 Villasenor	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 Emmon Rd. Yorkville		Multiple Violations	1/8/2021	5/3/2021			7/21/2021
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	10/4/2021			9/17/2021
V21-010	Benjamin Aguilar	02-16-226-011	68 Hunter Ln. Bristol		Multiple Violations	3/29/2021	4/29/2021			4/27/2021
V21-011	Mario & Linda Jimenez	09-21-100-010	3579 Bell Rd. Minooka		Shed - No Permit	3/29/2021	4/29/2021			5/18/2021
V21-012	Jeff Matyska	01-25-456-005	4475 Mitchell Ct. Plano	Schaefer Woods	Business w/o Zoning	3/31/2021	4/30/2021			5/3/2021
V21-013	Elroy Ramirez	03-12-203-013	39 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	6/7/2021			7/20/2021
V21-014	Luis Sanchez	03-12-203-011	29 Gastville St. Aurora	Gastville	Business w/o Zoning	3/4/2021	5/7/2021			7/21/2021
V21-015	Tecfilo Quiroz	09-05-400-018	4080 Van Dyke Rd. Minooka		Fill in Flooplain	4/2/2021	5/7/2021			4/28/2021
V21-016	William & Kevin Graham	03-04-306-004	57 Circle Dr. E Montgomery	Boulder Hill	Junk & Debris	3/30/2021	5/8/2021			4/19/2021
V21-017	VOID									
V21-018	Sharp Holdings	07-05-400-007	16100 Newark Rd.		Fence co-burning debris	3/31/2021	5/10/2021			6/3/2021
V21-019	Gutierrez, Delesus,	08-02-300-012	12830 Ashley Rd. Newark		Landscape business	5/4/2021	6/22/2021			6/1/2021
V21-020	Kawulich, Allison & Larry	02-35-380-002	5755 Fields Rd. Yorkville	FOFC	Prohibited Trailer parking	5/5/2021	6/4/2021			6/7/2021
V21-021	Doragon Properties Inc.	09-31-100-005	5681 Whitewillow Rd. Minooka		Special Use violation	5/17/2021	8/17/2021	9/1/2021		9/1/2021
V21-022	VOID									
V21-023	Strever, Jason & Brooke	01-19-477-006	3868 Sandy Bluff Rd. Plano	Sugarbrook Estates	Obstructing water flow-Fill	6/7/2021	7/23/2021			6/30/2021
V21-024	Wolfgast, Dirk & Janice	02-13-479-003	19 Center Dr. Oswego	Riverview Heights	Junk & Debris	3/22/2021	7/14/2021			7/14/2021

PRE-VIOLATION REPORT 2021

Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/U/P	Closed
12/1/2020	03-08-280-022	8 Barclay Ct. Montgomery	Boulder Hill	Animals living in shed	12/3/2020	No evidence of animals		12/3/2020
12/3/2020	03-04-454-020	73 Saugatuck Rd	Boulder Hill	House Fire	12/3/2020	Applied for BP #19-2021-016	1/5/2021	1/11/2021
12/8/2020	02-34-176-003	34 Riverside St. Yorkville	Fox River Gardens	Remodeling w/o permit-bus out of home	12/8/2020	Remodeling permit not required		12/8/2020
12/9/2020	09-33-300-003	3526 Holt Rd. Minooka		Banquet business - Rustic Roots	12/16/2020	Not enough evidence		12/16/2020
12/14/2020		8045 Van Emmon Rd. Yorkville	Hideaway Lakes Campground	No water for 4 days	1/14/2021	Referred to Il Dept of Health		12/15/2020
1/7/2021	02-27-401-002	8045 Van Emmon Rd. Yorkville		Construction - no permit	1/14/2021	New Owner-cosmetic work		1/14/2021
1/12/2021	03-05-432-014	32 Seneca Dr. Montgomery	Boulder Hill	Garage Fire	1/7/2021	Applied for BP 03-2021-020		1/14/2021
1/14/2021	02-34-276-003	8042 Van Emmon Rd.		Shed building w/o permit	1/18/2021	2nd shed	2/24/2021	3/24/2021
2/5/2021	03-08-202-005	48 Circle Drive W. Montgomery	Boulder Hill	Trailer in driveway	2/11/2021	Trailer not in setback area		2/16/2021
2/9/2021	03-04-153-016	53 Fernwood Rd. Montgomery	Boulder Hill	Trailers parked in front yard setback	3/15/2021	Only the Fence encroaches-civil matter		2/16/2021
3/2/2021	01-16-401-004	96 N. Linden Dr. Plano	Meyerbrook	Shed/fence encroachment on neighbor	3/12/2021	Hobby - Appl Home Occupation		3/15/2021
3/2/2021	01-19-301-005	17879 Frazer Rd. Sandwich	Lett	Autobody shop business	3/12/2021	Trash pit	3/25/2021	4/6/2021
3/2/2021	04-31-200-007	11090 Crimmins Rd. Newark		Junk/Trash all over	3/9/2021	Several containers have returned	4/1/2021	5/3/2021
3/2/2021	01-05-203-003	16388 Galena Rd. Plano		Midwest Storage business	3/9/2021	Water damage - Cosmetic repair		3/23/2021
3/11/2021	02-35-401-001	5617 Fields Dr. Yorkville	FOFC	Possible remodel w/o permit	3/18/2021	Unable to confirm-no sign or website		3/30/2021
3/15/2021	03-20-400-018	3842 Grove Rd. Oswego		Possible Business	3/18/2021	City of Aurora		4/8/2021
3/22/2021	03-01-331-001	03-01-331-001		Homeless Camp	3/24/2021	Closed per BUH		4/22/2021
3/23/2021	03-05-326-005	716 Route 25 Oswego	Sunset View Estates	Fence in front yard	4/22/2021	Trailer is gone		4/2/2021
3/25/2021	03-04-428-006	172 Heathgate Rd.	Boulder Hill	RV Parked in Req f/yard setback	3/25/2021	Trailer and vehicles removed		5/3/2021
3/29/2021	03-08-303-001	117 Dolores St. Oswego	Shore Heights	Possible Business-Trailers - Inop Vehicles	4/2/2021	Closed - incorrect parcel		4/20/2021
3/30/2021	08-26-300-006	7645 Whitwill Rd. Minooka		Barn Addition - No permit	4/2/2021	Meeting w/ Brian	4/14/2021	4/14/2021
3/30/2021	09-04-300-005	3610 Van Dyke Rd. Minooka		New Structure/Inoperable Vehicle	4/2/2021	See notes- no violations seen	4/21/2021	4/21/2021
3/30/2021	03-07-431-008	119 Dolores St. Oswego	Shore Heights	Inoperable Vehicle/Junk & Debris	4/2/2021	Vehicles are operable by definition	4/28/2021	4/28/2021
3/30/2021	03-07-429-014	134 Dolores St. Oswego	Shore Heights	Inoperable Vehicles	4/2/2021	Inoperable Camper	6/5/2021	6/5/2021
3/30/2021	03-08-303-007	105 Dolores St. Oswego	Shore Heights	Inoperable Camper	4/2/2021	Renter moved out-closed	4/19/2021	4/19/2021
4/5/2021	03-35-451-002	1400 Plainfield Road	County Clerks	Rental Unit - Horses in R3	4/7/2021	Filed for variance-Denied-fence was shortened	6/3/2021	7/23/2021
4/5/2021	03-04-455-007	68 Saugatuck Rd	Boulder Hill	Non compliant 8 ft fence	4/8/2021	Inspected property-met w/owner	4/9/2021	4/8/2021
4/6/2021	05-18-400-011	8756 E. Highpoint Rd.		Operating a landscaping bus/Junk& debris	4/27/201	Replacement of existing		4/8/2021
4/8/2021	03-05-404-030	11 Greenfield Rd.	Boulder Hill	Driveway w/o permit	4/8/2021	No piles over 3ft seen		4/14/2021
4/9/2021	02-34-130-004	55 Riverside St	Fox River Gardens	Fill being placed - Dump trucks	4/14/2021	Trailers and junk removed	5/24/2021	5/24/2021
4/13/2021	03-04-151-007	56 Fernwood Rd.	Boulder Hill	Multiple violations	4/15/2021	N/A		4/28/2021
4/13/2021	03-35-380-012	7584 Madeline Dr.	Fields of Farm Colony	Trailer in driveway	4/15/2021	Left paperwork N/A		5/24/2021
4/13/2021	03-04-180-002	115 Fernwood Rd.	Boulder Hill	Trailer in front yard setback	4/15/2021	Allowed in M-1 zoning		4/28/2021
4/14/2021	03-12-204-002	4 Gastville St.	Gastville	Business operating out of residence	5/3/2021	No evidence of business		5/4/2021
4/14/2021	03-12-204-009	38 Gastville St.	Gastville Acreage	Landscaping business out of residence	4/28/2021	Grandfathered permitted use R-3		4/28/2021
4/14/2021	03-12-204-006	24 Gastville St.	Gastville	Business operating out of residence	4/28/2021	Unable to view chickens		4/28/2021
4/14/2021	03-12-203-009	17 Gastville St.	Gastville	Chickens in R-3 zoned property	4/28/2021	Storage of personal truck in bldg		4/28/2021
4/14/2021	03-12-203-015	3 Gastville St.	Gastville	Kames Construction business in R-3	4/28/2021	Home Occupation		4/28/2021
4/14/2021	03-12-203-014	47 Gastville St.		Painting business in R-3 zoning	4/28/2021	Home Occupation		4/28/2021
4/14/2021	03-12-204-004	22 Gastville St.	Gastville Acreage	Curtis Garage business in R-3 zoning	4/28/2021	Home Occupation		4/28/2021
4/14/2021	09-18-300-016	26 Gastville St.	Gastville Acreage	Andeles Landscaping business	5/30/2021	Removed from residence	7/2/2021	6/16/2021
4/15/2021	02-28-403-005	804 McHugh Rd. Yorkville		Burning landscape business debris	4/15/2021	Gate - Nely Landscaping		4/19/2021
4/15/2021	02-29-300-008	804 McHugh Rd. Yorkville		Junk & Debris	4/13/2021	No Junk & Debris seen		4/23/2021
4/20/2021	02-01-300-008	Garza, Oscar & Juanita River Rd.	Probst	Gunfire at campground	5/3/2021	Not a violation of SU Permit		5/10/2021
4/21/2021		100 blk of Heathgate (171)	Boulder Hill	Junk & Debris - weeds	4/26/2021	Bristol Township matter	7/1/2021	6/3/2021
4/27/2021	03-07-403-001	187 Dolores St. Oswego	Shore Heights	Structure Fire	5/30/2021	Pics taken		4/28/2021
4/28/2021	02-35-413-021	5847 Audrey Ave Yorkville	FOFC	Junk & Debris	4/28/2021	Scrap metal in driveway - met w Brian		5/18/2021
4/28/2021	04-09-200-002	7179 Fox River Dr.	Millbrook	Deck construction w/o permit	4/30/2021	Remodeling permit not required		5/18/2021
4/28/2021	03-09-108-005	136 Circle Drive E, Montgomery	Boulder Hill	Granite company	5/30/2021	Display and stone are gone		6/3/2021
4/28/2021	09-23-200-011	15423 Ridge Rd. Minooka		Inoperable Vehicle	7/4/2021	Vehicle is operable		7/6/2021
				Dumping of debris and burning on site		Didn't see active burning or dumping		

