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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

AGENGA

Monday, June 12, 2023 – 6:30 p.m.

CALL TO ORDER:

<u>ROLL CALL:</u> Elizabeth Flowers, Dan Koukol, Ruben Rodriguez (Vice-Chairman), Brooke Shanley, and Seth Wormley (Chairman)

APPROVAL OF AGENDA (VV):

APPROVAL OF MINUTES (VV): Approval of Minutes from May 8, 2023, Meeting (Pages 3-28)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from Prior Month (Pages 29-32)

Six Month PBZ Financial Report Review (Pages 33-35)

PETITIONS:

1. Petition 23 – 23 – Robert Velazquez on Behalf of Always Faithful Properties, LLC

(Roll Call-Final Action) (Pages 36-85)

Request: Minor Amendment to Special Use Permit to Operate a Landscaping Business Granted by

Ordinance 2021-23

PIN: 05-28-400-002

Location: 10744 Route 47 in Kendall Township

Purpose: Petitioner Wishes to Change the Site Plan, Landscaping Plan, and Photometric Plan;

Property is B-3 with a Special Use Permit to Operate a Landscaping Business

2. Petition 23 – 22 – Kendall County Planning, Building and Zoning Director (Roll Call-

Recommendation) (Pages 86-88)

Request: Text Amendments to Section 8:07.1.B of the Kendall County Zoning Ordinance Correcting

the Scrivener's Error in Ordinance 2023-24 Pertaining to Bed and Breakfast

Establishments in the R-3 Zoning District

3. Petition 23 – 17 – Kendall County Planning, Building and Zoning Committee (Roll

Call-Recommendation) (Pages 89-125)

Request: Text Amendments to Kendall County Zoning Ordinance Pertaining to Chickens on

Residentially Zoned Property

NEW BUSINESS:

1. Discussion of Planning, Building and Zoning Department Zoning Related Fee Schedule;

Committee Could Approve Amendments (If Action Roll Call-Recommendation)

(Pages 126-130)

2. Review of Annual NPDES Survey (VV-Final Action) (Pages 131-134)

- 3. Approval of an Intergovernmental Agreement between the Village of Plattville and the County of Kendall to Administer the County's Ordinances for Zoning, Building Code, Subdivision Control, Comprehensive Plan, and Stormwater Management within the Jurisdiction of the Village of Plattville for a Term of One (1) Year in the Amount of \$1.00 Plus Associated Costs Paid by the Village of Plattville to the County of Kendall (Roll Call-Recommendation) (Pages 135-147)
- 4. Update on PBZ Department Staffing

OLD BUSINESS:

1. Special Use Permit Enforcement Update (Page 148)

REVIEW VIOLATION REPORT (Pages 149-150):

REVIEW PRE-VIOLATION REPORT (Pages 151-158):

<u>UPDATE FROM HISTORIC PRESERVATION COMMISSION (Pages 159-160):</u>

REVIEW PERMIT REPORT (Pages 161-175):

REVIEW REVENUE REPORT (Page 176):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT (VV):

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 May 8, 2023 – Unofficial until Approved

CALL TO ORDER

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

ROLL CALL

<u>Committee Members Present</u>: Elizabeth Flowers, Dan Koukol, Ruben Rodriguez, Brooke Shanley (arrived at 6:32 p.m.), and Seth Wormley

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Jeff Sobotka, Mark Daniel, Brandon Diller, and Glenn Diller, Jr.

APPROVAL OF AGENDA

Member Koukol made a motion, seconded by Member Rodriguez, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Rodriguez, to approve the minutes of the April 10, 2023, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

Jeff Sobotka, City of Plano, thanked the Committee, on behalf of Plano Mayor Rennels, the Plano City Council, and the residents of Plano, for passing Petition 23-12, regarding commercial solar and wind regulations as presently written.

Mark Daniel, Attorney for the Petitioners for Petitions 23-19 and 23-21, said that he was able to answer any questions the Committee may have regarding either Petition.

Member Shanley arrived at this time (6:32 p.m.).

EXPENDITURE REPORT

The Committee reviewed the expenditure report from April 2023.

PETITIONS

Petition 23 – 01 – Kendall County Planning, Building and Committee

Mr. Asselmeier summarized the request.

On July 21, 2009, the Kendall County Board granted a special use permit for a specialty gift store at 7275 Route 34, Oswego. Restriction 1 of the special use permit stated that the special use permit shall be inspected yearly. Ordinance 2009-25 was provided.

Per information found on Facebook, Jo Ric Gift and Home Décor operated at the subject property for several years, but a retirement sale occurred in 2020 and the business closed in January 2021. This information was provided.

The Planning, Building and Zoning Department attempted to conduct an inspection in August 2021 and the property was described as vacant. The email related to this inspection was provided.

In the summer of 2022, the Planning, Building and Zoning Department again attempted to conduct an inspection, but the property was vacant. Following this attempt, the Planning, Building and Zoning Department attempted to send letters to the property owner asking if they would like to revoke the special use permit. The covers of these letters were provided. The Planning, Building and Zoning Department did not receive any response to these letters.

In addition to the letters, a picture from Google from 2018 and a picture from Google from 2021 were also provided.

The property sold in November 2021.

At their meeting on January 9, 2023, the Planning, Building, and Zoning Committee voted to initiate the revocation of the special use permit. Following the January Planning, Building and Zoning Committee, Staff attempted again to contact the property, including placing a hearing sign on the property. The property owner originally verbally said they would evaluate their options and let the Department know which course of action they would take. Other than one (1) phone call in January 2023, the property owner has not initiated conversations with the Department. Emails with the property owner were provided. After the lack of communication from the property owner, Staff decided to exercise the authority granted by the Planning, Building and Zoning Committee to revoke the special use permit.

The subject properties are zoned R-3. If the special use permit is revoked, the properties will retain their R-3 zoning classification.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal. An email from the Oswego Fire Protection District stating that the property had not been inspected as a business since August 2020 was read into the record. Nobody from the public testified at the public hearing. The Kendall County Zoning Board of Appeals recommended approval of the revocation of the special use permit by a vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

The findings of fact were as follows:

In any case where a special use has not been established within two (2) years from the date of granting thereof, then, the County Board may revoke the special use, or if the special use has been discontinued for a continuous period of two (2) years, the County Board may revoke the special use. Based on the fact that the existing business closed in January 2021 and that no business has operated at the subject property since the previous business closed, the special use has been discontinued for a continuous period of two (2) years.

Staff recommended approval of the proposed special use permit revocation.

The draft ordinance was provided.

Member Koukol made motion, seconded by Member Flowers, to recommend approval of the revocation.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

The proposal goes to the County Board on May 16, 2023, on the consent agenda.

<u>Petitions 23 – 05 Through 23-11 – Kendall County Planning, Building and Committee</u> Mr. Asselmeier summarized the requests.

For the past several months, Staff has been working with the codifiers to get all of the Kendall County's regulations into one (1) code. The codifiers recommended several changes to the Kendal County Zoning Ordinance and Subdivision Control Ordinance. During the review, Staff also identified several changes to these regulations. The codifiers recommended that these changes occur prior to adoption of the new code. Below please find the proposed changes:

- 1. Petition 23-05 Subdivision Control Ordinance-Appendix 7
 Several phone numbers are listed in the Appendix. The accuracy of these phone numbers is unknown. Staff would like to list the organization only and not the phone numbers.
- 2. Petition 23-06 Subdivision Control Ordinance-Appendix 7
 Greg Chismark and WBK Engineering are listed by name. Staff would like to have a general statement regarding stormwater engineering contact information.
- 3. Petition 23-07 Subdivision Control Ordinance-Appendix 9 A
 In the Performance Criteria Section, there is a dead link to information about invasive species. Staff would like a general statement instead of a website link.

Subdivision Control Ordinance-Appendix 9 B
In the Native Plan Resources Section, there are several dead links. Staff would like general references instead of website links.

- Petition 23-08 Zoning Ordinance Section 3:02
 The definitions of Brew Pub and Microbrewery should be amended to correspond to State law.
- Petition 23-09 Zoning Ordinance Section 3:02
 The definition of Tent should be expanded to include tents outside of campgrounds.
- 6. Petition 23-10 Zoning Ordinance Section 11:05.D.2
 This section references a State law that does not exist.
- 7. Petition 23-11 Ordinance 1998-10

This Ordinance established procedures for closing inactive petitions. This Ordinance is outdated and now only applies to the Zoning Ordinance and Stormwater Management Ordinance. Staff is working with the State to incorporate the language in the Stormwater Ordinance; the Zoning Ordinance should be changed prior to adoption of the new code.

Redlined versions of the proposed changes were provided.

At their meeting on February 9, 2023, the Kendall County Planning, Building and Zoning Committee voted to initiate these amendments.

The proposals were emailed to the townships on February 23, 2023. To date, no comments have been received.

ZPAC met on the proposals on February 28, 2023, and recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposals on March 22, 2023. Mr. Asselmeier explained the codification process. The phone numbers referenced in Petitions 23-05 and 23-06 would remain on the County's website. Greg Chismark and WBK Engineering were notified of Petition 23-06. Those entities that had special use permits for microbreweries and related brewery uses were notified of Petition 23-08. The entities that had special use permits for campgrounds and banquet facilities were notified of Petition 23-09. The entities that had open special use permit applications from 2018 and 2022 were notified of Petition 23-11. The proposed definition of tent would not impact the permitting requirements contained in the Zoning Ordinance. The Kendall County Regional Planning Commission recommended approval of the proposals by a vote of eight (8) in favor and zero (0) in opposition and with two (2) members absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposals on March 27, 2023. Nobody from the public testified at the public hearing. The Zoning Board of Appeals recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were provided.

The draft ordinances were provided.

Member Koukol made motion, seconded by Member Shanley, to recommend approval of the text amendments.

Member Koukol noted that these proposals were for the purposes of cleaning up the various ordinances.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None The motion carried.

The proposal goes to the County Board on May 16, 2023, on the consent agenda.

<u>Petition 23 – 12 – Kendall County Planning, Building and Committee</u> Mr. Asselmeier summarized the request.

In January 2023, the Illinois General Assembly approved and the Governor signed House Bill 4412 pertaining to commercial wind and solar energy systems. The new law requires that the County update its solar and wind regulations by May 27, 2023, in order to be able to have regulations governing commercial solar energy facilities and commercial wind energy facilities.

The proposed amendments were provide. For reference, items in red are proposed changes and changes in bolded black are items that need to be discussed due to potential conflicts with State law.

General proposed changes are as follows:

- 1. Various definitions related to solar and wind energy facilities are proposed to be amended, added, and deleted. Many terms are defined in State law and were referenced as such. The definitions of solar farm and solar gardens were removed. The definitions of solar energy system, private and wind energy system, small were adjusted to reflect State law. Onsite consumption would include energy generated within a subdivision, planned development, or business park and consumed within the development.
- 2. Small wind energy systems would become permitted accessory uses. They would be added to the list of uses in the R-3 in addition to their existing allowance in the A-1, R-1, R-2, RPD, Business, and Manufacturing Districts. Solar energy system, private would become permitted uses in all zoning districts.
- 3. Commercial solar energy facilities, test solar energy systems, commercial energy wind facilities and test wind towers would become special uses in the A-1, R-1, RPD Districts, and Manufacturing Districts.
- 4. Adding a statement that the regulations do not apply to commercial wind energy facilities within one point five (1.5) miles of a municipality, unless the County has an Intergovernmental Agreement with the municipality to provide zoning services to the municipality. Staff added a requirement that solar and wind energy facilities within one point five (1.5) miles of a municipality must either annex to the municipality or enter into a pre-annexation agreement with the municipality using the Chatham annexation rules.
- 5. Add a requirement that the County Board shall make its decision on the application not more than thirty (30) days after the conclusion of the public hearing.
- 6. As proposed, the new setbacks would follow State law.
- 7. As proposed changes in setbacks, certain height requirements for solar, and fencing requirements would be allowed if nonparticipating property owners consent to these requirements. As proposed, the changes would be allowed to occur if documentation

was provided at the time of application submittal.

- 8. As proposed, sound regulations would follow State law.
- 9. As proposed, agricultural impact mitigation agreements have to be submitted with the application instead of prior to the hearing.
- 10. The County's landscaping requirements were adjusted to reflect the law.
- 11. Statements requiring compliance with EcoCat reports, Fish and Wildlife Service reports, and Illinois State Historic Preservation consultations were added to the Zoning Ordinance.
- 12. Statements regarding road use agreements were adjusted to reflect the law.
- 13. Language was added related to the enforcement of damaged drain systems.

The new law was provided.

A map showing the one point five (1.5) mile planning boundaries was provided.

At their meeting on February 9, 2023, the Kendall County Planning, Building and Zoning Committee voted to initiate these amendments.

The proposal was emailed to the townships on February 15, 2023. To date, no comments have been received.

ZPAC met on the proposals on February 28, 2023. Discussion occurred regarding wind and solar projects on Forest Preserve property; uses within the confines of the Downstate Forest Preserve Act are exempt from zoning. Discussion occurred regarding requiring properties to be annexed to municipalities; municipalities could choose to enter into annexation agreements without annexing the property. If a property owner was not agreeable to an annexation or annexation agreement, litigation could arise. Discussion occurred regarding some counties choosing not to regulate these uses or to have the uses as permitted uses because the county may not want to have zoning hearings that cannot alter a project. Discussion occurred regarding the precedence of the State taking away a county's zoning authority. The State's Attorney's Office has not reviewed the proposal. ZPAC voted to issue a neutral recommendation by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal on March 22, 2023. It was noted that the Illinois Farm Bureau was working on a proposal to restore some local control on these types of petitions. Greg Vander Kamp, Savion expressed concerns regarding the language related to vegetative screening and the requirement that properties either annex to municipalities or enter into annexation agreements. It was noted that the term "vegetative screening" was not defined and could be evaluated on a case-by-case basis. Discussion occurred regarding vegetative management plans. Discussion occurred regarding the timing of executing road use agreements; Mr. Vander Kamp felt such agreements should occur closer to construction. Dan Nagel asked about notification requirements to townships for proposals; townships have to be notified of special use applications per State law. Mr. Nagel also asked about bonding requirements; the language regarding agricultural impact mitigation agreements

was referenced. The Kendall County Regional Planning Commission recommended approval of the proposal 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 Zoning Board of Appeals held a public hearing on this proposal on March 27, 2023. Emma Tajchman, from Savion, expressed concerns about the vegetative screening requirement. It was again noted that screening would be handled on a case-by-case basis. She also expressed concerns regarding the annexation and pre-annexation requirement. It was noted that no township or municipality objected to that language. Dan Nagel asked how road districts would be notified of such projects. Townships were required to be notified of special use permit applications, per State law. Mr. Nagel also expressed concerns about such projects crossing drainage districts without permits; he requested that drainage districts be notified of such proposal. The Kendall County Zoning Board of Appeals recommended approval of the proposal with an amendment requiring Petitioners for commercial wind and commercial solar projects to notify the drainage district, if the property is in a drainage district, of the proposal by certified, return receipt mail and that proof of the mailing be submitted at the time of application by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were provided.

The draft ordinance was provided.

Member Flowers made motion, seconded by Member Rodriguez, to recommend approval of the text amendments.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

The proposal goes to the County Board on May 16, 2023, on the regular agenda.

Petition 23 – 13 – Kendall County Planning, Building and Committee

Mr. Asselmeier summarized the request.

In response to the special use permit amendments for the kennel at the northeast corner of Ridge and Bell Roads, Staff prepared the following proposed amendments to kennel regulations.

In summary, the proposed changes are as follows:

- 1. Allow pets outdoors until 10:00 p.m. for the purposes of allowing owners to pick-up and drop-off pets and to allow for normal bathroom breaks.
- 2. Establish uniform kennel regulations throughout the County.
- 3. Minor text alterations.

Redlined versions of the proposed changes were provided.

Page **7** of **25**

As of the date of this memo, there are six (6) active special use permits for kennels in the unincorporated area.

At their meeting on February 9, 2023, the Kendall County Planning, Building and Zoning Committee voted to initiate these amendments.

The proposals were emailed to the townships on February 23, 2023. To date, no comments have been received.

ZPAC met on the proposals on February 28, 2023. ZPAC recommended approval of the proposal by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal on March 22, 2023. The Kendall County Regional Planning Commission recommended approval of the proposal 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 Zoning Board of Appeals held a public hearing on the proposal on March 27, 2023. No members of the public testified at the public hearing. The Kendall County Zoning Board of Appeals recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were provided.

The draft ordinance was provided.

Member Koukol made motion, seconded by Member Rodriguez, to recommend approval of the text amendments.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

The proposal goes to the County Board on May 16, 2023, on the consent agenda.

<u>Petitions 23 – 19 and 23 – 21 – Brent A. Stary and Tracy A. Stary on Behalf of MCB52, Inc. (Property Owner) and Roman Correa on Behalf of R&S Landscaping and Nursery, Inc. (Tenant) Mr. Asselmeier summarized the request.</u>

In October 2022, the Planning, Building and Zoning Department received a complaint regarding a landscaping business operating at 5022 Route 126 without a special use permit. In the intervening months, the property owner and business owner worked with an attorney and engineer to submit an application for a special use permit.

The Petitioners are seeking a special use permit for a landscaping business, including allowing outdoor storage of materials. They are also seeking variances to Section 4:05.B and Section 11:02.F.7 to allow outdoor parking and loading no closer than twenty-five feet (25') of the right-of-way line of Route 126 and to allow a portion of the accessible parking space to be no closer

than sixty-nine feet (69') of the south right-of-way line of Route 126; parking is not allowed within the front-yard setback. The Petitioners would like a variance to Section 11:02.F.4 to allow parking spaces with a depth of eighteen feet (18') with an overhang of two feet (2') instead of the twenty foot (20') depth requirement. Finally, they are seeking a variance to Section 4:09.A to allow the existing driveway on Grove Road to be less than twenty feet (20') in width until such time as the driveway is replaced.

The Petitioners also wish to use the existing house and existing accessory structures for their business. Some of these structures pre-date the adoption of the Kendall County Zoning Ordinance. The Petitioners are requesting a variance to Section 7:01.G.2.a to allow the existing house to be no closer than seventy-three feet (73') south of the right-of-way line of Route 126 instead of the required one hundred feet (100') and no closer than twenty-one feet (21') west of the right-of-way line of Grove Road instead of the required one hundred feet (100'). The Petitioners are also requesting a variance to Section 7:01.G.2.b to allow accessory structures no closer than fifty-seven feet (57') south of the right-of-way line of Route 126 instead of the required one hundred feet (100') and no closer than fifty-three feet (53') west of the right-of-way line of Grove Road instead of the required one hundred feet (100'). These requests are part of a separate Petition (Petition 23-20).

Finally, the Petitioners wish to have the opportunity to use the home on the property to house an employee of the landscaping and nursery business. Accordingly, they request a conditional use permit for that purpose, which is a separate Petition (Petition 23-21).

Prior to the Kendall County Regional Planning Commission meeting, the Petitioners submitted a revised site plan. The site plan removed a large amount of the CA-7 and replaced it with gravel. The signs at the entrance to property at Route 126 were moved out of the right-of-way. The revised site plan was provided.

The application materials, stormwater information, existing conditions survey, original site plan, landscaping plan, and pictures of the property were provided.

The property is approximately two point nine (2.9) acres in size.

The County's plan called for the property to be Commercial. Yorkville's plan calls for the property to be Estate Residential.

Route 126 is a State maintained Arterial. Grove Road is a Major Collector maintained by the County.

Yorkville has a trail planned along Route 126 and Grove Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural.

The adjacent properties are zoned A-1.

The County's plan calls for the area to be Commercial. Yorkville's Plan calls for the area to be Estate Residential and Agricultural. Oswego's Plan calls for the area to Agricultural.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, and RPD-2.

Grove Road is the boundary line between the United City of Yorkville's and the Village of Oswego's planning areas.

The A-1 special use permits to the west are for a golf course.

A cemetery is located near the subject property to the south.

Approximately six (6) houses and the Whitetail Ridge Subdivision are located within one point five (1.5) miles of the subject property.

EcoCAT Report was submitted on February 22, 2023, and consultation was terminated.

The NRI Application was submitted on February 15, 2023. The LESA Score was 231 indicating a high level of protection. The NRI was provided.

Petition information was sent to Na-Au-Say Township on March 27, 2023. To date, no comments received.

Petition information was sent to the United City of Yorkville on March 27, 2023. To date, no comments received.

Petition information was sent to the Bristol Kendall Fire Protection District on March 27, 2023. To date, no comments received.

ZPAC reviewed this proposal at their meeting on April 4, 2023. Discussion occurred regarding the septic system at the property; the property would remain a single-family home, but would have an office component. The Health Department requested the Petitioners to work with the Health Department, should the use become more intense. Discussion also occurred regarding traffic circulation and the potential widening of nearby roads. No additional right-of-way was foreseen. ZPAC recommended approval of the proposal with the addition of a condition stating that, pending approval of the Illinois Department of Transportation, the owners of the business allowed by the special use permit shall have the option to install a right-in, right-out access off of Route 126; signage shown on the site plan may be adjusted to reflect this access by vote of seven (7) in favor and zero (0) in opposition. Three (3) members were absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on April 26, 2023. The Petitioners were agreeable to the conditions. The current owners have owned the property for approximately five (5) years and the landscaping business has been operating at the property since October 2022. Discussion also occurred regarding the noise regulations, if a new house was constructed closer to the subject property. The Kendall County Regional Planning Commission recommended approval of the requested special use permit and variances with the conditions proposed by Staff with an amendment stating that only homes in existence prior to the issuance of the special use permit could file noise complaints by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on May 1, 2023. The Petitioners' Attorney was the only person to testify at the public hearing. Discussion occurred regarding parking requirements and the possibility of additional right-of-way dedication for bike paths. The Kendall County Zoning Board of Appeals recommended approval of the requested special use permit and related variances with the conditions proposed by Staff with an amendment to add the phrase "or permitted" to the noise condition by a vote of seven (7) in favor and zero (0) in opposition. 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 zoned 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 and variances, the above conditions have been met.

As noted in the project narrative, the Petitioners would like to operate R&S Landscaping and Nursery at the subject property. The existing home would be used as the office for the business and would possibly be used as a dwelling in the future for an employee. The northern most barn would be used as a tool shop and meeting space.

No retail activities related to the business would occur at the subject property.

The business would be open from 7:00 a.m. until 7:00 p.m. everyday throughout the year. The business has a maximum of seventeen (17) employees, during the busy season. The business hauls vegetation and other landscaping items from the property to work sites. Employees either report to the subject property or report directly to job sites. Equipment is parked either at the subject property or the job site.

The site plan (Attachment 4) shows seven (7) four foot (4') tall concrete block storage areas approximately five feet (5') from the western property line. These storage areas range from approximately one thousand seven ten (1,710) square feet in size to approximately five hundred ten (510) square feet in size. All of the storage areas are thirty feet (30') in depth. The storage areas will hold top soil, boulders, sand, mulch, gravel, landscape waste, and brush. No piles will be taller than six feet (6') in height. Areas for outdoor equipment storage are located east of an interior driveway. One (1) outdoor storage area for bricks is planned is also planned in this area.

In addition to the landscaping component, the Petitioners will have a nursery with two (2) membrane flower storage areas and areas for growing trees, bushes, and flowers. The nursery area will be located south of the gravel driveway.

One (1) one point five (1.5) story, approximately one thousand three hundred ninety-two (1,392) square foot house, is located on the property. There is one (1) approximately five hundred fifty (550) square foot detached garage, one (1) approximately one thousand seventy (1,070) square foot accessory building (labeled as machine tool shop, storage, breakroom and meeting room on the site plan), one approximately seven hundred (700) square foot chicken coop, and one (1)

approximately three eight hundred sixty (3,680) square foot accessory building (labeled as equipment storage on the site plan). Two (2) silos are also located on the property.