PRE-VIOLATION REPORT 2021

5/4/2021	03-31-477-004	16 Chippewa Dr. Oswego	Na-Au-Say Woods	Abandoned Property	5/5/2021	Referred to Oswego Township	5/5/2021
5/4/2021	02-13-478-005	39 W Pleasantview Dr. Oswego	Riverview Hts	Horse in R-3 Zoning	5/9/2021	No Horse observed	5/10/2021
5/4/2021	03-32-131-006	5465 Half Round Rd. Oswego	Old Reserve Hills	Building w/o permit	5/9/2021	No visible sign of remodeling	5/10/2021
5/4/2021	03-04-401-003	21 Boulder Hill Pass Montgomery		Junk & Debris	5/6/2021	Junk & Debris gone-83 Outdoor storage allowed	5/13/2021
5/4/2021	03-04-428-006	172 Heathgate Rd.	Boulder Hill	Camper in reg front yard setback	5/6/2021	talked to owner- preparing for a trip	5/10/2021
5/4/2021	03-04-151-007	56 Fernwood Rd. Montgomery	Boulder Hill	Junk & Debris	5/6/2021	Lots of garbage- owner cleaned it up	5/19/2021
5/5/2021	02-27-177-013	8940 D Route 34 Yorkville	Bakers	Possible business w/ employees	5/6/2021	Home Occupation	6/13/2021
5/5/2021	03-07-427-004	103 Augusta Rd. Oswego	Shore Heights	Junk & Debris	5/6/2021	Junk & Debris	7/16/2021
5/6/2021	02-33-402-017	54 Woodland Dr.	The Woodlands	Inoperable Vehicles	5/15/2021	Cadillac still there-other vehicles are gone	6/21/2021
5/10/2021	03-04-452-020	68 Amesbury Rd. Montgomery	Boulder Hill	Semi Parking	5/15/2021	Semi Gone	6/22/2021
5/10/2021	02-35-301-002	335 Austin Ct. Yorkville	FOFC	Boat in Front Yard	5/15/2021	Boat still in driveway	6/16/2021
5/11/2021	03-04-326-006	54 Marnel Rd. Montgomery	Boulder Hill	Semi Tractor	5/15/2021	Semi Gone	6/22/2021
5/11/2021	03-04-181-022	5 Ingleshire Ct. Montgomery	Boulder Hill	Camper in back yard-uses	5/15/2021	Camper Gone	6/17/2021
5/12/2021	03-16-176-006	Wolf Rd. Oswego	Fox Bend Estates	Junk & Debris-Truckloads of dirt	5/24/2021	small pile - no debris in creek	5/25/2021
5/14/2021	02-27-380-001	53 Riverside Dr. Yorkville	Fox River Gardens	Trucks dumping & burning	5/24/2021	No trash or debris	5/24/2021
5/14/2021	03-07-177-005	5613 Commerce Rd. Oswego		Truck Co - poss no access permit	5/20/2021	Sent to Oswego Township Highway Dept	5/21/2021
5/17/2021	05-02-126-002	7595 Audrey Ave. Yorkville	Rosehill	Deck - No permit	5/17/2021	Deck Board and trim replacement only	5/24/2021
5/18/2021	01-16-427-001	N. Linden Dr. Plano	Meyerbrook	Junk & Debris	5/24/2021	Boats & Vehicles stored on property	5/24/2021
5/20/2021	09-09-100-002	13039 McKenna Rd.		Possible Trucking Company	5/24/2021	Spoke to owner- family has 2 trucks-ok in A-1	5/24/2021
5/20/2021	03-12-203-010	21 Gastville St. Aurora	Gastville Acreage	Duplex - SF	5/24/2021	Legal Non-Conforming since 1980	6/11/2021
5/25/2021	03-08-202-027	9 Guilford Rd. Montgomery	Boulder Hill	RV Parking	6/5/2021	Gone	6/5/2021
5/26/2021	03-23-226-003	3060 Roth Road Oswego		Multiple violations	6/5/2021	No business-Junk & Debris gone	6/17/2021
5/28/2021	06-13-127-003	21 Betty Lane Plainfield	Evergreen Grove	Inground pool no permit	6/17/2021	Existing Pool	6/17/2021
6/2/2021	03-05-255-032	0 Boulder Hill Pass Montgomery		Construction noise 6am		Refer to Sheriff's office if caller needs assist	6/3/2021
6/3/2021	03-04-378-019	83 Pueblo Rd Montgomery	Boulder Hill	Junk & Debris	6/5/2021	Pics taken-looks good	6/5/2021
6/3/2021	03-12-204-005	26 Gastville St.	Gastville	Roosters	6/5/2021	Spoke to owner-No roosters allowed	6/5/2021
6/7/2021	05-07-451-003	69 W Timbercreek Dr. Yorkville	Timbercreek	Building w/o permit	6/13/2021	Screened in patio-no permit req	6/14/2021
6/8/2021	02-13-429-004	15 Clark Avenue, Oswego	Owners	Multiple violations	6/13/2021	Spoke to homeowners	6/13/2021
6/10/2021	03-05-402-006	5 S. Bereman Rd. Montgomery	Boulder Hill	Parking on grass / Junk & Debris	6/21/2021	2nd Notice - Parking on Grass	7/21/2021
6/16/2021	05-07-328-005	44 Timbercreek Dr. Yorkville	Timbercreek	Farm Animals	6/13/2021	No evidence of farm animals	6/16/2021
6/16/2021	03-12-204-005	26 Gastville St.	Gastville	Roosters	6/13/2021	Spoke with Owner	6/16/2021
6/21/2021	03-04-479-023	113 Saugatuck Rd	Boulder Hill	Multiple dwellings	7/2/2021	Spanish speaking - home office	7/6/2021
6/21/2021	03-04-377-019	39 Longbeach Rd.	Boulder Hill	Semi Parking	7/2/2021	No Semi on property	7/6/2021
6/24/2021	06-05-151-005	59 W. Timberlake Trl. Oswego	Arrowhead Hills	Pool,Access bldg & deck- no permit	6/23/2021	Permits applied for and issued	7/21/2021
6/28/2021	03-19-176-004	5505 Route 71 Oswego		Chicken coops	6/29/2021	No violations	6/29/2021
6/28/2021	03-04-306-004	57 Circle Drive East	Boulder Hill	Junk & Debris in backyard	7/11/2021	No garbage - debris on trailer for scrap	7/20/2021
6/28/2021	03-36-100-002	870 Simons Rd. Oswego		Inoperable Vehicles & Junk & Debris	6/29/2021	Improvement made 8/4/2021	9/7/2021
6/29/2021	03-07-430-014	139 Dolores St. Oswego	Shore Heights	Multiple violations	7/4/2021	Notices sent - Owner says they are mowing	8/10/2021
6/29/2021	02-13-429-004	15 Clark Avenue, Oswego	Owners	RV & PortaPotty in front yard	6/29/2021	Notice sent 6/30, working w/senior services. Notice sent 9/3/21.	8/16/2021
6/30/2021	05-12-227-001	6256 Whitetail Ridge Ct.	Whitetail Ridge	Possible stormwater issue	7/11/2021	Unable to determine 7/14/2021 / Confirmed	8/12/2021
7/5/2021	03-32-135-008	5480 Half Round Rd. Oswego	Old Reserve Hills	Possible Business in R-3 zoning	7/11/2021	No Evidence	7/14/2021
7/5/2021	02-11-252-002	62 W Highlands Rd. Bristol	Storhbrook Highlands	Business in R-3 zoning	7/11/2021	Letter sent 7/21/2021	8/31/2021
7/6/2021	06-06-251-009	29 Chippewa Ct. Oswego	Na-Au-Say Woods	Storage Pods	7/24/2021	Storage pods removed	7/19/2021
7/6/2021	03-04-302-004	24 Hampton Rd. Montgomery	Boulder Hill	Junk & Debris	7/11/2021	Removed	7/14/2021
7/7/2021	05-21-300-002	9923 Walker Rd. Yorkville		Junk & Debris	7/11/2021	Pics taken- letter sent to discuss	7/20/2021
7/7/2021	09-05-400-012	4063 Van Dyke Rd. Minooka		Possible Banquet Facility	7/11/2021	Unable to access-no advertisement	7/14/2021
7/9/2021	08-11-100-014	7701 Plattville Rd. Newark		Possible occupied RV/trailers	7/14/2021	Weekend occupy only	7/15/2021
7/9/2021	03-07-227-002	vicinity of 5327 Light Rd. Oswego	Boulder Hill	Illegal dumping and stormwater violations	7/11/2021	No evidence	7/21/2021
7/14/2021	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Auto Repair Business	7/16/2021	No evidence of business-low truck in driveway	7/20/2021
7/16/2021	05-08-176-010	57 Nawakwa Ln. Yorkville	Nawakwa	Stormwater drainage issue since Access bldg built	7/20/2021	No evidence - site visit	7/20/2021
7/16/2021	01-36-200-009	12300 River Rd. Plano	River Glen	Business sign in front yard ROW	8/4/2021	Township to remove sign	8/4/2021
7/19/2021	03-04-378-018	81 Pueblo Rd.	Boulder Hill	Auto Repair Business	7/21/2021	No garage to have repair business-noted in Dev Net	7/21/2021

**PRE-VIOLATION REPORT
2021**

7/27/2021			Boulder Hill	Farm Animals	8/3/2021	unable to locate property that has farm animals		8/3/2021
7/27/2021	02-15-157-001	Bristol	vil of Huntsville	Illegal parking Semi, Boats & box trucks	8/5/2021	unable to locate property that has farm animals		8/3/2021
7/30/2021	02-35-382-008	5812 Danielle Ln. Yorkville	FOFC	Storage container in R-3 zoning	8/4/2021	Container removed	9/5/2021	10/6/2021
8/3/2021	02-13-353-001	9 Riverwood Lane Oswego	Riverwood Farms	Post. Business / Junk & Debris	8/11/2021	no evidence observed or found of a business	8/11/2021	8/11/2021
8/3/2021	02-13-452-002	4 Hickory Ln. Oswego	Serenity on the Fox	Inoperable tarped vehicle	8/11/2021	tarped vehicle appears operable	8/11/2021	8/11/2021
8/3/2021	02-13-451-009	112 W. Pleasantview Dr. Oswego	Serenity on the Fox	Business-Box trucks-trailers	8/11/2021	No evidence of business-junk in trailer for scrap	8/11/2021	8/11/2021
8/4/2021	03-04-178-008	17 Ingleshire Rd. Montgomery	Boulder Hill	Inoperable Vehicle-Auto repair shop	8/3/2021	Vehicle Removed	9/1/2021	9/1/2021
8/5/2021	02-21-200-014	9155 Kennedy Rd. Yorkville		Fill - Stormwater	8/5/2021	Emailled Matt	8/5/2021	8/5/2021
8/6/2021	03-04-306-004	57 Circle Drive East Montgomery	Boulder Hill	Junk & Debris- poss. Business	8/11/2021	Junk to be recycled	8/11/2021	8/11/2021
8/10/2021	04-30-400-013	10978 Cimmimis Rd. Newark		Contractor & Trucking Company	8/12/2021		8/12/2021	8/12/2021
8/11/2021	03-04-456-0010	94 Saugatuck Rd. Montgomery	Boulder Hill	Auto Repair Business	7/12/2021	Address - Ryan Excavating-Unable to obtain evidence	8/11/2021	8/11/2021
8/11/2021	03-04-428-001	162 Heathgate Rd. Montgomery	Boulder Hill	Multiple violations	7/1/2021	30 day & 14 day notices sent Reg & Cert-No evidence	8/31/2021	8/31/2021
8/16/2021	09-15-400-016	2200 Route 52 Minooka		Banquet facility-Saint Anthony County House	9/16/2021	30 day & 14 day notices sent Reg & Cert	8/10/2021	8/10/2021
8/16/2021	09-09-100-002	13039 Mckanna Rd.		Trucking business	8/30/2021	Previous emails with owners -not enough evidence	9/17/2021	9/17/2021
8/16/2021	03-08-176-002	Marina Dr. Oswego	Marina Village	Junk & Debris	8/25/2021	Unable to locate owner	8/31/2021	8/31/2021
8/18/2021	03-04-476-006	61 Sheffield Rd. Montgomery	Boulder Hill	Prohibited ATV Trailer parking	9/21/2021	WRONG ADDRESS	10/6/2021	10/6/2021
8/18/2021	03-04-277-042	40 Afton Rd. Montgomery	Boulder Hill	Junk&Debris/Tail Grass	8/25/2021	No visible junk&debris-referred grass to Township & HHD	8/25/2021	8/25/2021
8/18/2021	03-04-253-021	6 Winrock Rd. Montgomery	Boulder Hill	Pigs in R-6 zoning	9/20/2021	Unable to collect evidence of pigs	9/20/2021	9/20/2021
8/18/2021	03-04-306-004	57 Circle Drive E. Montgomery	Boulder Hill	Junk & Debris	9/20/2021	Pics taken - nothing inoperable on property	9/21/2021	9/21/2021
8/20/2021	03-05-427-003	9 S Greenbriar Rd	Boulder Hill	Chickens/Rooster	8/25/2021	No evidence of chickens/roosters	8/25/2021	8/25/2021
8/20/2021	03-05-428-014	28 Circle Dr. E	Boulder Hill	Chickens/Rooster	8/25/2021	No evidence of chickens/roosters	8/25/2021	8/25/2021
8/23/2021	03-09-151-020	49 Fieldpoint Rd. Montgomery	Boulder Hill	Trailer in front yard setback	9/20/2021	No evidence	9/21/2021	9/21/2021
8/24/2021	01-18-200-004	17080 Miller Rd. Plano		Banquet facility			9/17/2021	9/17/2021
8/24/2021	03-04-408-020	140 Tealwood Rd. Montgomery	Boulder Hill	RV	10/5/2021	Bus Plates are now TT Plates	11/19/2021	11/19/2021
8/25/2021	02-10-228-002	39 W Larkspur Ln Bristol	Willowbrook	Chickens on less than 1 acre parcel	8/25/2021	Removed	9/14/2021	9/14/2021
8/31/2021	03-05-253-022	19 Aldon Rd. Montgomery	Boulder Hill	Junk & Debris	9/20/2021		11/2/2021	11/2/2021
9/8/2021	03-05-428-010	45 Circle Drive E. Montgomery	Boulder Hill	Prohibited parking	9/21/2021	Vehicle Removed	10/6/2021	10/6/2021
9/13/2021	09-18-300-017	Brislin Rd. Minooka		Dumping of landscape debris		No enough evidence	10/6/2021	10/6/2021
9/13/2021	03-04-327-020	34 Chatham Place	Boulder Hill	Potbelly Pigs & turkeys in R-6 zoning	9/20/2021	No evidence	10/6/2021	10/6/2021
9/20/2021	03-08-202-027	9 Guilford Rd. Montgomery	Boulder Hill	RV parked on street		Forwarded to Sheriff's Office	9/21/2021	9/21/2021
9/21/2021	03-31-301-001	3 Abbeyfeale Dr. Oswego	Abbeyfeale Farms	Stormwater/Easement	10/6/2021	work does not required a SW permit	10/6/2021	10/6/2021
9/27/2021	08-02-300-027		Plattville Ag	Sign Advertising Storage Business		Sign and business removed	9/28/2021	9/28/2021
9/28/2021	02-29-401-004	703 Conover Ln. Yorkville	Conovers Resub	Building w/o permit		Open Permit # 05-2020-296	9/29/2021	9/29/2021
9/28/2021	02-03-200-001	8218 Route 30 Bristol		Banquet facility & horse boarding	10/6/2021	Not enough evidence	10/6/2021	10/6/2021
9/30/2021	03-05-454-010	40 Circle Dr W. Montgomery	Boulder Hill	Couch in yard	10/5/2021	In right of way	10/8/2021	10/8/2021
10/17/2021	03-05-404-015	130 Boulder Hill Pass	Boulder Hill	RV Parked in Req f/yard setback	10/18/2021	Removed	10/18/2021	10/18/2021
10/13/2021	03-09-151-020	49 Fieldpoint Rd. Montgomery	Boulder Hill	Junk & Debris	10/24/2021	Not able to observe any junk & debris	10/18/2021	10/18/2021
10/13/2021	03-04-428-006	172 Heathgate Rd. Montgomery	Boulder Hill	Prohibited Trailer parking	11/5/2021	Removed	11/5/2021	11/5/2021
10/13/2021	03-04-279-001	141 Heathgate Rd. Montgomery	Boulder Hill	Prohibited boat parking	10/5/2021	Removed	10/18/2021	11/19/2021
10/25/2021	03-04-408-042	126 Longbeach Rd. Montgomery	Boulder Hill	Prohibited parking	11/3/2021	Removed	11/5/2021	11/5/2021
11/2/2021	03-15-151-001	2996 Wolf Rd. Oswego		Storage containers & Building w/o permit	11/3/2021	2020 Permit open & containers ok in A-1	11/5/2021	11/5/2021
11/22/2021	01-30-100-006	4505 Sandy Bluff Rd. Sandwich		Possible lumber business	11/24/2021	Crew on site doing cleanup		11/29/2021