Any structures related to the landscaping business would be required to obtain applicable building permits, including changes in occupancy.

The property is served by a well and septic. Employees would use these facilities, if at the property. Since no retail sales would occur at the property, few, if any, guests of the business would be on the property to use restroom facilities.

The property has a propane tank, which will be protected by bollards.

No dedicated refuse area for non-landscape related waste was shown on the site plan. Garbage would be removed using a commercial hauler.

The property drains to the west and south.

The Petitioners submitted an application for a stormwater management permit. WBK Engineering submitted comments on the stormwater management permit application, which were provided. To date, WBK Engineering has not commented on the new calculations.

Per the site plan, the Petitioners' propose to make the driveway off of Grove Road as the main access point. This driveway is approximately seven feet (7') wide. The Petitioners propose to widen the driveway to approximately fifteen feet (15') in width. The driveway expands to twenty-four feet (24') in width west of the propane tank. The Petitioners are pursuing a variance related to this driveway.

The property also has access from Route 126.

The Illinois Department of Transportation submitted an email on March 31, 2023. The Petitioners agreed to keep IDOT informed of the activities at the property and IDOT said they would evaluate the existing access permit, if necessary, in the future. This email was provided.

According to the site plan, the Petitioners propose nine (9) parking spaces south of the brick storage and equipment storage area along the southern driveway. One (1) handicapped accessible parking space is proposed north of the existing garage.

The southern driveway would be gravel and would be twenty-four feet (24') in width.

One (1) north-south twenty foot (20') wide driveway would be located between the storage areas and stockpiles and a second fifteen foot (15') wide east-west driveway would be located between the two (2) equipment storage and truck parking area. These drives would be gravel.

One (1) twenty-four foot (24') wide gravel driveway would run from the southern driveway to the handicapped parking space.

The driveway north of the handicapped parking space to Route 126 would be asphalt.

The existing conditions survey and the site plan show five (5) lights attached to the middle portions of buildings, two (2) lights at building corners, and one (1) new eighteen foot (18') tall wall mounted light. These lights are considered necessary for security reasons. The sign at the

northeast corner of the property would also be illuminated from 6:00 a.m. until 11:00 p.m. as allowed by the Zoning Ordinance.

According to the site plan, the Petitioners propose to install one (1) thirty-two (32) square foot wooden sign near the northeast corner of the property. The sign would be illuminated as detailed previously.

Two (2) proposed "Do Not Enter" signs are proposed at the driveway on Route 126. One (1) "No Left Turn" sign is proposed in the same area. These signs might be removed or altered if right-in, right-out access is granted at this entrance.

Other than lighting, no other security information was provided.

The site plan and landscaping plan show twenty-six (26) black hill spruce trees and ten (10) emerald green arborvitae near the north property line. The spruce trees are approximately seven (7') feet in height and the arborvitae are approximately twelve (12') feet in height. There are twenty-eight (28) white pines and twenty-one (21) arborvitae at the southeast corner of the property. The white pines are approximately ten feet (10') in height and the arborvitae are approximately twelve (12') feet in height. Several other plantings are scattered throughout the site, including landscaping around the sign at the northeast corner of the property.

On the landscaping plan the Petitioners noted the existing row of trees located to the west of the subject property. The Petitioners are agreeable to planting trees on the subject property if the trees on the adjoining property are removed.

No information was provided regarding noise control.

No information was provided regarding odor control.

If approved, this would be the nineteenth (19th) special use permit for a landscaping business in unincorporated Kendall County.

The Findings of Fact for the special use permit were as follows:

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. Petitioners plan to preserve existing buildings and the existing sign on the north accessory building. Areas surrounding the property are zoned and used for agricultural purposes. Petitioners plan for drainage and will maintain the existing direction, rate and volume of stormwater flowing in the handful of directions noted in the elevations submitted within the application. Petitioners will reduce use of the Route 126 driveway from full access to emergency right-out only use. The main entrance is sufficiently south of Route 126 and there is ample stacking to make a safe left turn into the main driveway without obstructing left turns from Grove Road onto Route 126. Most of the variances requested relate to existing conditions. The location of the parking, loading and storage yard in the west half of the property relates to the circumstance that all existing buildings are centralized. The avoidance of paving for parking and loading and the loading space variation are the only new development needs for relief from the Zoning Ordinance.

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 makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The subject property is in a large A-1 Agricultural District. Growing of trees, shrubs and flowers is a form of agricultural use. Growing is one part of the use proposed in the application. The use will not impede farms on the four adjacent and opposing sides of the Property. The use is deemed legislatively compatible because it meets all of the requirements contained in the Zoning Ordinance for landscaping businesses, if permission is granted for outdoor storage of materials. The use at the subject property will meet several purposes for the A-1 district as outlined in Section 7:01.A of the Zoning Ordinance, including the preservation of fertile, tillable soils as a valuable natural resource by recharging soils and groundwater, by respecting grades and by engaging in a mix of soil planting and planting in potters, all the while re-using an existing residential home and outbuildings that have long existed. Reasonable restrictions, including hours of operation, maximum number of employees at the property, noise regulations, and lighting requirements are proposed that will protect the enjoyment and use of other properties in the vicinity.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Restrictions can be placed in the special use permit to address the number of people on the property. No retail customers will be on the property. As such, there are sufficient utilities on the property to handle the proposed uses. The intersection abutting the northeast corner of the Property is sufficiently designed with ample left turn stacking and a stop sign control for traffic crossing Route 126. The existing driveways are sufficiently connected to Grove Road (main driveway) and Route 126 (emergency limited access). Drainage on the property flows in three directions, with most stormwater eventually flowing south down a change in grade of roughly five feet (5'). Petitioners have restored a tile and respected drainage rights under the Illinois Drainage Code in the present placement of cement blocks to allow for the passage of stormwater in the one (1) area of the Property where it flows west and to avoid redirecting stormwater other than to the south. Otherwise, stormwater flows into the culverts along roadways. A stormwater management permit will be secured.

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. Petitioners provided an A-1 Agricultural District Table of Compliance addressing all elements of zoning compliance. Variations are necessary, but these variations are primarily related to preservation of existing buildings, structures, and improvements. New relief related to the loading and storage yard places this activity in an area where there was prior activity west of the smaller barn. The use area will benefit from a continuous screen of trees that have already been planted at a substantial height.

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The use involves a commercial operation recognized as the use that will prevail at the property under the Land Resource Management Plan. The proposal is also consistent with a goal and objective found on page 10-11 of the Land Resource Management Plan, "A strong base of agriculture,

commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents." ". . . encourage additional agriculture and agribusiness."

The Findings of Fact for the variance to allow yard obstructions and parking areas in the setbacks were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The topography and stormwater flow runs west or south. Substantially all of the property south of the driveway from Grove Road is a flow route for storm volume. In attempting to avoid placement of the loading and storage yard away from the intersection and away from Grove Road, the drainage concerns and the loss of benefits of filtration and ground water recharging played a significant role in determining not to locate this yard south of its proposed location. With respect to the location of the existing garage, it is situated behind the house where such a garage would ordinarily exist, but the house was constructed one hundred (100) or more years ago before the expansion of the abutting roadways and the adoption of zoning regulations pertaining to the setback issue. The interior drive has existed for decades and the most logical location for an accessible parking stall is adjacent to the two buildings where an accessible space can be of benefit. The design of the space leaves all but roughly four feet of the space outside of the setback. These circumstances drive a finding in favor of the variations.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Due to the varying topography throughout the County and the circumstance that the property is a corner lot that was improved before 1922, it cannot be said that the concern causing the difficulty and hardship generally prevails in the A-1 Agriculture District.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The only new element relates to the parking, loading and storage area. Since the 1920's, the area near Route 126 has been higher land. This is evident in aerial photographs of the topography of the area. Moreover, the use area to be occupied by the parking and loading area is similar to the use area that existed from at least the early 1980's until 2006. Petitioners do not propose the loading and storage area adjacent to the lot line, but plans for it at a distance of fifteen feet (15') from the right-of-way, but in the same area that has the historically higher elevation and the historical use. In plain terms, Petitioners are not the first to recognize this higher elevation and they did not create it any more than they created the grades, slopes and swales south of the barns that cause the area south of the driveway to be incapable of hosting the loading and storage area without presenting a visual obstruction, placing impermeable or less permeable surface over land that is saturated and helps to recharge groundwater while also filtering stormwater.

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Petitioners propose that none of the outdoor use should be plainly visible to passersby due to the screening.

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

fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. One (1) basis for the proposed location of the loading and storage yard is that it avoids placing the area in plain view. The yard will not create shadows or obstruct the flow of air. The yard itself does not contribute to traffic. In fact, it reduces traffic by avoiding excess trips Petitioners would make if they were required to store and load materials elsewhere. The conditions on the special use above also touch on changes to be made if the treeline west of the property no longer exists.

The Findings of Fact for the variance for parking stall depth were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The topography of the Property and water concerns led to an effort to avoid as much impervious surface as possible. The request for an adjustment in the parking lot design to allow for the same twenty foot (20') parking space, but with a two foot (2') overhang, and an eighteen foot (18') space from tire to tail of a vehicle, is a di minimus request, but it avoids an extra several hundred feet of pervious surface in an area of storm flow, filtering and recharging.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. While applicable to several properties, this concern is not generally applicable to the A-1 district. The original parcel containing the property was a long, narrow farmstead that extended to the cemetery. Through various transactions, including estate and probate matters, the property was divided so that it became a roughly square lot with the southern one hundred eighty feet (180') being an area of significant surface and subgrade flow during rain events and wet seasons.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. Certainly, parking can be relocated. Nine (9) parking spaces for the use is also more than needed. Petitioners' preference for parking along the south side of the large barn may be personal. However, Petitioners could have placed these on the south side of the driveway and reduced the area of soil that would accept water for filtration and recharging purposes. In planning for this use and similar uses, there is a general design principal that consolidation of buildings, parking and loading is best for the use and for passersby as well as eventual neighbors.

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variation has absolutely no impact on public welfare or on property and improvements in this vicinity.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Petitioners are providing more parking than is necessary for the use. However, the provision of more parking does not conclusively lead to substantial increases in congestion since we are dealing with parking for only a few vehicles above that which is necessary. Parking on the north line of the interior drive will consolidate activity and also allow vehicles to park in a line where they will not be as noticeable to traffic on either abutting street. The variation should impact property values in any manner.

The Findings of Fact for the variance to the Grove Road driveway construction were as follows:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The driveway has been in existence for a number of years and could be utilized by other agricultural uses on the property. Having the primary access off of Grove Road instead of Route 126 ensures that employees of the proposed use will not cause increase traffic congestion on Route 126 because the business deliveries will utilize the Grove Road access.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other properties zoned A-1 that were in existence prior to Kendall County adopting zoning in 1940 could have similar issues. The exact number of properties with lawfully non-conforming driveways is unknown.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. Petitioners did not construct the subject driveway.

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The maintenance of the driveway as proposed will not harm public welfare. No retail is planned for the site. Therefore, no large increase in the amount of vehicles entering and exiting the property on Grove Road is anticipated.

The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The variance will not cause congestion or endanger public safety because little additional traffic is anticipated at the property. There should be no risk of fire and property values will not be impacted if the variance is granted.