Permit Summary by Category

Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	2	\$1,025,000	\$10,657	\$4,857
Garage	2	\$44,636	\$400	\$0
Accessory Buildings	4	\$91,000	\$448	\$0
Remodeling	1	\$750,000	\$210	\$0
Commercial - B Zone	1	\$115,000	\$675	\$0
Swimming Pools	2	\$467,500	\$400	\$0
Change in Occupancy	1	\$0	\$200	\$0
Driveway	1	\$5,000	\$50	\$0
Fire Restoration	1	\$18,475	\$160	\$0
Generator	2	\$22,105	\$220	\$0
Solar	6	\$179,741	\$1,800	\$0
	23	\$2,718,457	\$15,219	\$4,857

Nov 2020
1 House

13 Permits

YTD 2020 34 House

315 Total Permits

Permit Summary by Category by Month

Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	32	3	3	3	0	4	2	1	1	5	8	2	0
Garage	14	1	0	1	2	1	0	1	1	4	1	2	0
Accessory Buildings	59	3	2	3	10	9	10	6	2	3	7	4	0
Additions	19	1	2	2	3	1	3	3	1	3	0	0	0
Remodeling	14	0	1	3	1	0	2	1	4	0	1	1	0
Commercial - M Zone	11	0	0	1	3	6	0	0	0	0	1	0	0
Commercial - B Zone	12	0	0	1	0	1	8	0	0	1	0	1	0
Barns/Farm Buildings	10	0	0	0	2	3	3	0	2	0	0	0	0
Signs	6	0	0	0	0	1	1	0	0	4	0	0	0
Swimming Pools	38	0	3	8	7	2	5	3	0	6	2	2	0
Decks	17	0	0	0	2	3	5	2	2	1	2	0	0
Demolitions	17	2	0	2	3	3	1	0	2	3	1	0	0
Electrical Upgrades	10	1	0	0	1	2	0	1	3	1	1	0	0
Change in Occupancy	4	0	0	2	0	0	0	0	1	0	0	1	0
Driveway	8	0	0	0	1	2	1	1	0	2	0	1	0
Fire Restoration	5	1	0	1	0	0	0	1	1	0	0	1	0
Patio	7	0	0	0	2	4	0	0	0	1	0	0	0
Wind Turbine	2	0	0	0	2	0	0	0	0	0	0	0	0
Generator	13	2	0	4	2	0	1	1	1	0	0	2	0
Solar	31	1	0	2	3	0	2	6	1	6	3	6	1
	329	15	11	33	44	42	44	27	22	40	27	23	1

Permit Approval Date Report

Kendall County

Permit ID		Parcel Number		Property Address	Subdivision	Contractor Name
Issue Date	Permit Category	Owner Name	Owner Name			
1/21/2021	012021021 01 House	08-03-200-002 PEARCE KIMBERLY A & KENDALL	08-03-200-002 PEARCE KIMBERLY A & KENDALL	12307 ASHLEY RD NEWARK, IL 60541-		BUILD SIMPLY MODERN
9/17/2021	012021256 01 House	06-07-228-007 MCCUE DEVELOPMENT INC	06-07-228-007 MCCUE DEVELOPMENT INC	7386 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
2/11/2021	012021025 01 House	06-08-126-005 MCCUE BUILDERS INC	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	06-08-101-020 IVEC MARTIN & KATHRYN S	7301 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	
11/29/2021	012021322 01 House	06-07-226-023 CORNWELL ADAM & NORBERG AMANDA	06-07-226-023 CORNWELL ADAM & NORBERG AMANDA	7529 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CL DESIGN BUILD
6/16/2021	012021182 01 House	02-21-200-028 WIESCHHAUS KRISTOPHER T & LISA A DRYDA	02-21-200-028 WIESCHHAUS KRISTOPHER T & LISA A DRYDA	9261 KENNEDY RD YORKVILLE, IL 60560-		
3/11/2021	012021051 01 House	04-21-102-004 MINELLI JOHN M & HEATHER K	04-21-102-004 MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	OWNER
11/15/2021	012021323 01 House	06-08-125-004 STECK MICHAEL J	06-08-125-004 STECK MICHAEL J	7127 FITKINS DR OSWEGO, IL 60543-	GROVE ESTATES	CRESTVIEW BUILDERS
11/8/2021	012021329 01 House	06-07-130-019 MCCUE DEVELOPMENT INC	06-07-130-019 MCCUE DEVELOPMENT INC	7102 GOLFVIEW COURT YORKVILLE, IL. 60560	WHITETAIL RIDGE	SAME
6/22/2021	012021198 01 House	06-02-102-002 HANEY RYAN P & THOMAS DANA R	06-02-102-002 HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SG HOME BUILDERS
1/28/2021	012021023 01 House	06-05-393-002 BRAD & DIANA SELLERS	06-05-393-002 BRAD & DIANA SELLERS	4565 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	REVOLUTION BUILDERS CONSTRUCTION

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Property Address	Subdivision	Contractor Name
		Category	Owner Name			
10/26/2021	012021317 01 House		05-12-276-004 HENDERS ROBIN	7509 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BART CONSTRUCTION
10/5/2021	012021298 01 House		05-08-351-006 MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
3/16/2021	012021053 01 House		06-08-101-027 MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	GROVE ESTATES	
11/29/2021	012021341 01 House		05-12-277-004 MCCUE BUILDERS INC	7372 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MCCUE BUILDERS INC.
5/24/2021	012021144 01 House		02-35-413-012 GACH MICHAEL P & CHERYL D	7372 GILDA COURT YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	BRAD DRENDEL BUILDERS, INC.
10/26/2021	012021324 01 House		05-12-276-003 DRALLE KYLE & KELLY	7485 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
5/25/2021	012021143 01 House		05-12-220-005 FALCONE ANTHONY & SHARI	6332 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DWELL HOMES
8/18/2021	012021237 01 House		06-07-226-022 FRANCESCONI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
10/21/2021	012021314 01 House		06-05-401-009 MCCUE BUILDERS INC	4177 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	MCCUE BUILDERS, INC.
2/23/2021	012021030 01 House		06-02-300-006 TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
11/17/2021	012021326 01 House		06-07-228-008 MCCUE BUILDERS INC	7412 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
		Category	ID					
10/11/2021	012021301	01 House		04-20-226-003	BEEBE DANIEL P & STACY L	16131 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	DAN BEEBE
10/4/2021	012021287	01 House		06-07-129-008	MCCUE NOLAN J & JAMIE R	5725 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BRAEMOOR CUSTOM HOMES
9/25/2021	012021271	01 House		06-05-404-003	MADAI JAMES & KRYSTAL L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	D.K.LANDSCAPE & DESIGN
3/4/2021	012021033	01 House		02-35-414-009	GRUNT DENNIS	7576 THORNHILL CT. YORKVILLE, IL. 60560	ROSEHILL	CL DESIGN BUILD, INC.
6/4/2021	012021154	01 House		06-06-450-002	MCCUE BUILDERS INC.	5613 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
3/9/2021	012021029	01 House		09-21-100-009	WOOLVERTON BRADY & DEVAN	3527 BELL RD MINOOKA, IL 60447-		
5/11/2021	012021136	01 House		08-19-300-007	REHBERG LOGAN J & DANIELLE A	15924 LISBON ROAD NEWARK, IL. 60541		
10/6/2021	012021290	01 House		05-12-276-001	BABOS CHRISTOPHER & SUZANA	7437 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
6/3/2021	022021162	02 Garage		05-08-352-006	HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	REINERT STRUCTURES
11/9/2021	022021338	02 Garage		06-14-200-009	BAMBIC ROBERT	8435 B OLD RIDGE RD PLAINFIELD, IL 60586-		EEC IL INC.
9/7/2021	022021265	02 Garage		03-04-479-045	WILLIAMS DAVID & LISA	78 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	DANLEY'S GARAGES

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Kendall County

Issue Date	Permit ID	Permit		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
		Permit Category	Permit					
1/29/2021	022021026	02	Garage	05-17-200-003	KAYTANA PROPERTIES LLC AMENT	10021 AMENT RD YORKVILLE, IL 60560-		LESTER BUILDINGS
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
8/18/2021	022021243	02	Garage	06-05-153-002	BURKHAMER RONALD JR & MINDY	45 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
9/13/2021	022021222	02	Garage	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
9/21/2021	022021280	02	Garage	01-26-300-028	MAGANA JOSE	13969 HALE RD PLANO, IL 60545-		
3/3/2021	022021040	02	Garage	02-14-426-004	BROOKER LISA R	100 RICKARD DR OSWEGO, IL 60543-		COUNTRYSIDE BARN
9/29/2021	022021292	02	Garage	03-07-276-011	BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE	CUSTOM GARAGES
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	022020103	02	Garage	03-15-151-001	GERACE PAUL J & AYMEE	2996 WOLF RD OSWEGO, IL 60543-		HOMEOWNER
9/30/2021	022021293	02	Garage	05-08-353-004	BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
10/19/2021	022021319	02	Garage	03-04-378-018	MAXSON ELWYN S	81 PUEBLO RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 18	

Permit Approval Date Report Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category						
11/22/2021	022021342	02 Garage	03-07-277-001	AGUILAR YOLANDA	20 SHORE CT OSWEGO, IL 60543-		OWNER
6/21/2021	032021196	03 Accessory Buildings	02-21-151-002	FELTES JAMES A & RITA L	4 PATRICIA LN YORKVILLE, IL 60560-	IL RICHARDS BLACKBERRY ESTATES	CLEAN EDGE CONSTRUCTION
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
6/30/2021	032021208	03 Accessory Buildings	02-36-300-015	TODUS JOHN K & THERESAA	5600 MINKLER RD YORKVILLE, IL 60560-	SQUAW VALLEY UNIT 2	
10/7/2021	032021306	03 Accessory Buildings	02-15-102-002	MING VERNON LEE & PEREZ SUSAN J	70 CHARITY LN BRISTOL, IL 60512-	GLAD-ELL SUB	
5/26/2021	032021158	03 Accessory Buildings	02-27-302-003	MILLER THOMAS	118 TUMA RD YORKVILLE, IL 60560-		
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	
9/30/2021	032021294	03 Accessory Buildings	05-08-353-004	BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
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
9/15/2021	032021275	03 Accessory Buildings	01-05-201-003	CHARIELLE DANIEL	16495 GALENA RD PLANO, IL 60545-	LITTLE ROCK (ORIGINAL TOWN)	
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

Permit Approval Date Report

Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit Number					
6/1/2021	032021156 03 Accessory Buildings	02-14-428-011 MESSENGER NATHAN L & KENDALL P			27 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 3	
4/21/2021	032021100 03 Accessory Buildings	03-35-352-003 VAN METER LAWRENCE G & ORTIZ			6051 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TUFF SHED
3/23/2021	032021061 03 Accessory Buildings	01-20-352-007 WHITEIS ROBERT H & SANDRA L LIV TRUST			174 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES UNIT 3	
5/5/2021	032021121 03 Accessory Buildings	04-08-400-002 MILLBROOK HUNTING CLUB			7609 WHITFIELD RD NEWARK, IL 60541-		
7/2/2021	032021176 03 Accessory Buildings	05-08-402-005 ARCHBOLD EDGAR E & AELITA			6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
5/4/2021	032021122 03 Accessory Buildings	03-13-400-005 RODRIGUEZ, HECTOR			227 RANCE RD OSWEGO, IL 60543-		
5/11/2021	032021132 03 Accessory Buildings	09-23-400-006 DAVIS CARLOS & TRACY			15875 RIDGE RD MINOOKA, IL 60447-		
5/11/2021	032021130 03 Accessory Buildings	02-35-301-003 GALARZA RICARDO			339 AUSTIN CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	TUFF SHED INC.
10/5/2021	032021303 03 Accessory Buildings	06-08-151-012 KELTY MICHAEL & CANDACE			7308 FITKINS DR OSWEGO, IL 60543-	GROVE ESTATES	
8/9/2021	032021180 03 Accessory Buildings	08-11-100-014 FLORES BLANCA A			7701 PLATTVILLE RD NEWARK, IL 60541-		
7/15/2021	032021224 03 Accessory Buildings	06-05-151-005 LYNCH CHRISTINA J & MICHAEL T			59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	

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Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit ID					
4/28/2021	03 Accessory Buildings	032021114	03-08-303-004	CHESSER, LLOYD	111 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	TUFF SHED
3/23/2021	03 Accessory Buildings	032021059	01-19-426-007	WOODS JEFFREY J & RAQUEL L	25 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	
1/13/2021	03 Accessory Buildings	032021015	03-32-352-007	MAECHTLE STEPHEN J & CASINO PAMELA D	63 TOMAHAWK TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	
3/8/2021	03 Accessory Buildings	032021049	05-19-300-003	CARLSEN BRIDGET A & BLAGG TAMMY	9950 LISBON RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
7/1/2021	03 Accessory Buildings	032021209	01-25-456-009	DECRANE TOMMY C & EILEEN M	4492 MITCHELL CT PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 3	ARROWHEAD BRICK PAVERS, INC.
10/6/2021	03 Accessory Buildings	032021305	02-13-452-002	MAYER ANTHONY V	4 HICKORY LN OSWEGO, IL 60543-	SERENITY ON THE FOX	
10/14/2021	03 Accessory Buildings	032021311	01-08-400-019	HERIAUD CHAD A & JOANN M	1670 CREEK RD PLANO, IL 60545-	OTTOS SUB	
6/4/2021	03 Accessory Buildings	032021142	06-02-103-007	ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	
2/11/2021	03 Accessory Buildings	032021028	03-17-127-001	SAMBORSKI WAYNE & CANDACE	4670 MILL RD OSWEGO, IL 60543-	HERRENS RIVERVIEW ADDN	TUFF SHED, INC.
11/19/2021	03 Accessory Buildings	032021349	06-27-300-002	KEIGHNER LEO & DEBRA	2575 CATON FARM RD MINOOKA, IL 60447-		
10/6/2021	03 Accessory Buildings	032021236	05-07-104-010	REITERER THOMAS R & KATHERINE M	84 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 1	

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Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit Name					
7/15/2021	032021227 03 Accessory Buildings	01-26-300-032 JOHNSON CARL E & JOANNE M	01-26-300-032	JOHNSON CARL E & JOANNE M	4677 NEEDHAM RD PLANO, IL 60545-		EVERLAST (BOONDOCKS BARNS)
4/29/2021	032021009 03 Accessory Buildings	08-12-102-008 WEST ROGER J & SUSAN A	08-12-102-008	WEST ROGER J & SUSAN A	6787 CHICAGO RD YORKVILLE, IL 60560-		CLEARY BUILDING CORP.
8/2/2021	032021234 03 Accessory Buildings	02-24-151-002 QUILLEN BRAD & TAMMY	02-24-151-002	QUILLEN BRAD & TAMMY	6938 SUNDOWN LN YORKVILLE, IL 60560-	HERRENS RIVERSIDE ACRES UNIT 1	BOB LEE CONSTRUCTION
11/30/2021	032021351 03 Accessory Buildings	02-35-380-003 REICHERT ANDREW & APRIL	02-35-380-003	REICHERT ANDREW & APRIL	5735 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	
10/6/2021	032021304 03 Accessory Buildings	09-04-300-009 STELLATO VINCENT M	09-04-300-009	STELLATO VINCENT M	12994 MCKANNA RD MINOOKA, IL 60447-		GAMA CONSTRUCTION LLC
5/4/2021	032021117 03 Accessory Buildings	05-07-451-016 PRIDEMORE CHARLES L & NISHA M	05-07-451-016	PRIDEMORE CHARLES L & NISHA M	146 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	TUFF SHED
4/6/2021	032021078 03 Accessory Buildings	09-05-400-021 PRODEHL JAMIE & JILLIAN	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	02-16-226-011	AGUILAR BENJAMIN A	68 HUNTER LN BRISTOL, IL 60512-	BRISTOL WOODS UNIT 2	
8/9/2021	032021238 03 Accessory Buildings	03-05-404-021 GLASER PEGGY	03-05-404-021	GLASER PEGGY	142 BOULDER HILL PASS MONTGOMERY, IL 60538-		TUFF SHED
6/4/2021	032021168 03 Accessory Buildings	02-22-126-005 THORSON TODD JOSEPH & NANCY ANN	02-22-126-005	THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-	BRISTOL LAKE SUB	CLEARY BUILDING CORP.
5/26/2021	032021161 03 Accessory Buildings	04-36-300-011 TALLEY CHRISTIAN J & NICOLE P	04-36-300-011	TALLEY CHRISTIAN J & NICOLE P	11526 HELMAR RD. NEWARK, IL. 60541		BOB LEE CONSTRUCTION

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Kendall County

Issue Date	Permit ID		Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
	Permit Category	Permit Number					
6/15/2021	03 Accessory Buildings	032021171	05-07-452-004	HANSEN JEFFREY L & KAY L	11130 C LEGION RD YORKVILLE, IL 60560-		CLEARY BUILDINGS CORP.
7/15/2021	03 Accessory Buildings	032021223	02-11-300-025	GUTIERREZ MICKEY	1729 KENNEDY RD BRISTOL, IL 60512-		WICK BUILDINGS
11/8/2021	03 Accessory Buildings	032021332	02-34-205-002	BAUMGARTNER THOMAS	8185 VAN EMMON RD YORKVILLE, IL 60560-		BOB LEE CONSTRUCTION
10/13/2021	03 Accessory Buildings	032021309	01-25-461-002	BERRIOS LAURIE ANN & WILLIAM	12156 MITCHELL DR PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 1	
8/2/2021	03 Accessory Buildings	032021174	02-21-181-001	BONNEVIER PERRY & TATTON CHERYL	35 E LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	CLEAN EDGE CONSTRUCTION, INC.
10/6/2021	03 Accessory Buildings	032021300	05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
6/15/2021	03 Accessory Buildings	032021172	04-21-127-001	RIZZO ANTHONY C & JANNETTE K	15796 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
4/29/2021	03 Accessory Buildings	032021118	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
6/9/2021	03 Accessory Buildings	032021170	02-31-477-002	BURKE KAREN	18 W BIRCH CT YORKVILLE, IL 60560-	FOXLAWN UNIT 1	
5/5/2021	03 Accessory Buildings	032021120	02-29-281-001	SULLIVAN CHARLES P & SHARON P	1204 PRAIRIE LN YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	
6/29/2021	03 Accessory Buildings	032020251	06-02-102-002	HANEY RYAN P & THOMAS DANA R	6145 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	MORTON BUILDINGS INC

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4/7/2021	032021079 03 Accessory Buildings	03-04-302-003 MALIORIS GEDIMINAS & MICHELLE	03-04-302-003 MALIORIS GEDIMINAS & MICHELLE	22 HAMPTON RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 4	TUFF SHED	
2/23/2021	032021032 03 Accessory Buildings	06-02-300-006 TOM & ROBIN KEOUGH	06-02-300-006 TOM & ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543			
8/17/2021	032021242 03 Accessory Buildings	02-35-413-012 GACH MICHAEL P & CHERYL D	02-35-413-012 GACH MICHAEL P & CHERYL D	7372 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	TUFF SHED	
7/8/2021	032021217 03 Accessory Buildings	05-07-328-002 SAAR MICHAEL & DAYLE	05-07-328-002 SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB		
11/19/2021	032021350 03 Accessory Buildings	08-16-100-007 SMITH ERIC & EMMA	08-16-100-007 SMITH ERIC & EMMA	9635 CHICAGO RD NEWARK, IL 60541-			
10/11/2021	042021270 04 Additions	02-15-101-003 VELAZQUEZ ROBERT	02-15-101-003 VELAZQUEZ ROBERT	1996 CANNONBALL TRL BRISTOL, IL 60512-		REDSTART CONSTRUCTION	
7/2/2021	042021179 04 Additions	05-08-402-005 ARCHBOLD EDGAR E & AELITA	05-08-402-005 ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES		
2/19/2021	042021036 04 Additions	03-27-377-015 JOAQUIN LIBRADO & SHARON	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	02-35-380-009 PHILLIPS MATT & TONYA	5653 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3		
7/16/2021	042021221 04 Additions	02-15-476-001 WOLF TROY J & RENAE E	02-15-476-001 WOLF TROY J & RENAE E	2820 BRISTOL RIDGE RD BRISTOL, IL 60512-	STRUKELS PARADISE LAKE UNIT 1	MI-TER BUILT HOMES, INC.	
2/23/2021	042021038 04 Additions	02-23-202-021 ARRIAGA JESUS & IMELDAA	02-23-202-021 ARRIAGA JESUS & IMELDAA	7424 ROUTE 34 OSWEGO, IL 60543-			

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7/8/2021	04 Additions	042021219	04-21-102-013	OSTREKO LUKE A & MEGHAN	16003 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	BART CONSTRUCTION
9/7/2021	04 Additions	042021262	02-22-126-005	THORSON TODD JOSEPH & NANCY ANN	18 LAKEVIEW DR YORKVILLE, IL 60560-		RELIABLE HOME IMPROVEMENT
4/5/2021	04 Additions	042021065	04-21-400-001	THANEPOHN DOUGLAS & GAYLE N	9933 MILLBROOK RD NEWARK, IL 60541-		WATER THRU FIRE HOME RESTORATION
8/23/2021	04 Additions	042021251	01-19-200-009	RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
7/29/2021	04 Additions	042021231	06-14-100-012	PRIORELLO JACLYN C & HASELTINE STANLEY	1650 ROUTE 126 PLAINFIELD, IL 60544-		
6/16/2021	04 Additions	042021181	02-14-426-006	ENTILE MATTHEW R	86 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 5	
9/15/2021	04 Additions	042021272	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
6/16/2021	04 Additions	042021175	04-34-100-001	STANDARD BANK & TRUST CO	14905 HUGHES RD NEWARK, IL 60541-		
5/25/2021	04 Additions	042021152	02-21-151-016	GREITER DAVID F JR & LORIA	14 AMANDA LN YORKVILLE, IL 60560-	ASHLEY WOODS	
4/15/2021	04 Additions	042021093	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE DEVELOPMENT
4/21/2021	04 Additions	042021092	05-17-300-011	HANSEN KEVIN & RACHEL	8945 A IMMANUEL RD YORKVILLE, IL 60560-		T4 CONSTRUCTION INC.