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

- 1. The site shall be developed substantially in accordance with the site plan and landscaping plan.
- 2. Pending approval of the Illinois Department of Transportation, the owners of the business allowed by the special use permit shall have the option to install a right-in, right-out access off of Route 126; signage shown on the site plan (Attachment 4) may be adjusted to reflect this access. (Added at ZPAC)
- 3. A variance to Section 4:05.B and Section 11:02.F.7 of Kendall County Zoning Ordinance shall be granted to allow outdoor parking and loading no closer than twenty-five feet (25') of the right-of-way line of Route 126 and to allow a portion of the accessible parking space to be no closer than sixty-nine feet (69') of the south right-of-way line of Route 126. (Clarified After ZPAC)
- 4. A variance to Section 11:02.F.4 of the Kendall County Zoning Ordinance shall be granted to allow parking spaces with a depth of eighteen feet (18') with an overhang of two feet (2').
- 5. A variance to Section 4:09.A of the Kendall County Zoning Ordinance shall be

- granted to allow the existing driveway on Grove Road to be less than twenty feet (20') in width until such time as the driveway is replaced.
- 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.
- The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
- 10. 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 six feet (6') in height.
- 11. No retail sale of landscaping materials may occur at the subject property.
- 12. A maximum of seventeen (17) 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.
- 13. The hours of operation of the business allowed by this special use permit shall be daily from 7:00 a.m. until 7:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
- 14. Any structures constructed, installed, or used related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
- 15. Signage shall be limited to the signs shown on the site plan. Signage may be illuminated as outlined on the site plan. Signs within rights-of-way may be relocated to another location on the property if requested by the Illinois Department of Transportation without the need to amend this special use permit. Religious signs in existence on the property at the time of application submittal shall be exempt from permitting requirements.
- 16. Except for the lighting around the business sign, the lights shown on the site plan shall be considered for security purposes.
- 17. Damaged or dead plantings described on the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
- 18. Any vegetation described on the landscaping plan that has not been installed by the

approval date of this special use permit shall be installed within ninety (90) days of the approval of the special use permit. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation.

- 19. The owner of the subject property shall plant trees to fill in the gaps on the western property line as outlined in the landscaping plan. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to plant the screening. The site plan may be adjusted without an amendment to the special use permit to reflect the addition of these trees.
- 20. Vegetation related to the operations of a nursery on the property shall be exempted from the planting and vegetation maintenance requirements of this special use permit.
- 21. No landscape waste generated off the property can be burned on the subject property.
- 22. 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.

Only those homes in existence or permitted prior to the issuance of the special use permit can file noise complaints. (Added at RPC) (Amended at ZBA)

- 23. 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.
- 24. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 25. 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.
- 26. 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.

- 27. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 28. This special use permit and variances shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance was provided.

Staff recommended approval of the requested conditional use permit subject to the following conditions and restrictions:

- 1. The use shall be used in connection with an agricultural purpose as defined in State Statute 55 ILCS 5/5-12001 as here after amended.
- 2. The use shall meet all requirements of the Kendall County Health Department.
- 3. The use shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and their immediate family.
- 4. The use shall meet all required setbacks and minimum lot size, providing applicable variances are granted.
- 5. The property owner and residents of the use allowed by this conditional use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
- 6. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the conditional use permit.
- 7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 8. This conditional use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same uses conducted on the property.

The draft, unsigned conditional use permit was provided.

Member Koukol asked why the conditional use permit was a separate Petition and what is the difference between agricultural labor housing and generally renting the property to anyone. Mr. Asselmeier responded that, by having a conditional use permit, there would be no question regarding who could live at the property. The two (2) Petitions were separate because, if the special use permit for the landscaping business ever went away, the conditional use permit for agricultural labor housing would remain.

Member Koukol asked why the Petitioner did not secure proper zoning prior to starting operations. Member Koukol noted the property looked good. Mr. Daniel responded that the Petitioner stopped operating the landscaping business and secured legal representation upon finding out that necessary zoning permits would be required. Mr. Daniel represented both the property owner and tenant.

It was noted that most of the work done by the landscaping business would be at new construction sites and the business would not have a retail component.

Member Rodriguez made motion, seconded by Member Shanley, to recommend approval of the special use permit and variances.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

The proposal goes to the County Board on May 16, 2023, on the regular agenda.

Member Flowers made motion, seconded by Member Rodriguez, to approve the conditional use permit.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

NEW BUSINESS

Approval of a Request from Lydia Ramirez to Extend the Deadline for Installing the Required Vegetation as Required by Condition 2.B of Ordinance 2022-26 at the Property Located in the 5100 Block of Schlapp Road (PIN: 03-34-100-027) in Oswego Township

Mr. Asselmeier summarized the issue.

On September 20, 2022, the Kendall County Board approved a major amendment to an existing special use permit for a banquet facility in the 5100 Block of Schlapp Road by Ordinance 2022-26.

Condition 2.B of Ordinance 2022-26 required the installation of the required vegetation be complete by June 1, 2023. This condition also gave the Planning, Building and Zoning Committee the option of extending the deadline, if requested by the property owner or the owner of the business allowed by the special use permit. Ordinance 2022-26 is provided.

On April 19, 2023, Lydia Ramirez submitted the attached email requesting an extension to the deadline for planting the required vegetation to October 2024 because of issues related to a back order of a transformer.

The Petitioner would not be able to start operations until the required vegetation is planted.

Staff has no objections to the requested extension.

Member Shanley made motion, seconded by Member Flowers, to approve the extension to October 1, 2024.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

Approval of a Request by Robert Velazquez for an Extension to the Requirement to Install Landscaping, Fencing, and Buildings as Required by Conditions 2.B and 2.J of Ordinance 2021-23 at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township

Mr. Asselmeier summarized the issue.

Condition 2.J of Ordinance 2021-23, which granted a special use permit for a landscaping business at the subject property, originally required the landscaping to be installed by June 1, 2022. The Ordinance also allows the Planning, Building and Zoning Committee to grant extensions to the installation deadline.

On May 9, 2022, the Committee extended the deadline for this requirement to October 1, 2022. On September 12, 2022, the Committee again extended the deadline for this requirement to June 1, 2023.

Condition 2.B of Ordinance 2021-23 also originally required all structures shown on the site plan to be constructed and occupied by December 31, 2022. The Ordinance also allows the Planning, Building and Zoning Committee to grant extensions to the installation deadline. On September 12, 2022, the Committee extended the deadline for this requirement to June 1, 2023.

A copy of Ordinance 2021-23 was provided.

On May 2, 2023, the Petitioner's Attorney submitted a request asking that the deadline to install the landscaping and the requirements related to the buildings be extended to November 15, 2023. A copy of the request was provided.

Chairman Wormley explained the history of the project and challenges the property owner was facing with the Illinois Department of Transportation. He discussed potential amendments to the special use permit. He favored a longer extension; up to June 1, 2024.

Member Koukol did not believe that the State had settled with the property owner.

Member Rodriguez suggested waiving the County's fees, if an amendment to the special use permit is required.

Page 22 of 25

Member Koukol made motion, seconded by Member Flowers, to approve the extension to June 1, 2024, and to re-examine the extension in May 2024 to see if additional extensions are required.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

<u>Recommendation on Annual Facility Inspection Report for NPDES Permit for Stormwater</u> <u>Discharges from Separate Storm Sewer Systems (MS4)</u>

Mr. Asselmeier summarized the request.

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

The proposed Annual Report was provided.

The 2023 Annual Report is similar to the 2022 Annual Report.

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

Member Shanley made motion, seconded by Member Flowers, to recommend approval of the Annual Report.

The votes were as follows:

Yeas (5): Flowers, Koukol, Rodriguez, Shanley, and Wormley

Nays (0): None Abstain (0): None Absent (0): None

The motion carried.

The proposal goes to the County Board on May 16, 2023, on the **consent** agenda.

OLD BUSINESS

Special Use Permit Enforcement Update

Mr. Asselmeier reported the following:

1. Ordinance 2009-25-Special Use Permit for a Specialty Gift Store at 7275 Route 34 Issue: Condition 1 requires an annual inspection. During site visits in 2021 and 2022 the business appeared to have ceased. Efforts to contact the property owner to see if they would like to retain the special use permit have been unsuccessful.

How Department Became Aware of Potential Violation: Annual Inspection

Current Status: Hearing to involuntary revoke the special use permit held scheduled on May 1, 2023.

2. Ordinance 1987-25-Special Use Permit for a Church Camp at 1626 Route 31 (Camp Quarryledge)

Issue: Various conditions require the use to be connected to a church camp use, including the name "Camp Quarryledge".

How Department Became Aware of Potential Violation: Contacts from Potential Buyers of the Property

Current Status: Property is pending annexation to the Village of Oswego as a health camp/education center; annexation likely will be complete in May or June 2023.

3. Ordinance 2005-37-Special Use Permit for a Landscaping Business at 5681 Whitewillow Rd

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: Dedications signed on May 1, 2023. Staff is waiting for them to be recorded.

4. Ordinance 2014-04-Special Use Permit for a Compost Facility at 1270 E. Beecher Road Issue: Condition 8 requires property owner to reapply for special use permit prior July 1, 2023, or the special use permit shall be revoked on December 1, 2023.

How Department Became Aware of Violation: Not presently a violation.

Current Status: Property owner plans to renew special use permit. Property owner is also exploring having solar panels on the property; may annex to Yorkville.

Ordinance 2021-17-Special Use Permit for a Billboard at Southeast Corner of Route 34 and Hafenrichter

Issue: Condition 2.C requires a renewal of the special use permit by August 17, 2023.

How Department Became Aware of Violation: Not presently a violation.

Current Status: Billboard company emailed on May 1, 2023.

<u>Update of Stormwater Management Ordinance Violation at 8150 Schlapp Road (PIN: 06-15-100-007)</u>

Mr. Asselmeier provided updated pictures of the property. It was noted that additional dirt or manure was hauled onto the property. Tebrugge Engineering was waiting on information from the property owner regarding the final layout of the site in order to prepare calculations and price quote.

Glenn Diller, Jr. said that he was waiting for a response from the engineer.

Discussion occurred regarding the location of the berm.

Discussion occurred regarding new product placed at the site.

Chairman Wormley encouraged Mr. Diller to work harder to get into compliance.

Mr. Asselmeier explained the violation at the property; placing dirt three feet (3') in height without a permit.

The consensus of the Committee was to give the Dillers until August 7, 2023, to get the necessary permit and no additional dirt can be placed on the property. If additional dirt is placed on the property, the violation will be issued.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report.

REVIEW PRE-VIOLATION REPORT

The Committee reviewed the report.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

Mr. Asselmeier reported that two (2) awards will be presented at the May 16, 2023, County Board meeting. The Commission was also working on the logistics for the summer group meeting. The Commission was also examining which townships would be selected for the next structure surveys.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

Discussion occurred regarding the proposed text amendment pertaining to residential chickens and the other open, active Petitions.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

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

Chairman Wormley adjourned the meeting at 7:55 p.m.

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

Enc.



KENDALL COUNTY PLANNING, BUILDING, & ZONING COMMITTEE MAY 8, 2023

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)
Jef Solatis		
Blenn DrA)

Kendall County



PBZ 05082023

CLERK: pherber BATCH: 3484	NEW INVOICES		
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PENDING UNPAID INVOICES			
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CASH 000008 2023/06 INV 05/08/2023 ACCT 1Y210 DEPT 19 DUE 05/08/2023	2023 SEP-CHK: Y DISC: .00 2023 DESC:2008 F150 Oil change	~11001902 62170	115.56 1099:
CONDITIONS THAT PREVENT POSTING INVOICE	OICE 107/40829		
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135 00000 BUILDING & ZONIN MA 4.28.2023	28.2023	25.00 .00	. 00
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1153 00000 KENDALL CO HIGHW APRIL 2023	. 2023	184.50 .00	.00
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1665 00000 SHAW MEDIA 0423:	042310101009	212.04 .00	.00
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CONDITIONS THAT PREVENT POSTING INVOICE	OICE 1665/40831		
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1714 00000 STEVEN'S SILK SC 21278-1	3-1	40.00	.00
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PBZ 05082023

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PBZ 05082023

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YEAR-TO-DATE BUDGET REPORT

TOTAL REVENUES TOTAL EXPENSES	TOTAL General Fund	TOTAL Planning, Building and Zoning	11001902 41180 Building Fee / P 11001902 41190 PBZ - Recording 11001902 41450 Zoning Fee 11001902 41450 Zoning Fee 11001902 51070 Salaries - Cleri 11001902 51070 Salaries - Compl 11001902 51090 Salaries - Compl 11001902 62000 Office Supplies 11001902 62010 Postage 11001902 62030 Postage 11001902 62050 Mileage 11001902 62060 Training 11001902 62070 Cellular Phones 11001902 62160 Equipment 11001902 63170 Vehicle Maintena 11001902 63670 Regional Plan Co 11001902 63800 Regional Plan Co 11001902 63830 Ad Historical Prese 11001902 63840 Ad Hoc Zoning Refunds	11001902 Planning Building and Zoning	ACCOUNTS FOR: 1100 General Fund	FOR 2023 13
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-91,210 231,008	139,798	139.798	-80,000 -1,200 -10,000		REVISED BUDGET	
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-45,111.97 128,184.63	83,072.66	83.072.66	-37,681.97 -6,689.00 -6,689.00 19,965.00 40,167.93 42,533.82 1,800.00 500.00 1,188.00 1,188.00 1,188.00 1,569.28 349.54 600.00 -380.00 6,126.42 1,100.00 380.00 150.00 500.00 500.00		AVAILABLE BUDGET	
	40.6%	40.6%	52. 39.1% 47.4		PCT USE/COL	

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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, Director

Date: June 6, 2023

Re: Mid Fiscal Year Escrow Report

Below please find the balances of the various escrow accounts as of the close of business on May

31, 2023.