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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
4/6/2021	042021071	04	Additions	04-30-178-002	COVERT ANDREW L & JESSICA M	10384 FOX RIVER DR NEWARK, IL 60541-		
11/22/2021	052021346	05	Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC/REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION, LLC
7/29/2021	052021229	05	Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		TANGENT TECHNOLOGIES
8/19/2021	052021246	05	Remodeling	03-08-201-004	OBRIEN DANIEL M & JANET	47 CIRCLE DR, MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	ABSOLUTE CONSTRUCTION
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
8/23/2021	052021253	05	Remodeling	06-05-402-008	WILLIAMS ADRIAN & JASMINE N	4192 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	
9/7/2021	052021258	05	Remodeling	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION LLC.
1/15/2021	052021010	05	Remodeling	04-16-205-003	OLIVER HOFFMAN FOUNDATION	8225 FOX RIVER DR NEWARK, IL 60541-		MALL BUILDERS
10/7/2021	052021308	05	Remodeling	03-07-279-078	DEER RUN CONDOMINIUM ASSN	, -		ARTIST TOUCH INC.

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8/17/2021	05 Remodeling	052021240	06-05-402-025	STEVENS RICK & DEBORAH	4098 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	DJK COSTOM HOMES
6/29/2021	05 Remodeling	052021204	02-23-303-023	GLEASON JOHN ROBERT & JODY RATTOM	16 CANYON CT YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	PHENOMENAL CONSTRUCTION, INC.
6/8/2021	05 Remodeling	052021165	03-06-200-012	REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-		KEELY CONSTRUCTION, INC.
4/5/2021	05 Remodeling	052021073	05-08-376-012	ANGELO MICHAEL P & JULIE A	27 JULIUS CT YORKVILLE, IL 60560-		SAME
3/31/2021	05 Remodeling	052021069	01-32-226-007	SMITH, JAMES	16031 BURR OAK RD PLANO, IL 60545-	DEER RIDGE PUD	
3/23/2021	05 Remodeling	052021060	02-24-202-002	EICHELBERGER JORDAN S & SKYE R	159 PLEASANTVIEW DR OSWEGO, IL 60543-	SERENITY ON THE FOX	TRANQUILITY BUILDERS
5/26/2021	06 Commercial - M Zone ANR PIPELINE CO	062021148	04-05-300-001		6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
4/27/2021	06 Commercial - M Zone 325 SOUTH ROUTE 31 LLC / THE GRID	062021109	03-06-200-012		275 ROUTE 31 OSWEGO, IL 60543-		
4/28/2021	06 Commercial - M Zone ANR PIPELINE CO	062021104	04-05-300-001		6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	06 Commercial - M Zone ANR PIPELINE CO	062021150	04-05-300-001		6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
10/22/2021	06 Commercial - M Zone REICH BROTHERS	062021320	03-06-200-012		's OSWEGO, IL 60543-		UGL % JOE NASCA

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5/26/2021	06 Commercial - M Zone	ANR PIPELINE CO	04-05-300-001	04-05-300-001	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/26/2021	06 Commercial - M Zone	ANR PIPELINE CO	04-05-300-001	04-05-300-001	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
3/25/2021	06 Commercial - M Zone	325 SOUTH ROUTE 31 LLC	03-06-200-012	03-06-200-012	275 ROUTE 31 OSWEGO, IL 60543-		LEOPARDO COMPANIES, INC.
5/26/2021	06 Commercial - M Zone	ANR PIPELINE CO	04-05-300-001	04-05-300-001	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
4/28/2021	06 Commercial - M Zone	ANR PIPELINE CO	04-05-300-001	04-05-300-001	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
11/8/2021	07 Commercial - B Zone	FOUR SEASONS STORAGE, LLC	09-13-200-010	09-13-200-010	14339 COUNTY LINE ROAD MINOOKA, IL. 60447		WICK BUILDINGS
10/6/2021	07 Commercial - B Zone	FOUR SEASONS STORAGE, LLC	09-13-200-010	09-13-200-010	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		WICK BUILDINGS
6/16/2021	07 Commercial - B Zone	FOUR SEASONS STORAGE, LLC	09-13-200-010	09-13-200-010	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	07 Commercial - B Zone	FOUR SEASONS STORAGE, LLC	09-13-200-010	09-13-200-010	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	07 Commercial - B Zone	FOUR SEASONS STORAGE, LLC	09-13-200-010	09-13-200-010	14339 COUNTY LINE ROAD SHOREWOOD, IL 60404		
6/16/2021	07 Commercial - B Zone	FOUR SEASONS STORAGE, LLC	09-13-200-010	09-13-200-010	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		

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6/16/2021	072021187	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021186	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021185	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/16/2021	072021184	07 Commercial - B Zone	09-13-200-010	FOUR SEASONS STORAGE, LLC	14339 COUNTY LINE ROAD SHOREWOOD, IL. 60404		
6/15/2021	072021155	07 Commercial - B Zone	09-13-200-007	GOPROBALL, LLC	14285 COUNTY LINE RD SHOREWOOD, IL 60404-		SCI DESIGN. INC/ ROBERT CALIFORNIA
4/8/2021	072021057	07 Commercial - B Zone	03-05-253-032	OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		TBD
6/7/2021	082021166	08 Barns/Farm Buildings	05-09-154-001	JENSEN BRADLEY & NICOLE & RUNKLE DADDADA	7344 ROUTE 47 YORKVILLE, IL 60560-		
6/7/2021	082021173	08 Barns/Farm Buildings	06-27-100-005	KELLOGG JOHN	2926 WALKER RD. YORKVILLE, IL. 60560		
5/27/2021	082020302	08 Barns/Farm Buildings	09-09-300-002	BARRIOS NICOLAS & SANDRA	13825 MCKANNA RD. MINOOKA, IL. 60447		
8/31/2021	082021255	08 Barns/Farm Buildings	09-25-300-003	PALMER ERIC R & RENEE S	16929 RIDGE RD MINOOKA, IL 60447-		
8/19/2021	082021245	08 Barns/Farm Buildings	09-04-300-005	MACIAS JOSE ANGEL	3610 VAN DYKE RD MINOOKA, IL 60447-		

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6/28/2021	082021203 08 Barns/Farm Buildings	07-29-200-005 WALKER BRIAN	07-29-200-005	16430 STEPHENS RD NEWARK, IL 60541-			
6/1/2021	082021160 08 Barns/Farm Buildings	09-09-300-005 CABRAL FIDENCIO	09-09-300-005	13724 MCKANNA RD MINOOKA, IL 60447-	BLEUERS SUB		
5/11/2021	082021129 08 Barns/Farm Buildings	08-04-300-003 CENTRAL LAND MANAGEMENT INC	08-04-300-003	12915 ROUTE 47 NEWARK, IL 60541-			
5/11/2021	082021127 08 Barns/Farm Buildings	09-21-100-010 JIMENEZ MARIO & LINDA	09-21-100-010	3579 BELL RD MINOOKA, IL 60447-			
4/15/2021	082021094 08 Barns/Farm Buildings	07-16-200-003 MORSCH DENNIS W & MELISSA J	07-16-200-003	14360 TOWNHOUSE RD NEWARK, IL 60541-			
4/12/2021	082021084 08 Barns/Farm Buildings	09-13-200-006 BRISCOE JARROD	09-13-200-006	195 US RT 52 MINOOKA, IL 60447-			
9/21/2021	092021284 09 Signs	03-05-253-032 OSWEGOLAND PARK DISTRICT	03-05-253-032	0 BOULDER HILL PASS MONTGOMERY, IL 60538-		LEOPARDO COMPANIES	
9/13/2021	092021267 09 Signs	09-35-400-009 MIDWEST GAS INC/SIDDIQUI	09-35-400-009	17845 RIDGE RD MINOOKA, IL 60447-		JAMES D AHERN SIGN CO.	
10/11/2021	092021297 09 Signs	03-06-200-012 US MEDICAL GLOVE	03-06-200-012	275 ROUTE 31 OSWEGO, IL 60543-			
10/11/2021	092021295 09 Signs	03-06-200-012 US MEDICAL GLOVE	03-06-200-012	275 ROUTE 31 OSWEGO, IL 60543-			
6/16/2021	092021178 09 Signs	04-17-300-002 DICKSON VALLEY MINISTRIES	04-17-300-002	8250 FINNIE RD NEWARK, IL 60541-			

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5/18/2021	09 Signs	092021137	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		AURORA SIGN COMPANY
4/30/2021	12 Swimming Pools	122021108	01-03-353-004	MURILLO EDUARDO	29 JACK ST PLANO, IL 60545-	STAINFIELD SUB	
5/5/2021	12 Swimming Pools	122021106	05-07-451-010	JANSEN MEGAN A	76 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	GREAT ESCAPE
4/22/2021	12 Swimming Pools	122021099	03-05-427-006	NICASIO ADRIANA	36 CIRCLE DR E MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	OWNER
4/15/2021	12 Swimming Pools	122021088	09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
4/6/2021	12 Swimming Pools	122021076	02-15-302-003	SCHNELLER ROBERT J & CAROLA	26 SOUTH ST BRISTOL, IL 60512-		
4/5/2021	12 Swimming Pools	122021074	02-14-251-001	HARVEY HEATHER	185 DAVID CT OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	WETTER WATER POOL INSTALL
4/6/2021	12 Swimming Pools	122021072	03-32-327-008	WACKERLIN ROY & MARGARET	4501 RESERVATION RD OSWEGO, IL 60543-		
3/31/2021	12 Swimming Pools	122021070	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	12 Swimming Pools	122021066	02-35-387-001	BIESCHKE RACHEL M & GERALDINE T	7503 COLE CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 3	
5/20/2021	12 Swimming Pools	122021062	02-23-352-005	MICK JASON & ERIN	42 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	SWIM SHACK, INC.

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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.
2/18/2021	122021034	12 Swimming Pools	02-21-177-014	RATOS JAMES C & JENNIFER L	3150 D CANNONBALL TRL BRISTOL, IL 60512-		QUANTUS POOLS CORP
2/23/2021	122021031	12 Swimming Pools	06-02-300-006	TOM AND ROBIN KEOUGH	1915 JOHNSON ROAD OSWEGO, IL. 60543		SAME
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 & COURTNEY	5560 JENNIFER CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	PRECISION PROPERTY PROS INC
6/24/2021	122021199	12 Swimming Pools	03-08-176-008	CROSS JAVAN J & SELENA M MONTANEZ	24 MARINA DR OSWEGO, IL 60543-	MARINA VILLAGE RESUB	
11/29/2021	122021352	12 Swimming Pools	05-12-220-005	FALCONE ANTHONY & SHARI	6332 VALLEYVIEW CT YORKVILLE, IL 60560-		SIGNATURE POOLS & SPAS, INC.
11/12/2021	122021340	12 Swimming Pools	05-12-228-018	HORENI KELLY	7250 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	Sunset Falls Ltd
10/22/2021	122021321	12 Swimming Pools	05-08-353-004	BUCIO JOSEPH T & ANDREA L	7887 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
10/14/2021	122021313	12 Swimming Pools	06-07-226-016	YATES DAVID & NICOLE	7347 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SIGNATURE POOLS & SPAS INC.

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10/6/2021	122021299	12 Swimming Pools		05-08-351-006	MELICK KEITH & JENIFER	10923 BRANDENBURG WAY YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	KEITH MELICK
9/22/2021	122021285	12 Swimming Pools		06-05-394-003	STRATTON BRIAN & LORENA	4720 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SUNCO POOLS
9/21/2021	122021274	12 Swimming Pools		06-07-129-003	BURNS JAMES WILLIAM & KATHY DIANE	5865 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ASURENET LLC.
9/13/2021	122021268	12 Swimming Pools		05-18-322-006	FOX RICHARD A & TIFFANY R	2066 BERNADETTE LN YORKVILLE, IL 60560-		
9/8/2021	122021266	12 Swimming Pools		05-12-277-007	SMITH SEAN K & SHERRY	6217 LEGACY CIR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DES ROCHES BACKYARD POOLS
7/15/2021	122021225	12 Swimming Pools		06-05-151-005	LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
9/7/2021	122021264	12 Swimming Pools		03-09-156-006	UGALDE ELIZABETH	304 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
7/8/2021	122021218	12 Swimming Pools		03-04-154-001	VARGAS ALBERTO ALVAREZ & ALVAREZ CRISTIAN A	39 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	
7/6/2021	122021210	12 Swimming Pools		02-34-471-005	TUPPER MARK T & TINA M	5965 SHADOW CREEK CT YORKVILLE, IL 60560-	SHADOW CREEK SUB	EPIC ESCAPES
7/7/2021	122021206	12 Swimming Pools		05-06-127-001	BIESTERFELD DEVON	42 W FOX GLEN DR YORKVILLE, IL 60560-	FOX GLEN	
6/22/2021	122021195	12 Swimming Pools		02-21-326-008	HILL MICHAEL D & CRISTINA	10 CONCORD CT YORKVILLE, IL 60560-	BLACKBERRY CREEK	A & J RECREATIONAL SERVICES

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3/5/2021	12 Swimming Pools	122021042	06-07-401-001	CATALDO STEVEN A & CATALDO KIMBERLEY	7581 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	PLATINUM POOL
6/16/2021	12 Swimming Pools	122021194	06-08-101-027	MORRIS PATRICK J & MICHELE R	7251 JOYCE CT OSWEGO, IL 60543-	IL GROVE ESTATES	SUNSET POOLS AND SPAS
6/16/2021	12 Swimming Pools	122021193	03-04-180-008	MAMMEN STEVEN & MCCARTHY KRISTIE	36 INGLESIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	
5/11/2021	12 Swimming Pools	122021131	02-35-431-005	BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	A & J RECREATIONAL SERVICES
5/11/2021	12 Swimming Pools	122021126	02-35-380-003	REICHERT ANDREW & APRIL	5735 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	SUNCO POOLS INC.
4/27/2021	12 Swimming Pools	122021110	03-04-401-002	VARGAS ALURA N & RETA DOMINGO D	71 INGLESIRE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	A & J RECREATIONAL SERVICES
6/4/2021	13 Decks	132021169	02-35-413-004	LEONARD RYAN & KELLY	5586 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CLEAN EDGE CONSTRUCTION INC.
6/3/2021	13 Decks	132021167	03-09-155-009	SHARP ASHLEY K	139 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
6/3/2021	13 Decks	132021164	02-28-152-007	BOSMAN-LOPEZ MARISELA	207 A PLEASURE DR YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 7	GREEN T LANDSCAPING
5/13/2021	13 Decks	132021138	03-07-253-004	PRELL THOMAS	127 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	
5/18/2021	13 Decks	132021133	02-35-412-005	ONEIL DANIEL & CHRISTIE	5575 FIELDS DR YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	DDT HOME TRANSFORMATIONS, LLC

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5/5/2021	132021119	13 Decks		03-24-201-009	KUCYK JOHN A & LAURA	28 PIONEER CT OSWEGO, IL 60543-	28 EAST KENDALL ESTATES	CLEAN EDGE CONSTRUCTION
10/28/2021	132021328	13 Decks		06-07-130-005	CARSON BRIAN K & ANNETTE M	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	ROYAL DECK
10/13/2021	132021307	13 Decks		02-35-301-001	CRACKEL BRADLEY R & MORGAN D	330 AUSTIN CT YORKVILLE, IL 60560-		LAWSON PRIDE CONSTRUCTION
9/13/2021	132021269	13 Decks		04-16-101-011	ZARCONE CHRISTOPHER S & MADCAP ADRIAN	45 SHAGBARK LN MILLBROOK, IL 60536-	FOXHURST UNIT 6	
8/23/2021	132021252	13 Decks		01-33-100-016	ZOLNIEROWICZ MARC A & DEBORAH E	15770 A GRISWOLD SPRINGS RD PLANO, IL 60545-	OWNERS RESUB ABERGELDIE DEV	WEST SUBURBAN DECKS, LLC.
8/18/2021	132021244	13 Decks		04-21-105-003	DARCY CHRISTOPHER O & ASHLEY N	15980 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	CREATIVE DECKS - TOM VAN PLEW
7/15/2021	132021226	13 Decks		06-05-151-005	LYNCH CHRISTINA J & MICHAEL T	59 W TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS UNIT 2	
7/8/2021	132021220	13 Decks		02-35-203-005	TISCHLER RICHARD P & LEAK	135 COUNTRY RD YORKVILLE, IL 60560-	FARM COLONY UNIT 2	CHRIS BOURQUE
6/30/2021	132021207	13 Decks		09-05-100-003	KWIATKOWSKI MATTHEW A & DISTINEE I	12090 GROVE RD MINOOKA, IL 60447-		DON CARTER BUILDERS
7/14/2021	132021205	13 Decks		01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	VALLEY RIDGE
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

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4/14/2021	132021085	13 Decks		09-07-200-036	BEARD ROBERT & LISA	13217 GROVE RD MINOOKA, IL 60447-		
3/4/2021	142020301	14 Demolitions		01-17-400-004	YUNDT BARBARA G	2622 CREEK RD PLANO, IL 60545-		
9/7/2021	142021260	14 Demolitions		03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION, LLC.
8/11/2021	142021241	14 Demolitions		04-16-502-001	ILLINOIS RAILWAY INC	-		MASTER GUYS DEMOLITION
6/15/2021	142021183	14 Demolitions		05-02-200-004	WILSON CHRISTOPHER E & VERLINDA E	6272 MINKLER RD YORKVILLE, IL 60560-		
5/25/2021	142021147	14 Demolitions		04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/25/2021	142021145	14 Demolitions		04-05-300-001	ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-		MINNESOTA LIMITED
5/11/2021	142021128	14 Demolitions		08-04-300-003	CENTRAL LAND MANAGEMENT INC	12915 ROUTE 47 NEWARK, IL 60541-		
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-		
7/6/2021	142021047	14 Demolitions		05-28-400-002	VELAZQUEZ ROBERTO R	10744 ROUTE 47 YORKVILLE, IL 60560-		SEMPER FI LAND SERVICES INC.

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3/4/2021	142021041 14 Demolitions	01-32-226-007 SMITH LAND TRUST % JAMES & SUSAN CAITLYN	16031 BURR OAK RD PLANO, IL 60545-				SAME
11/2/2021	142021330 14 Demolitions	05-07-151-013 CHALLY LEONARD G & LEORAM	11413 A/B ROUTE 71 YORKVILLE, IL 60560-				STEVE CLEMENTS
9/29/2021	142021291 14 Demolitions	03-07-276-011 BRITT STEVEN P & KATIE L	16 SHORE CT OSWEGO, IL 60543-	MARINA TERRACE			CUSTOM GARAGES
9/23/2021	142021289 14 Demolitions	02-25-200-002 BOUGHTON WALTER	4320 MINKLER RD YORKVILLE, IL 60560-				
9/23/2021	142021288 14 Demolitions	02-35-400-010 BOUGHTON TRUCKING & MATERIALS	-				
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
4/13/2021	142021086 14 Demolitions	04-05-300-001 ANR PIPELINE CO	6650 SANDY BLUFF RD SANDWICH, IL 60548-				NEXXTGEN CORPORATION
2/2/2021	142021024 14 Demolitions	03-05-253-032 OSWEGOLAND PARK DISTRICT	0 BOULDER HILL PASS MONTGOMERY, IL 60538-				TBD
10/15/2021	152021315 15 Electrical Upgrades	06-02-103-007 ESPOSITO PATRICK A	6127 DOVER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES			PATRICK ELECTRICAL SERVICE
9/17/2021	152021282 15 Electrical Upgrades	01-03-100-005 VARGAS TEODORO & THEODORE	14816 GALENA RD PLANO, IL 60545-				SPIRAL SERVICES LLC DBA BURNETT & SONS ELECTRIC
9/7/2021	152021257 15 Electrical Upgrades	03-06-200-012 325 SOUTH ROUTE 31 LLC/ REICH BROTHERS	275 ROUTE 31 OSWEGO, IL 60543-	OSWEGO ORIGINAL TOWN			KEELEY CONSTRUCTION, LLC

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8/23/2021	15 Electrical Upgrades	152021249	01-19-200-009	RAMIREZ JORGE & RY PROPERTY	17660 SEDGEWICK RD SANDWICH, IL 60548-		
8/23/2021	15 Electrical Upgrades	152021248	02-23-153-009	REUTER RYAN J & KATHERINE J	9 LINDEN AVE YORKVILLE, IL RIVER RIDGE UNIT 1 60560-		
7/28/2021	15 Electrical Upgrades	152021233	03-08-279-002	BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	ABC PHCE
5/19/2021	15 Electrical Upgrades	152021139	01-01-200-002	TMF MANAGEMENT LLC/GREG KUPPLER	12127 B GALENA RD PLANO, IL 60545-		OLSON ELECTRIC
5/5/2021	15 Electrical Upgrades	152021123	05-12-228-006	FERGUSON GREGORY L TR & FERGUSON DENNIA A TR	6088 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
4/9/2021	15 Electrical Upgrades	152021083	03-04-283-021	WEIGAND JULIE A & RONALD L JR	9 FALLCREEK CIR MONTGOMERY, IL 60538-		ABC PHCE
1/21/2021	15 Electrical Upgrades	152021022	03-23-276-001	CLP GROUP INC / ROBERT MUNGO	3112 ROTH RD OSWEGO, IL 60543-		
9/14/2021	17 Change in Occupancy	172021261	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		KEELEY CONSTRUCTION LLC.
11/10/2021	17 Change in Occupancy	172021339	03-05-401-003	BOULDER HILL PROPERTY	79 BOULDER HILL PASS MONTGOMERY, IL 60538-		
4/6/2021	17 Change in Occupancy	172021067	03-06-200-012	325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		BOB THOMPSON, TANGENT TECHNICAL CORP
2/10/2021	18 Driveway	182020329	02-21-200-028	WIESCHHAUS KRISTOPHER T & LILLIAN DAVIS	9261 KENNEDY RD YORKVILLE, IL 60560-		

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11/18/2021	182021345 18 Driveway	182021345	08-24-400-009	SCHUDA JOHN	15731 BRISBIN ROAD MINOOKA, IL. 60447		
9/17/2021	182021281 18 Driveway	182021281	01-16-426-008	SCHANZ (WATKINS) KRISTIN E	2541 LITTLE ROCK RD PLANO, IL 60545-	TIMBER VIEW ACRES SUB	ANDEL SERVICES INC.
9/15/2021	182021273 18 Driveway	182021273	03-04-303-015	BLANCO ROGELIO JR & ERICA	8 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	
7/2/2021	182021211 18 Driveway	182021211	03-04-477-031	HARTMAN STEVEN D & MICHELLE L	66 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	J A CONCRETE
6/28/2021	182021202 18 Driveway	182021202	05-02-201-006	BADUS MARIA & FRANK E	7405 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	
5/6/2021	182021125 18 Driveway	182021125	03-04-477-030	HERNANDEZ ANTONIO & PADILLA MARICELA	64 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	
5/5/2021	182021124 18 Driveway	182021124	09-05-400-018	QUIROZ TEOFILO & NORMA	4080 VAN DYKE RD MINOOKA, IL 60447-		
4/14/2021	182021089 18 Driveway	182021089	03-09-101-002	CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
11/9/2021	192021333 19 Fire Restoration	192021333	03-04-329-004	DIEDERICH JENNIFER L & MICHAEL S	65 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	OMNICON, INC.
10/12/2021	192021254 19 Fire Restoration	192021254	08-11-100-029	AUSTIN NANCY	13090 ASHLEY RD NEWARK, IL 60541-		SERVPRO KENDALL COUNTY
7/16/2021	192021228 19 Fire Restoration	192021228	03-04-427-021	ZIMMERMAN PATRICIA	171 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	FIRST ONSITE RESTORATION