Tanglewood Trails \$32,582.00 (On Going) (Punchlist on File)

Fox Metro O&M Building \$0.00 (Closed)
ANR Pipeline-Burr Oak and Griswold Springs \$0.00 (Closed)
2884 Route 126 (O'Donovan) \$1,200.00 (No Permit)

13039 McKanna Road \$0.00 (Kept Because of Potential Investigations) Four Seasons Storage \$3,097.08 (Permit 11/6/2020; Closed 5/25/2023)

NE Corner of Ridge and Bell \$2,087.38 (This Was Closed 1/12/2022)

Joliet Park District \$838.79 (Permit 4/6/2020; Closed 5/25/2023)

276 Route 52 (TZ Landscaping) \$174.07 (Permit 4/23/2020)

3485 Route 126 \$397.50 (Ask Greg)

Go Pro Baseball \$883.62 (Permit 11/6/2020) 2025 Simons (Paul Yearsley) \$130.49 (Permit 11/23/2020)

4819 Route 52 (Heap) \$204.82 (Permit 12/18/2020; Closed 5/25/2023)

McKanna Road Barn (Barrios) \$877.50 (Ask Greg)

9000 Route 34 (Mark Cox) \$473.57 (Permit 4/28/2021) SW Corner of E. Beecher and Galena \$877.50 (Permit Not Issued)

12830 Ashley Road (Gutierrez) \$547.15 (Permit 3/7/2022; Closed 5/25/2023)

9025 Chicago Road (Clow Pond) \$393.75 (Permit 11/1/2021)

83 S. Linden (Guzman) \$555.00 (Permit 9/27/2021; Closed 5/25/2023)

 10744 Route 47 (Always Faithful)
 \$3,340.00 (No Permit)

 Central Limestone
 \$920.90 (Permit 1/10/2022)

 TMF Plastic Solutions
 \$508.25 (Permit 1/3/2022)

 Troy Fire Protection (748 Jones)
 \$1,200.00 (No Permit)

 3601 Plainfield Road
 \$882.96 (Permit 3/15/2022)

 Justin Swenson (Route 52 and Lisbon RD)
 \$1,100.00 (No Permit)

Yorkville Sewer Interceptor on Corneils RD \$1,458.47 (Permit 2/15/2023)

Best Budget Tree (North of 2190 Route 52) \$600.00 (No Permit)

Schlapp Road Banquet Center (Ramirez) \$3,600.00 (Permit 9/22/2022)

Bender Pond at 12961 Sleezer Road \$249.00 (No Permit)
1038 Harvey Road \$100.00 (No Permit)
Yogi Bear Campground \$1,200.00 (No Permit)
ANR Pipeline-Sandwich Compressor \$940.00 (Permit 3/10/2023)

Santoro Farms \$1,000.00 (No Permit)

Landscaping Business 5022 Route 126 \$3,462.50 (Permit 5/19/2023) 8150 Schlapp (Diller) \$1,200.00 (No Permit)

1426 Creek Road (Wade) \$1,200.00 (Permit 5/26/2023)

The balance in the Fox River Watershed Stormwater Mitigation account was \$389,800.00.

The balance in the Upper Illinois River Watershed Stormwater Mitigation account was \$2,600.00.

The balance in the Henneberry Woods account was \$116,503.44. The funds are to be used for "park improvements."

The balance in the Ravine Woods account was \$9,465.54. The funds are to be used to construct a bike path on the east side of Ravine Court towards Jeremy Lane.

The balance in the Land Cash account was \$388,239.24.

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

Petition 23-23 Robert Velazquez on Behalf of Always Faithful Properties, LLC

Minor Amendment to Existing Special Use Permit for Landscaping Business

INTRODUCTION

On October 19, 2021, the Kendall County Board approved Ordinance 2021-23, which granted a special use permit for a landscaping business with conditions at 10744 Route 47, Yorkville. Various conditions in Ordinance 2021-23 required the site to be developed substantially in accordance with an attached site plan, landscaping plan, and photometric plan. A copy of Ordinance 2021-23 is attached.

Since the adoption of Ordinance 2021-23, the Illinois Department of Transportation obtained additional property for the right-of-way of Route 47. This caused the controlling plans to be amended to reflect the land lost by widening of Route 47.

On May 8, 2023, the Planning, Building and Zoning Committee extended the deadline to install buildings and landscaping to June 1, 2024.

The subject property is zoned B-3 Highway Business District with a special use permit for a landscaping business.

PROPOSED CHANGES

The proposed changes are as follows:

- 1. General shifting of buildings, parking, landscaping storage, general landscaping, refuse, signage and lighting areas further east on the property.
- 2. Three (3) fuel tanks moved from southeast of Garage Building 1 to west of the storage areas.
- 3. Landscaping display area removed from site, but the Petitioner would like to install it at some point in the future.
- 4. Detention pond size adjusted slightly.
- 5. The landscaping plan shall be as follows:
 - a. Three (3) Red Sunset Maples (Unchanged)
 - b. Two (2) Skyline Honeylocusts (Unchanged)
 - c. Nine (9) Anabella Hydrangeas (Instead of Fifteen (15))
 - d. Ten (10) Alpine Currants (Unchanged)
 - e. Twenty-Nine (29) Double Knock Out Roses (Instead of Twenty (20))
 - f. Thirteen (13) Blue Muffin Viburnum (Instead of Eight (8))
 - g. Zero (0) Autumn Joy Sedums (Instead of One Hundred Forty (140)
 - h. Zero (0) Russian Stonecrops (Instead of Three Hundred Eighty (380))

- Zero (0) Dart's Blue Perwinkle (Instead of Two Hundred Ten (210))
- Zero Techny Arborvitaes (Instead of Eight (8)) around the refuse area.
- 6. The original lighting plan called for ten (10) RAR2-320L-165-4K7-4W(1) pole mounted lights located mostly around the perimeter of the developed area. Four (4) RAR2-320L-165-4K7-5QW(1) pole mounted lights will be located west and southwest of Existing Building 2. Three (3) RWL1-48L-25-4K7-4W lights will be located on Existing Storage Buildings 1 and 2. Two (2) RWL2-160L-80-4K7-WW lights will be located on the Garage Buildings 1 and 2. The pole mounted lights will be lowered to twenty feet (20') in height to comply with the Zoning Ordinance.

There were three (3) lights added to the south gravel storage area.

The anticipated foot-candles remained unchanged at the property lines and will be 0.8 which is less than the 5.0 foot-candle maximum allowed by the Zoning Ordinance for adjoining properties planned to be commercial.

Staff is of the opinion that the above changes constitute minor changes per the Kendall County Zoning Ordinance. The Petitioner submitted an application for a minor amendment which is attached.

SITE INFORMATION

PETITIONER: Robert Velazquez on Behalf of Always Faithful Properties, LLC

ADDRESS: 10744 Route 47, Yorkville

LOCATION: Approximately 0.10 Miles North of Caton Farm Road on the East Side of Route 47

(Picture from 2021)



Kendall TOWNSHIP:

PARCEL #: 05-28-400-002

LOT SIZE: 13.7 +/- Acres

EXISTING LAND Agricultural

USE:

PBZ Memo – Prepared by Matt Asselmeier – June 6, 2023

ZONING: B-3 with a Special Use Permit for a Landscaping Business

LRMP:

Future Land Use	Transportation Corridor/Commercial
Roads	Route 47 is a State maintained Arterial Road.
Trails	Yorkville has a trail planned along Route 47 in this area. IDOT has bicycle accommodations planned on the roadway.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED

ACTION: Special Use Permit for Landscaping Business

APPLICABLE Section 9:03.C.15 B-3 Special Uses

REGULATIONS: Section 13:08.M and .N – Special Use Amendment Procedures

SURROUNDING LAND USE

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Location	Adjacent Land Use	Land Resource Management Plan	Zoning within ½ Mile					
North	Agricultural	A-1	Transportation Corridor	A-1				
South	Agricultural/Commercial/Utility	A-1 SU	Commercial	A-1 SU				
East	Agricultural	A-1	Transportation Corridor/Commercial	A-1				
West	Agricultural	A-1	Transportation Corridor Commercial	A-1				

The A-1 special use permit to the south is for agricultural implement sales and service. The parcel to the southeast is owned by the Federal Aviation Administration and is used for a communication tower.

The subject property is over two (2) miles from the United City of Yorkville and the Village of Plattville. Yorkville's Comprehensive Plan calls for this area to be Estate/Conservation Residential. Plattville's Comprehensive Plan calls for this area to be commercial.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation terminated as part of the 2021 application.

NATURAL RESOURCES INVENTORY

The LESA Score was 235 indicating a high level of protection as part of the 2021 application.

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on June 6, 2023.

Drainage had been a concern in 2021, but the Kendall Township Planning Commission and Kendall Township Board both recommended approval of the proposal in 2021.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on June 6, 2023.

BUSINESS OPERATIONS

According to the business plan submitted in 2021, the business has a maximum of fifty (50) employees during the busy summer season and as few as three (3) employees during the off-season. Of these, approximately four (4) employees would be onsite constantly. The normal anticipated hours of operation for employees would be Monday through Friday from 5:00 a.m. until 7:00 p.m. and from 7:00 a.m. until 1:00 p.m. on Saturdays. The Petitioner acknowledged that, during the winter, employees may arrive at the property anytime to clear snow from customers' properties. Hours of operation for members of the public would be Monday through Friday from 7:00 a.m. until 5:00 p.m. Hours of operation for deliveries would be Monday through Friday from 7:00 a.m. until 5:00 p.m. with limited Saturday hours.

No information was provided regarding the number of company trucks or other business related equipment that would be stored at the property.

The Petitioner did not submit any changes to the above information.

If the amendment is approved, the Petitioner plans to start construction immediately and start operations as quickly as possible.

BUILDINGS AND BUILDING CODES

According to both the original site plan from 2021 and the proposed amendment, the Petitioner plans to construct the following buildings:

- 1. One (1) approximately four thousand (4,000) square foot, two (2) story office.
- 2. Two (2) approximately three thousand one hundred seventy-four (3,174) square foot, three (3) bay garages.
- 3. One (1) approximately one thousand one hundred fifty (1,150) square foot drive thru maintenance bay.
- 4. One (1) approximately one thousand two hundred fifty (1,250) square foot storage bay.
- 5. Three (3) nursery/hoop houses. The hoop houses would be approximately one thousand two hundred (1,200) square feet, one thousand six hundred (1,600) square feet in size respectively.