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3/8/2021	19 Fire Restoration	192021048	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	19 Fire Restoration	192021016	03-04-454-020	FELECiano HEATHER	73 SAUGATUCK RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 19	INVISIO SERVICES
9/15/2021	20 Patio	202021276	03-04-379-008	BURKE JOHN K	53 HUBBARD WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	LUGO'S GENERAL CONSTRUCTION INCL
6/1/2021	20 Patio	202021163	03-07-229-015	ROWE KEVIN & LEANN	8 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	CRACK ATTACK TEAM
5/25/2021	20 Patio	202021157	03-04-427-018	TRUJILLO JENARO RODRIGUEZ	163 HEATHGATE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SERGIOS LANDSCAPING & CONCRETE
5/18/2021	20 Patio	202021140	03-04-479-005	HURTADO CRISTAL	49 EASTFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	F AND J CONSTRUCTION
5/12/2021	20 Patio	202021134	03-04-177-002	GRATON BIANCA & MITCHELL ALEX	79 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	TWINS CONCRETE, LTD.
4/14/2021	20 Patio	202021090	03-09-101-002	CAMPOS JOSEPH F	21 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	CONCRETOS VAZQUEZ
4/6/2021	20 Patio	202021075	03-08-202-029	CERVANTES GILVERTO	5 GUILFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	
4/27/2021	21 Wind Turbine	212021115	08-14-200-003	MCDONALD THOMAS J & DONNA K	14207 CHURCH RD MINOOKA, IL 60447-		
4/15/2021	21 Wind Turbine	212021091	05-29-200-012	KRABER LOGAN & DENA J	10450 IMMANUEL RD YORKVILLE, IL 60560-		

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11/30/2021	232021353 23 Generator		02-26-453-003 BROMMER JEANNE	52 WINDING CREEK RD YORKVILLE, IL 60560-	OAK CREEK SUB	LEE LEGLER CONSTRUCTION AND ELECTRIC
11/17/2021	232021344 23 Generator		02-22-176-007 BURKERT BRIAN	8660 KENNEDY RD YORKVILLE, IL 60560-		BAKER ELECTRIC
8/6/2021	232021239 23 Generator		05-02-128-005 BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	LEE LEGLER CONSTRUCTION & ELECTRIC
7/2/2021	232021212 23 Generator		05-03-300-009 BREWER GAIL	6670 WING RD YORKVILLE, IL 60560-		LEE LEGLER CONSTRUCTION AND ELECTRIC
6/28/2021	232021201 23 Generator		04-21-125-034 KATH RODNEY L	9186 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	LEE LEGLER CONSTRUCTION AND ELECTRIC
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 & ELECTRIC
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 & ELECTRIC
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 & ELECTRIC
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						PHERBER

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1/14/2021	232021018	23 Generator	23	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	23	06-07-130-001	WILSON CHRISTOPHER E & WELLS DALE	7148 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	NICK MIKENTINAC - NMM INC.
9/7/2021	242021263	24 Solar	24	05-32-400-003	BUSS TIMOTHY	10001 HELMAR RD NEWARK, IL 60541-		FREEDOM FOREVER LLC
8/23/2021	242021247	24 Solar	24	09-33-100-005	BINNS DOUGLAS A & BINNS JENNIFER A	3675 HOLT RD MINOOKA, IL 60447-		SUNRUN INSTALLATION
7/28/2021	242021232	24 Solar	24	02-10-228-002	NELSON LEONARD	39 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	VIVINT SOLAR DEVELOPER LLC
7/23/2021	242021230	24 Solar	24	02-15-155-004	DOLCEHOMES INC	11 BRISTOL RIDGE RD BRISTOL, IL 60512-	HUNTSVILLE (ORIGINAL TOWN)	SUNRUN INSTALLATION
7/6/2021	242021216	24 Solar	24	01-32-101-001	HUHN EDWARD J & HARRIETTE M	16696 GRISWOLD SPRINGS RD PLANO, IL 60545-	SANDY BLUFF DUTCH ACRES	SUNRUN INSTALLATION
7/6/2021	242021215	24 Solar	24	05-18-203-013	ALARCON ARTURO & MARIA	10 MAPLE RIDGE LN YORKVILLE, IL 60560-	MAPLE GROVE	SUNRUN INSTALLATION
7/6/2021	242021214	24 Solar	24	02-14-251-003	DEARTH CYNTHIA	181 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	SUNRUN INSTALLATION
7/6/2021	242021213	24 Solar	24	03-04-277-031	FRIEND, DAVID P & MENDEZ, NANCY P	18 AFTON DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION
6/29/2021	242021200	24 Solar	24	03-08-304-004	SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	WINDSOLEIL INCORPORATED

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6/16/2021	242021177	24 Solar		03-04-428-016	RAMIREZ JOSEPH E MARQUEZ	34 SONORA DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 26	SUNRUN INSTALLATION SERVICES
4/27/2021	242021111	24 Solar		03-08-304-001	VALENCIA RUBEN MARTINEZ & BARBARA DOMINGUEZ	1438 ROUTE 31 OSWEGO, IL 60543-		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 LADICE	33 WHITNEY WAY MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC
3/25/2021	242021064	24 Solar		03-04-256-004	AGUIRRE JUANA M & MOSQUEDA DOMINIC VALLE	7 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSTALLATION SERVICES
3/23/2021	242021063	24 Solar		01-14-300-004	MCLEMEN GREGORY P & SHARON M	2970 ROCK CREEK RD PLANO, IL 60545-		BLISS BROTHERS/BRANDON HARRIS
1/14/2021	242021019	24 Solar		01-10-200-004	WYKES JOHN A & CHRISTINE	14176 SEARS RD PLANO, IL 60545-		TRON SOLAR LLC
11/30/2021	242021354	24 Solar		03-08-253-016	RUDOW LAURIE & ANDREWS AMY	3 CEBOLD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION SERVICES
11/19/2021	242021348	24 Solar		03-04-251-031	TRUJILLO CELSO & ESTELLA	208 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	SUNRUN INSALLATION SERVICES
11/16/2021	242021343	24 Solar		02-33-276-005	GILLINGHAM JAMES & SUZANNE	98 QUINSEY RD YORKVILLE, IL 60560-		SUNPOWER
11/9/2021	242021337	24 Solar		06-02-202-004	AYALA EMETERIO	40 CHEYENNE CT OSWEGO, IL 60543-	OSWEGO PLAINS	FREEDOM FOREVER IL LLC

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11/9/2021	24 Solar	242021336	02-11-176-010	SIFUENTES PABLO C & ROBIN R	7573 GALENA RD BRISTOL, IL 60512-	PURCELLS 3RD SUB	SUNRUN INSTALLATION SERVICES INC
11/8/2021	24 Solar	242021335	03-05-278-023	POWELL FRANCINE & EDMONDS ANTHONY N	7 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	SUNRUN INSTALLATION SERVICES INC
10/26/2021	24 Solar	242021327	09-31-100-008	MONTELLO JOHN J JR & MURRAY MAUREEN J	17280 BRISBIN RD MINOOKA, IL 60447-		
10/26/2021	24 Solar	242021325	01-25-454-010	BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-		SUNRUN INSTALLATION SERVICES INC
10/14/2021	24 Solar	242021310	03-04-408-016	VILLARREAL, MICHELLE	132 TEALWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	MARC JONES CONSTRUCTION LLC
10/5/2021	24 Solar	242021302	05-02-300-003	MAGANA MARIO & DE MAGANA CELIA I	6575 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
9/22/2021	24 Solar	242021286	01-28-100-004	KRICKBERG KERRY & C	4469 LITTLE ROCK RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY LLC
9/15/2021	24 Solar	242021279	03-08-279-002	BAUER ANTHONY L	8 PICKFORD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	SUNRUN INSTALLATION SERVICES INC
9/16/2021	24 Solar	242021278	03-12-100-002	NAVARRO SALVADOR	1026 HARVEY RD OSWEGO, IL 60543-		FREEDOM FOREVER IL LLC
9/15/2021	24 Solar	242021277	09-29-200-003	OBRIEN DANIEL & MARIE	16151 OBRIEN RD MINOOKA, IL 60447-		MOXIE SOLAR

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	\$12,806.06	\$1,679.00	\$8,132.75	\$1,000.00	\$23,617.81	\$122,618.49	\$23,443.29	\$92,661.21
June	\$27,942.04	\$2,584.00	\$11,461.51	\$1,000.00	\$42,987.55	\$165,606.04	\$40,945.81	\$133,607.02
July	\$9,546.24	\$949.00	\$0.00	\$0.00	\$10,495.24	\$176,101.28	\$18,116.22	\$151,723.24
August	\$8,051.32	\$4,592.00	\$4,134.55	\$1,000.00	\$17,777.87	\$193,879.15	\$10,631.62	\$162,354.86
September	\$5,470.00	\$3,783.00	\$4,856.78	\$1,000.00	\$15,109.78	\$208,988.93	\$24,800.06	\$187,154.92
October	\$17,451.40	\$375.00	\$18,000.90	\$3,000.00	\$38,827.30	\$247,816.23	\$16,804.62	\$203,959.54
November	\$16,607.00	\$2,054.00	\$21,464.36	\$6,000.00	\$46,125.36	\$293,941.59	\$4,518.96	\$208,478.50
YR END TOTAL	\$149,129.36	\$25,290.50	\$100,521.73	\$19,000.00	\$293,941.59			

PLANNING BUILDING & ZONING YEAR OVER YEAR REPORT

YEAR	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	DEPOSIT TOTAL
2011	\$49,777.24	\$7,525.00	\$47,909.03	\$4,000.00	\$109,211.27
2012	\$51,032.64	\$8,487.50	\$47,199.67	\$6,000.00	\$112,719.81
2013	\$40,178.09	\$8,161.00	\$26,893.64	\$2,000.00	\$77,232.73
2014	\$72,120.64	\$12,820.00	\$72,492.76	\$7,000.00	\$164,433.40
2015	\$75,402.09	\$6,685.00	\$58,252.05	\$7,000.00	\$147,339.14
2016	\$72,449.29	\$16,155.00	\$55,087.71	\$5,000.00	\$149,097.00
2017	\$84,313.81	\$8,435.00	\$79,307.79	\$8,000.00	\$179,956.60
2018	\$80,941.90	\$9,187.50	\$58,376.88	\$7,000.00	\$155,506.28
2019	\$89,322.83	\$14,012.50	\$53,518.18	\$6,000.00	\$162,853.51
2020	\$108,258.17	\$14,656.54	\$74,563.79	\$11,000.00	\$208,478.50
2021	\$149,129.36	\$25,290.50	\$100,521.73	\$19,000.00	\$293,941.59

2006 \$320,751.15
 2009 \$89,484.61
 2010 \$93,962.85

Matt Asselmeier

From: Bill Savoree [REDACTED]
Sent: Tuesday, November 2, 2021 4:44 PM
To: Matt Asselmeier
Cc: Greg Chismark ([REDACTED]); Scott Koeppel; Scott Gengler; Gina Lang
Subject: RE: [SPAM] - RE: [External]9211 Rte 126 - Found word(s) if you received this e-mail in error in the Text body

We have been done for several months. Since before we sent the last check

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Monday, November 01, 2021 8:01 AM
To: Bill Savoree <[REDACTED]>
Cc: Greg Chismark ([REDACTED]) <[REDACTED]>; Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>; Gina Lang <[REDACTED]>
Subject: [SPAM] - RE: [External]9211 Rte 126 - Found word(s) if you received this e-mail in error in the Text body

Bill:

Is D Construction finished with work at 9211 Route 126?