In addition to the above new structures, the site plans also show the retention and repurpose of the following structures already located on the property:

- 1. Two (2) existing barns located near the northeast corner of the site. The barns are approximately nine thousand two hundred sixty-five (9,265) square feet and nine thousand two hundred fifty (9,250) square feet in size respectively. The barns will be used for storage.
- 2. One (1) existing barn located south of the development area. This barn is approximately one thousand four hundred sixty-five (1,465) square feet in size and will be used for bulk salt storage.

In addition to the proposed and existing buildings, the site plans show twenty-two (22) concrete block bulk storage bins. The storage bins would be approximately fifteen feet (15') wide, thirty (30') feet deep, and eight feet (8') tall. The materials stored in these bins shall be a maximum ten feet (10') tall.

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

ENVIRONMENTAL HEALTH

Electricity is presently onsite. No information was provided regarding the well or septic system.

According to the site plan, an approximately five thousand (5,000) square foot septic field is planned north of Garage Building 2.

The site plan also shows three (3)-five hundred (500) gallon fuel tanks southeast of Garage Building 1.

One (1) trash dumpster surrounded by a six foot (6') wooden fence is also shown on the site plan southeast of Garage Building 1.

STORMWATER

The property drains to the southeast. One (1) stormwater detention pond is planned at the southeast corner of the property.

On June 2, 2023, WBK Engineering recommended approval of the proposed site plan for stormwater management permitting purposes.

ACCESS

The property fronts Route 47.

According to the site plan, the existing gravel driveway will be removed and a twenty-four foot (24') wide paved drive will be installed. The width of the proposed driveway is unchanged from the previously approved site plan.

PARKING AND INTERNAL TRAFFIC CIRCULATION

According to the site plan there are (2) two parking lots. The parking lot west of the Office Building has nineteen (19) parking spaces. The parking lot west of Existing Building 2 has sixteen (16) parking spaces. There is one (1) handicapped parking space in each parking lot. The site plan also shows outdoor parking spaces for company vehicles. The above numbers were unchanged from the original proposal.

SIGNAGE

According to the site plan, there will be one (1) monument sign located approximately sixteen feet (16'), instead of the originally proposed fifteen (15'), east of the right-of-way line. The sign will be approximately five feet (5') in height and ten feet (10') feet in width, including supports. The sign dimensions were unchanged from the original proposal.

During the review in 2021, the Kendall County Regional Planning Commission requested that sign be illuminated. The sign may be lit between the hours of 6:00 a.m. and 8:00 p.m.

SECURITY

According to the site plan, there will be one (1) six foot (6') wooden screen fence located along the northern property line north of the Existing Storage Buildings. The Petitioner also plans to install security cameras and an alarm system in all buildings. The Petitioner may install a gate at the main entrance if necessary. These items were unchanged from the original proposal.

RECOMMENDATION

Staff recommends approval of the minor amendment of an existing special use permit for a landscaping business subject to the following conditions and restrictions:

- 1. Condition 2.A of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:
 - "The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit B, including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway entrance. Landscaping display areas may be installed on the property without the need to amend the special use permit unless the landscaping display areas encroach into required setbacks. The description of types of lights contained in Ordinance 2021-23 shall remain effective."
- 2. Condition 2.B of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:
 - "All of the structures shown on the site plan attached hereto as Exhibit B shall be constructed and occupied by June 1, 2024. This date may be extended upon approval by the Kendall County

Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building."

3. Condition 2.J of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:

"The landscaping shown on the landscaping plan attached hereto as Exhibit B shall be installed no later than June 1, 2024. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5") caliber at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.

- 4. All references to the site plan, landscaping plan, and photometric plan contained in Ordinance 2021-23 shall be amended to refer to Exhibit B attached to this minor amendment.
- 5. All of the other conditions and restrictions contained in Ordinance 2021-23 shall remain effective.
- 6. If one or more of the above conditions or the conditions contained in Ordinance 2021-23 are declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 7. This special use permit and minor amendment to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The draft amendment ordinance is attached.

ATTACHMENTS

- 1. Ordinance 2021-23
- 2. Application Materials
- 3. Draft Minor Amendment Ordinance

Page 6 of 6

ORDINANCE NUMBER 2021-25

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED B-3 HIGHWAY BUSINESS DISTRICT FOR A LANDSCAPING BUSINESS AT 10744 ROUTE 47 (PIN: 05-28-400-002) IN KENDALL TOWNSHIP

<u>WHEREAS</u>. Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

<u>WHEREAS</u>, Section 9:03.D.15 of the Kendall County Zoning Ordinance permits the operation of landscaping businesses as a special use with certain restrictions in the B-3 Highway Business Zoning District; and

<u>WHEREAS</u>, 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 13.7 more or less acres located at 10744 Route 47 and identified by Parcel Identification Number 05-28-400-002, in Kendall 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

<u>WHEREAS</u>, on October 12, 1982, the Kendall County Board approved Ordinance 1982-10 which granted a special use permit for the storage of recreational vehicles, boats, and antique cars with conditions at the subject property; and

<u>WHEREAS</u>, the subject property is currently owned by Always Faithful Properties, LLC as represented by Robert Velazquez shall be referred to as "Petitioner"; and

<u>WHEREAS</u>, on or about July 26, 2021, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to B-3 Highway Business District; and

<u>WHEREAS</u>, on or about August 24, 2021, the Petitioner's representative filed a petition for a special use permit for a landscaping business at the subject property; and

<u>WHEREAS</u>, following due and proper notice by publication in the Kendall County Record on September 2, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on September 27, 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 special use permit and zero members of the public testified in favor or in opposition or expressed concerns regarding the requested special use permit; and

<u>WHEREAS</u>, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval with conditions of the special use permit for a landscaping business as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated September 27, 2021, a true and correct copy of which is attached hereto as Exhibit B; and

<u>WHEREAS</u>, 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 of the requested special use permit; and

State of Illinois Zoning Petition
County of Kendall #21-31

<u>WHEREAS</u>, 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

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

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

- 1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
- 2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of a landscaping business on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C, landscaping plan attached hereto as Exhibit D, and photometric plan attached hereto as Exhibit E including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The fourteen (14) light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway entrance.
 - B. All of the structures shown on the site plan attached hereto as Exhibit C shall be constructed and occupied by December 31, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building.
 - C. The owners of the business allowed by this special use permit 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.
 - D. Any new structures and signs constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
 - E. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
 - F. 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.
 - G. 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.

State of Illinois Zoning Petition
County of Kendall #21-31

H. 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 attached hereto as Exhibit C. The maximum height of the piles of landscaping related material shall be ten feet (10'), provided a Stormwater Management Permit is issued.

- I. One (1) two (2)-sided business related sign may be installed in substantially the location shown on the site plan attached hereto as Exhibit C. The sign shall be a maximum of ten (10') wide and five feet (5') tall, including supports. The sign may be illuminated between the hours of 6:00 a.m. and 8:00 p.m.
- J. The landscaping shown on the landscaping plan attached hereto as Exhibit D shall be installed no later than June 1, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Techny Arborvitaes shall be a minimum six feet (6') tall at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.
- K. No landscape waste generated off the property can be burned on the subject property.
- L. A maximum of fifty (50) 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.
- M. The hours of operation of the business allowed by this special use permit for the members of the public shall be Monday through Friday from 7:00 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
- N. The hours of operation of the business allowed by this special use permit for employees of the business shall be Monday through Friday from 5:00 a.m. until 7:00 p.m. and Saturday from 7:00 a.m. until 1:00 p.m. The owner of the business allowed by this special use permit may expand these hours of operation for employees to address the needs of customers impacted by snowfall. Business related deliveries may occur during these hours of operation. The owners of the business allowed by this special use permit may reduce these hours of operation.
- O. 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.

- P. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- Q. 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.
- R. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- S. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 3. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.
- 4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of October, 2021.

Attest:

Kendall County Clerk

Debbie Gillette

Kendall County Board Chairman

Scott R. Gryder

Exhibit A

That part of the Southeast Quarter of Section 28, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North along the West line of said Quarter, 642.65 feet for the point of beginning; thence Easterly at right angles to said West line 647.36 feet; thence Northerly along a line forming an angle of 89 degrees 35 minutes 05 seconds, measured clockwise from the last described course, 1012.69 feet; thence Westerly along a line forming an angle of 89 degrees 56 minutes 12 seconds, measured clockwise from the last described course, 640.04 feet to the West line of said Southeast Quarter thence Southerly along said West line 1007.32 feet to the point of beginning (except that part thereof lying within the right of way of Illinois State Route No. 47 and being described in a Judgment recorded November 13, 1991 as Document No. 917979) in the Township of Kendall, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on September 27, 2021, by a vote of five (5) in favor and zero (0) in opposition. Members Clementi and Whitfield were absent.

FINDINGS OF FACT

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the site is developed in accordance with the submitted site plan, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. 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. Adequate utilities are planned for the site. The property has direct access to Route 47 and the Illinois Department of Transportation expressed no concerns regarding the proposed use. A stormwater management permit is required and that permit will address drainage.

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 Petitioner is not requesting any variances to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with a goal found on Page 7-26 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." An objective under this goal further states, "Explore economic development opportunities along Route 47 Corridor to enhance the tax base and to encourage local employment and shopping opportunities."

RECOMMENDATION

Approval subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and photometric plan, including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The fourteen (14) light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway entrance.

- 2. All of the structures shown on the submitted site plan shall be constructed and occupied by December 31, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building.
- 3. The owners of the business allowed by this special use permit 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.
- 4. Any new structures and signs constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
- 5. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
- 6. 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.
- 7. 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.
- 8. 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 submitted site plan. The maximum height of the piles of landscaping related material shall be ten feet (10'), provided a Stormwater Management Permit is issued.
- 9. One (1) two (2)-sided business related sign may be installed in substantially the location shown on the submitted site plan. The sign shall be a maximum of ten (10') wide and five feet (5') tall, including supports. The sign may be illuminated between the hours of 6:00 a.m. and 8:00 p.m.
- 10. The landscaping shown on the submitted landscaping plan shall be installed no later than June 1, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Techny Arborvitaes shall be a minimum six feet (6') tall at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.
- 11. No landscape waste generated off the property can be burned on the subject property.
- 12. A maximum of fifty (50) 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.
- 13. The hours of operation of the business allowed by this special use permit for the members of the public shall be Monday through Friday from 7:00 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
- 14. The hours of operation of the business allowed by this special use permit for employees of the business shall be Monday through Friday from 5:00 a.m. until 7:00 p.m. and Saturday from 7:00 a.m. until 1:00 p.m. The owner of the business allowed by this special use permit may expand these hours of operation for employees to address the needs of customers impacted by snowfall. Business related deliveries may occur during these hours of operation. The owners of the business

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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. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 17. 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.
- 18. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- 19. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 20. 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.

ENGINEERING PLANS

SEMPER FI LAND SITE PLAN

SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST **YORKVILLE, IL 60560** 10744 US ROUTE 47 KENDALL COUNTY

LOCATION MAP

OCTOBER, 2021

INDEX TO SHEETS

PROJECT LOCATION

- 3. STORMMATER POLLUTION & PREVENTION PLAN I 1. COVER SHEET
 2. EXISTING CONDITIONS & DEMOLITION PLAN
- 4. STORMWATER POLLUTION & PREVENTION PLAN 2
 5. CIMI SITE PLANS
 - 6. GENERAL NOTES & DETAILS

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PROFESSIONAL ENGINEERS CERTIFICATION STATE OF KENDALL

UNITED CITY OF YORKALLE - SURVEY CONTROL MONUMENTS # 5 LOCATED AT THE MORTH-WEST CORRER OF SYCAMORE ROAD AND JOHN STREET ELEVATION = 638,54 - (RAYD #5 DATUM)

BENCHMARKS

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UNITED CITY OF YORKNILLS SURVEY CONTROL MONUMENTS #?
LOCATED IN PROJET OF YORKNILLS CITY HALL
ELEVATION — \$35.05 - FINAND &\$ DATUM?