Thanks,

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

November 4, 2021

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

Subject: Final SESC Inspection of 9211 Route 126
Kendall County (WBK Project 19-102.I)

Dear Mr. Asselmeier,

WBK Engineering completed a final erosion control inspection of the subject project on November 4, 2021. We find no items that require attention prior to closing the stormwater management permit. Accordingly, we have no objection to closing the permit for the subject project.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,



Greg Chismark
WBK Engineering, LLC



202100001023

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 1/12/2021 12:49 PM
MISC: 57.00 RHSPS FEE: 10.00
PAGES: 7

State of Illinois
County of Kendall

Zoning Petition
#20-31

**GRANTING A TEMPORARY USE PERMIT TO ENGAGE IN PORTABLE
CONCRETE CRUSHING, SCREENING, AND STOCKPILING OF DIRT, CRUSHED
CONCRETE AND RECYCLED ASPHALT PAVEMENT WHEN NECESSARY AND
INCIDENTAL TO A CONSTRUCTION PROJECT AT 9211 ROUTE 126 (PIN: 05-04-
400-003) IN KENDALL TOWNSHIP**

Mailed to and Prepared by:
Matthew Asselmeier
111 West Fox Street Rm. 203
Yorkville, IL 60560



Subscribed and sworn to before me
This 12th day of January, 2021

Matthew Asselmeier
Kendall County Senior Planner

Notary Public

January 12, 2021

Landscape Depot Yorkville, LLC
c/o Carolyn Meinzer
27W130 North Avenue
West Chicago, IL 60185

RE: *A-1 Temporary Use to Engage in Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and Recycled Asphalt Pavement When Necessary and Incidental to a Construction Project*
9211 Route 126, Kendall Township (PIN # 05-04-400-003)

Dear Ms. Meinzer:

This letter serves as a copy of the approved Agricultural Temporary Use permit to engage in portable concrete crushing, screening, and stockpiling of dirt, crushed concrete and recycled asphalt pavement when necessary and incidental to a construction project at 9211 Route 126.

The conditions of the temporary use permit are as follows:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for one (1) successive one (1) year period at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to the Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.
4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

*A-1 Temporary Use Approval
9211 Route 126
January 12, 2021*

Page 2 of 2

Should you have any questions or concerns about this matter, please feel free to contact our office at (630) 553-4141.

Kind Regards,



Matthew H. Asselmeier, AICP, CFM
Senior Planner

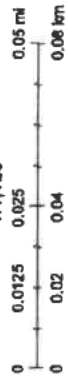
Exhibit A



July 31, 2019

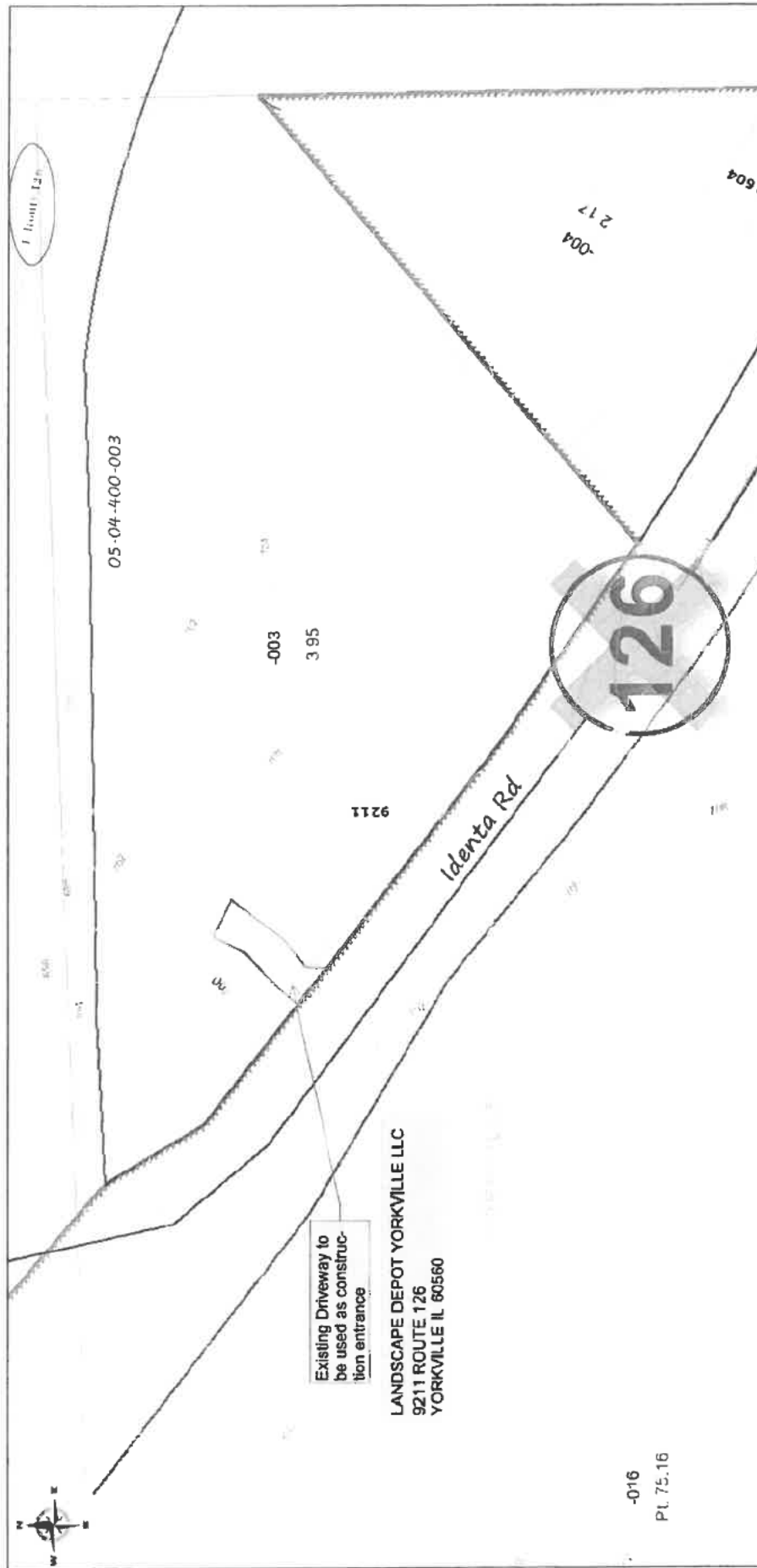
<input type="checkbox"/>	Ownership Parcels	<input type="checkbox"/>	LEGAL_PARCEL_LIN	<input type="checkbox"/>	VACATED_ROW_LIN	<input type="checkbox"/>	From To 400
<input type="checkbox"/>	COUNTY_LIN	<input type="checkbox"/>	LOT_LIN	<input type="checkbox"/>	Corporate	<input type="checkbox"/>	Hook 100
<input type="checkbox"/>	HOOKED_LOT_LIN	<input type="checkbox"/>	PARCEL_LIN	<input type="checkbox"/>	Site Addresses	<input type="checkbox"/>	Hook 400
<input type="checkbox"/>	HYDRO_LIN	<input type="checkbox"/>	ROW_LIN	<input type="checkbox"/>	Arrow 100	<input type="checkbox"/>	Tip 100
<input type="checkbox"/>	INDIAN_LIN	<input type="checkbox"/>	SECTION_LIN	<input type="checkbox"/>	Arrow 400	<input type="checkbox"/>	Tip 400
<input type="checkbox"/>	LEGAL_LOT_LIN	<input type="checkbox"/>	TOWNSHIP_LIN	<input type="checkbox"/>	From To 100	<input type="checkbox"/>	Road Names

1:1,129



Kendall County IL GIS
Kendall County Block GIS

Exhibit A



July 31, 2019

<input type="checkbox"/>	Ownership Parcels	<input type="checkbox"/>	VACATED_ROW_LIN	<input type="checkbox"/>	Building Footprints	<input type="checkbox"/>	A25	<input type="checkbox"/>	A45	<input type="checkbox"/>	A71
<input type="checkbox"/>	COUNTY_LIN	<input type="checkbox"/>	Corporate	<input type="checkbox"/>	Hydrography	<input type="checkbox"/>	A30	<input type="checkbox"/>	A60	<input type="checkbox"/>	A72
<input type="checkbox"/>	HOOKED_LOT_LIN	<input type="checkbox"/>	Site Addresses	<input type="checkbox"/>	Rail Road Centerlines	<input type="checkbox"/>	A31	<input type="checkbox"/>	A61	<input type="checkbox"/>	A74
<input type="checkbox"/>	HYDRO_LIN	<input type="checkbox"/>	Arrow 100	<input type="checkbox"/>	A15	<input type="checkbox"/>	A35	<input type="checkbox"/>	A62	<input type="checkbox"/>	A75
<input type="checkbox"/>	INDIAN_LIN	<input type="checkbox"/>	Arrow 400	<input type="checkbox"/>	A20	<input type="checkbox"/>	A40	<input type="checkbox"/>	A63	<input type="checkbox"/>	
<input type="checkbox"/>	LEGAL_LOT_LIN	<input type="checkbox"/>	FromTo 100	<input type="checkbox"/>	Road Names	<input type="checkbox"/>	A41	<input type="checkbox"/>	A70	<input type="checkbox"/>	

1:1,129



Kendall County IL GIS
Kendall County Roads GIS

Exhibit A

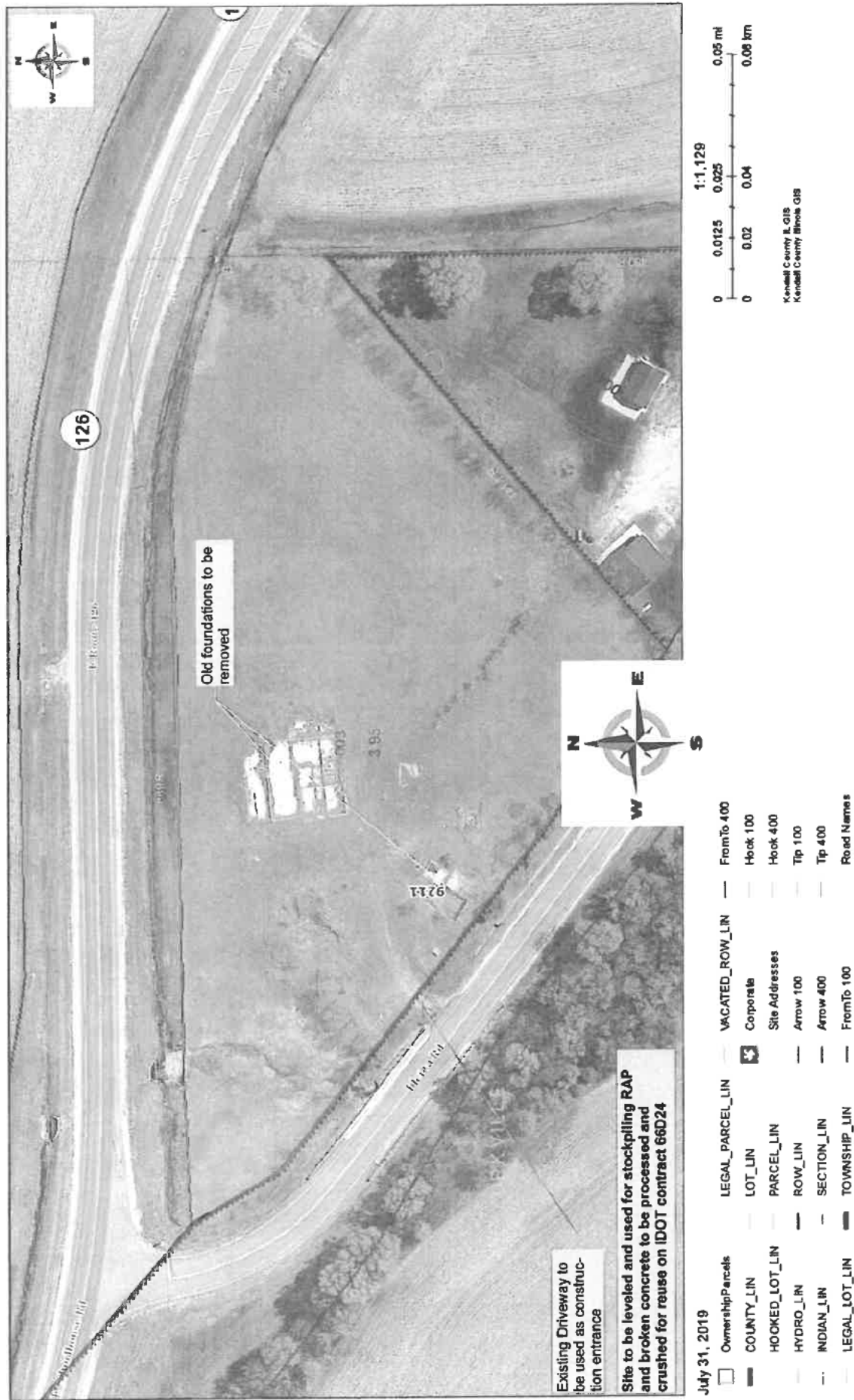


EXHIBIT "A"

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 157 FEET; THENCE SOUTH 49 DEGREES, 32 MINUTES, 0 SECONDS WEST 444.1 FEET TO THE CENTER LINE OF STATE ROUTE 126; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 701.4 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE 889 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF RENDALL, RENDALL COUNTY, ILLINOIS.