ALWAYS FATHFUL PROPERTIES, LLC 1215 DEER STREET YORKVILLE, IL 60560 PHONE: (630) 518-8484 PLANS PREPARED FOR:









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VFO@TEBRUCGEENCINEERING.COM TEBRUGGE ENGINEERING 410 E CHURCH ST - SUITE A SANDWRCH, ILLINOIS 60548 (815) 786:0195 CIVIL ENGINEER:



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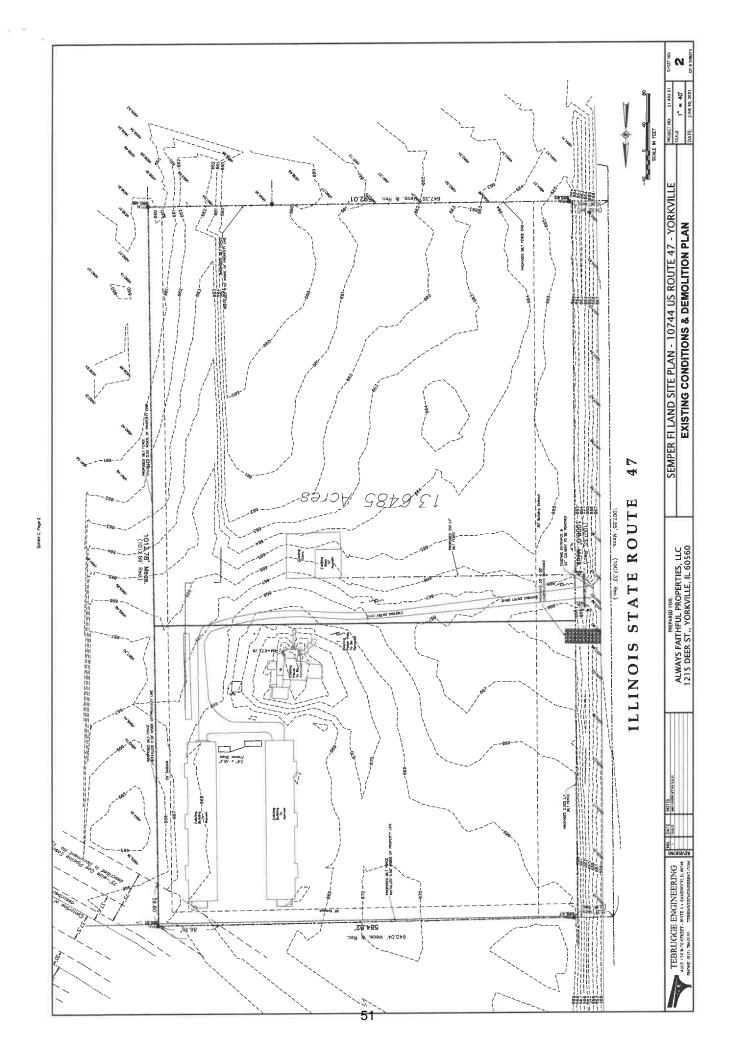
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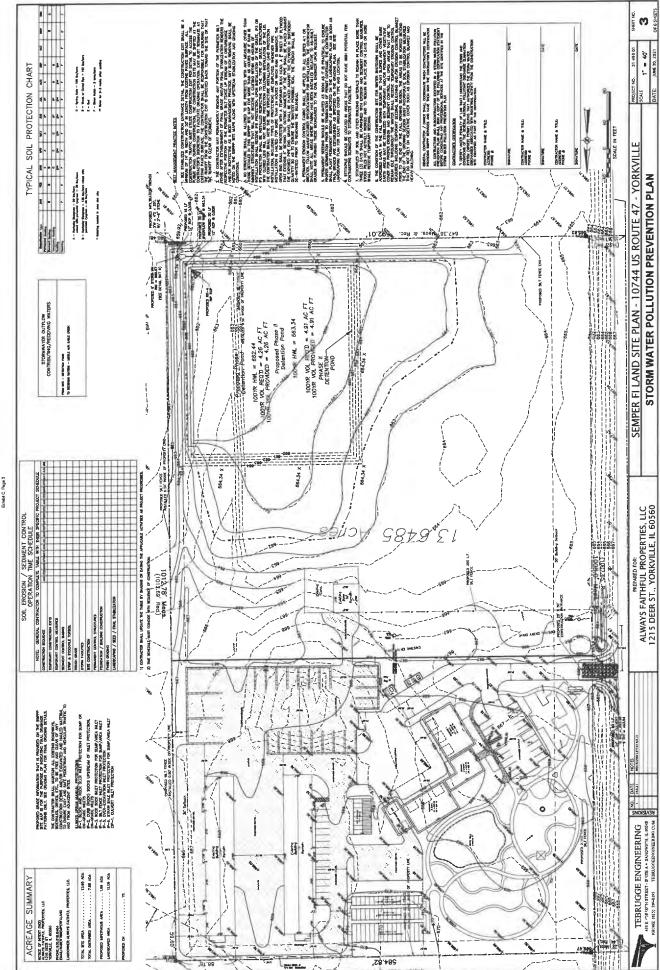
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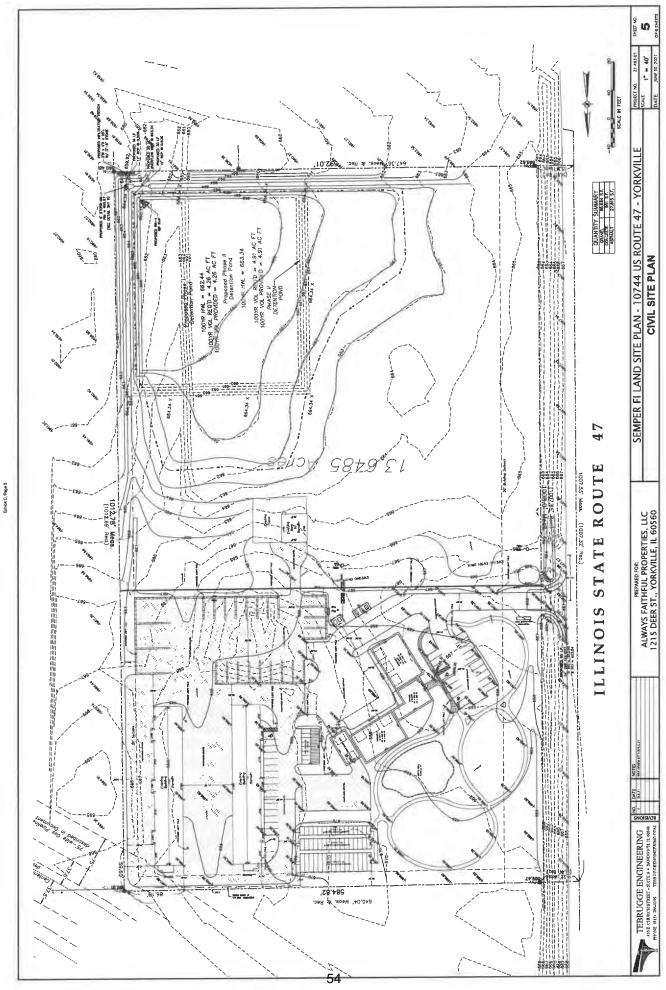
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STORM WATER POLLUTION PREVENTION PLAN



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ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1A SEEDMIX

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TITITITITITITITI 11/2" HWA IL-9.5, N-50 SURFACE COURSE 10" AGGREGATE COURSE, TYPE A, CA-8

SLOPE: 1/4" PER 1'-0" (2% MAX)

2,-D

1. INSTALL TOOL, CHATS EVERY 5' CONCRETE TO BE 6"
THAT AT DRINGWAYS.
THAT SIR WALK I THAT IS DAMAGED OR NOT ADA
COMPLIANT INCLUDING SIBERMAL RADAS, MUST BE
REPLACED PRICE TO FINAL INSPECTION APPROVAL. 5" CLASS SI CONCRETE

4" MIN

SIDEWALK N.T.S.

PARKING STALL NOTE: SEE SITE PLAN FOR LOCAL

POST SHALL BE GALVANATED STELL WENNER HOT LESS THAN 2.00 LBS, PCR FT, AUD HANNER A SECTION MODULUS NOT LESS THAN LOCUS STELLS THAN

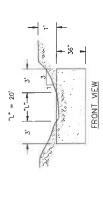
\$350 FRE

STANDARD R7-1101

8.00 HANDICAPPED PARKING DETAIL 8.00

STM-9

LDCATE SIGN AT EACH END OF HANDICAP PARKING AREA, 2 FT. FROM EDGE OF PAVEMENT HANDICAP PARKING SIGN



"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER SIDE VIEW H.W.L. = 729.90

CONCRETE OVERFLOW DETAIL

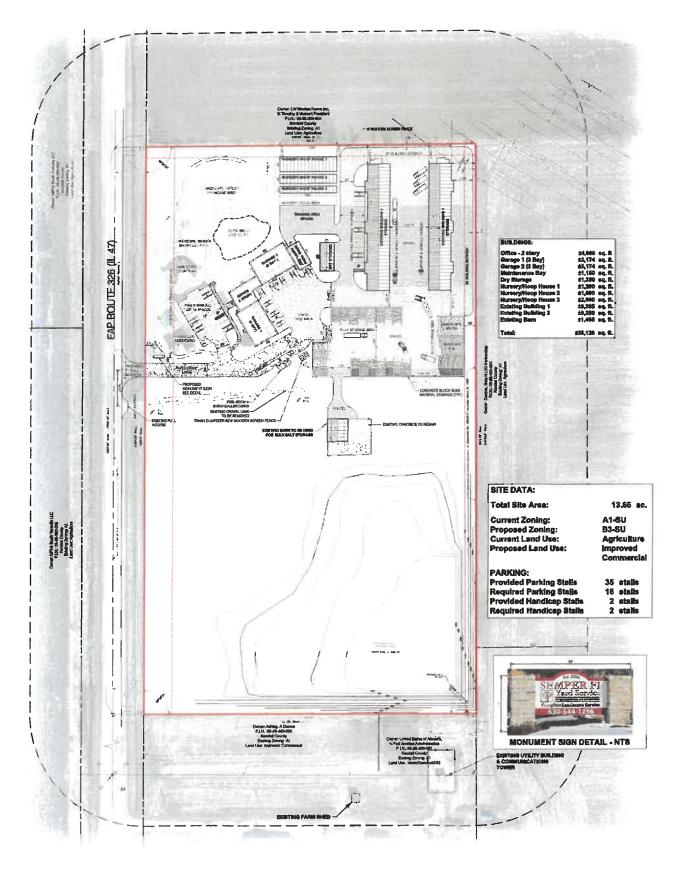
SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

ALWAYS FAITHFUL PROPERTIES, 1LC 1215 DEER ST., YORKVILLE, 1L 60560

GENERAL NOTES & DETAILS

ø MOJECT NO. 21 493 01 SCALE NITE STN

SEMPER FI REMINITER 47 PROPERTY Kendall County, Illinois



Properties, LLC

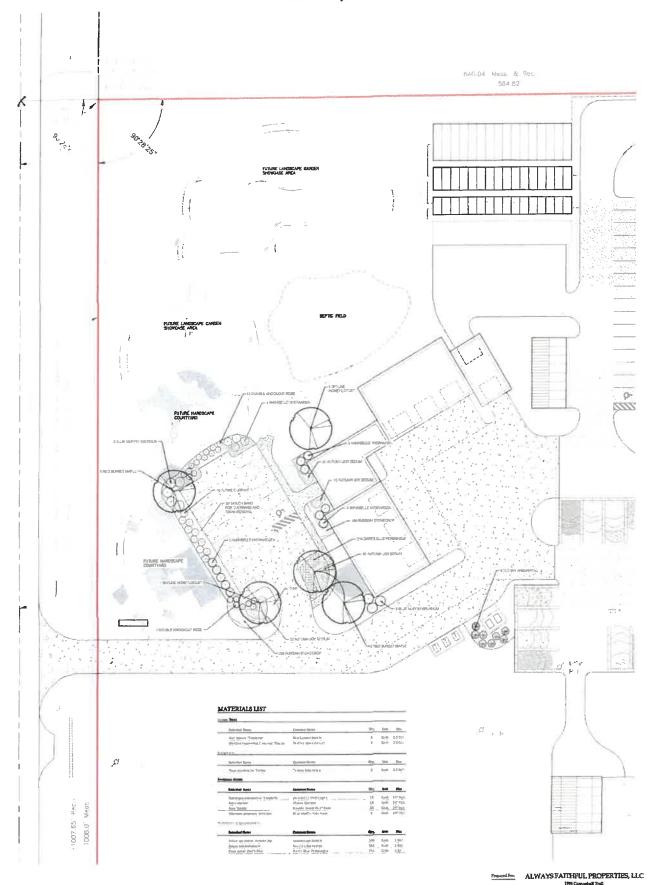








SEMPER FI ROUTE 47 PROPERTY Kendall Courty, Illinois



LANDSCAPE PLAN

Date: AUGUST 18, 2021



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LOCATION:

TYPE:

PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- · Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



IP66









RELATED PRODUCTS

8 Airo

@ Cimarron LED

8 Ratio Family

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- · 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- · Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of Installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8*
 OD tenon. Max tilt of 60 degrees with 4
 degree adjustable increments. (Restrictions
 apply for 7-pin options)

ELECTRICAL

 Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence[™] available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with In fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC[®] (DesignLights Consortium Qualified), with some Premium Qualified configurations.
 Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA								
Lumen Range	3,000-48,000							
Wattage Range	25-340							
Efficacy Range (LPW)	118–155							
Fixture Projected Life (Hours)	L70>60K							
Weights lbs. (kg)	13.5-24 (6.1-10.9)							





DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

RATIO SERIES

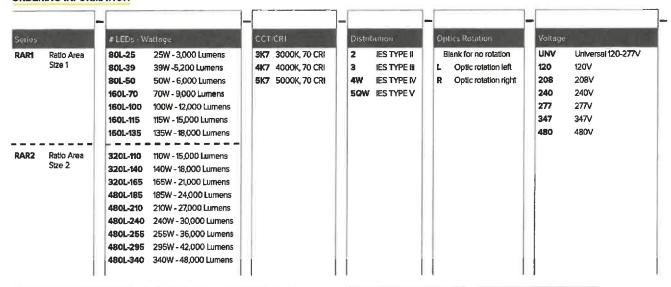
AREA/SITE LIGHTER

ORDERING GUIDE

CATALOG #

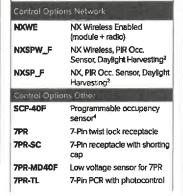
Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

ORDERING INFORMATION



Mountir								
ASQ	Arm mount for square pole/flat surface							
ASQU	Universal arm mount for square pole/flat surface							
Mountin	ng Round Poles							
A_	Arm mount for round pole ¹							
A_U	Universal arm mount for round pole ³							
Mountir	ng Other							
WB	Wall bracket							
MAF	Mast arm fitter for 2-3/8* OD horizontal arm							
K	Knuckie							





Optio	ons
BC	Backlight control
CD	Continuous dimming
F	Fusing (must specify voltage)
TB	Terminal block
2PF	2 power feed with 2 drivers3

Notes:

- 1 Replace "_" with "3" for 3.5"-4.93" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
- 3 Not available with 25, 50, 255, 295 & 340W configurations
- 4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Ann	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze







AREA/SITE LIGHTER

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
RARAZUDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
RARBC80L	Retio blacklight control 80L
RARBC160L	Ratio blacklight control 160L
RARBC320L	Ratio blacklight control 320L
RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
RAR-A_U-XX	Universel arm mount for round poles ¹²
RAR-RPAXX	Round pole adapter ^{1,2}
SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
RETAVP-XX	4° round pole top tenon adapter; 2 3/8° OD slipfitter for max. Four fixtures (90o); order 4° round pole adapters separately²
BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
BIRD-SPIKE-4	Ratio stze 2 bird deterrent/spikes
RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

¹ Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

CONTROLS

Control Options	
Standalone	
SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync" Software on USB
SWTAB	SiteSync* Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control
Networked - Wireless	
WIR-RME-L	wiSCAPE External Fixture Module ¹²
NX Networked - Wireless	
NXOFM-IRID-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock



- 1 Works with external networked photosensor
- 2 wiSCAPE Gateway required for system programming



Replace "XX" with desired color/paint finish



LOCATION:

TYPE:

PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal	System Watts	Dist.	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
	Wattage		Type	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	(
			2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	L
	/		3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	
	25	25.4	4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	
			2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	
	39	39	4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
			2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	
		49.8	3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	
	50		4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	
	70		2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	
_		68.4	3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	
RAR1			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	
		90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	
	100		4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	
			2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	
		109.7	3	15833	144	2	0	2	15754	144	2	Q	2	15121	138	2	0	
	115		4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	
			2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	
	135	133.3	4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	

Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.



LOCATION:

TYPE:

PROJECT:

CATALOG #:

AREA/SITE LIGHTER

PERFORMANCE DATA

	Nominal	System	Dist.	5K (500	OK NO	MINA	70 C	:RI)	4K (4000K NOMINAL 70 CRI)				RI)	3K (3000K NOMINAL 80 CRI)					
Description	Wattage	Watts	Type	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	L	
			2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0		
	440	400.0	3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0		
	110	100.3	4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0		
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	L	
			2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0		
	140	133.2	3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0		
	140	133.2	4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	L	
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	L	
			2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	1	
	165	153.6	3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	ļ.	
	100	133.0	4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	1	
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	1	
			2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0		
	185	174,5	3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0		
	юэ (/4,5	1/4,5	4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	L	
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	L	
		2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	1		
D400	210	198.2	3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	ļ	
RAR2	210	190.2	4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0		
					5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0
			2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	L	
	240	226.9	3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	L	
	240	220.9	4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	L	
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	ļ	
			2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	1	
	255	257.0	3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	1	
	255	237.0	4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	-	
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0		
			2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	-	
	295	294.0	3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	-	
	790	2.34.0	4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	-	
	1		5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	-	
			2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	1	
	340	347.1	3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	L	
	340	Q-17.1	4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	L	
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0		

Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.





LOCATION:

TYPE:

PROJECT:

CATALOG #

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)			
		120	0.21				
	25	208	25.4				
	25	240	0.11	25.4			
		277	0.09				
		120	0.32				
		208	0.18				
	200	240	0.16	20.0			
	39	277	0.14	38.0			
		347	0.11				
		480	0.08				
		120	0.42				
	50	208	0.24	400			
	50	240	0.21	49.8			
		277	0.18				
		120	0.57				
	70	208	0.33	60.4			
DADA	70	240	0.29	68.4			
RAR1		277	0.25				
		120	0.75				
	100	208	0.43	000			
	100	240	0.38	90.0			
		277	0.32				
		120	0.91				
		208	0.53				
	445	240	0.46	109.7			
	115	277	0.40	109.7			
		347	0.32				
		480	0.23				
		120	1.11				
		208	0.64	Į.			
	135	240	0.56	400.0			
	135	277	0.48	133.3			
		347	0.38				
		480 0.28					

LUMINAIRE	AMBIENT	
TEMPERATU	JRE FACTO	R (LATF)

Ambient T	emperature	Lumen Multiplier
0°C	32' F	1.03
10° C	50°F	1,01
20° C	68° F	1.00
25° C	77° F	1.00
30, C	86° F	0.99
40° C	104° F	0.98
50°C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F)

PROJECTED LUMEN MAINTENANCE

Ambient Temperature		OPERATING HOURS										
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)						
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000						
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000						

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)			
		120	0.84				
	410	208	0.48	4000			
	110	240	0.42	100.3			
		277	0.36				
		120	1.11				
	140	208	0.64	400.0			
	140	240	0.56	133.2			
		277	0.48				
		120	1.28				
	405	208	0.74	450.0			
	165	240	0.64	153.6			
		277	0.55				
		120	1.45				
	105	208	0.84	474.5			
	185	240	0.73	174.5			
		277	0.63				
		120	1.65				
	240	208	0,95	400.0			
	210	240	0,83	198.3			
		277	0.72				
2422		120	1.89				
RAR2	240	208	1.09	202.5			
	240	240	0.95	226.9			
		277	0.82				
		120	2.14				
		208	1.24				
	255	240	1.07	2570			
	255	277	0.93	257.0			
		347	0.74				
		480	0.54				
		120	2.45				
		208	1.41				
	205	240	1.23	2040			
	295	277	1.06	294.0			
		347	0.85				
		480	0.61				
		120	2.89				
		208 1.67					
	340	240	240 1,45				
	340	277	1.25	347.1			
		347	1.00				
		480	0.72				





RATIO SERIES

AREA/SITE LIGHTER

Exhibit E, Page 8 DATE:

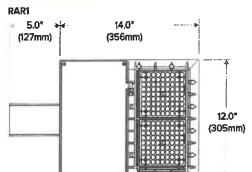
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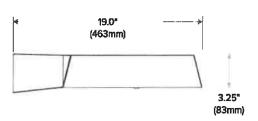
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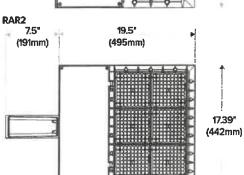
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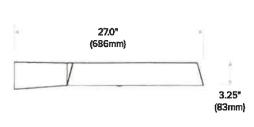
CATALOG #:

DIMENSIONS









ADDITIONAL INFORMATION

MOUNTING



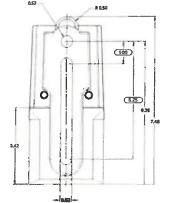
Arm Mount - Fixture ships with Integral arm for ease of Installation. Compatible with Hubbell Outdoor B3 drill pattern.



Knuckle – Knuckle mount 15° alming engle increments for precise alming and control, fits 2-3/8° tenons or pipes.



Universal Mounting — Universal mounting block for ease of Installation. Competible with drill patterns from 2.5" to 4.5"





MAF - Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.



DATIO SEDIES

AREA/SITE LIGHTER

Exhibit E, Page 9

)

LOCATION:

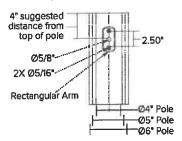
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PROJECT:

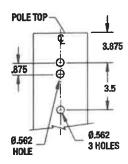
CATALOG #:

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ) Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU) Compatible with pole drill pattern \$2



SITESYNC 7-PIN MODULE



SW7PR



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)



DATE:

LOCATION:

TYPE:

PROJECT:

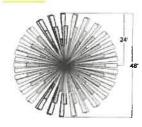
CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

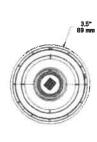
NXSP-14F



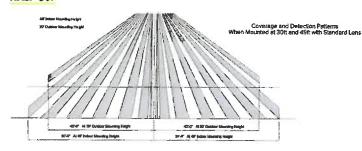


Sensor Lens Coverage and Detection Patterns When Mounted at Bit with Low Mount Lens

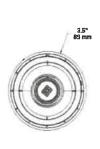




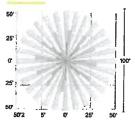
NXSP-30F

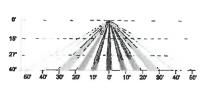


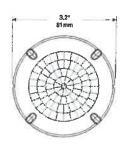




SCP-40F









RAR1 EPA

RAR-1						
EPA at 0°	EPA at 30					
.45ft.2	.56ft.2					
.13m²	.17m²					

RAR2 EPA

R.A	R-2
EPA at 0°	EPA at 30°
.55ft.2	1.48ft. ²
.17m²	.45m²

SHIPPING

Catalog	GMmM	Carton Dimensions							
Number	G.W(kg)/ CTN	Length Inch (cm)	Width fnch (cm)	Height Inch (cm)					
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)					
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)					

USE OF TRADEMARKS AND TRADE NAMES

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Exhibit E. Page SSS-H SERIES Cat.# HUBBELL Outdoor Lighting Job Type Approvals SQUARE STRAIGHT STEEL **APPLICATIONS** 00 Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location CONSTRUCTION SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bott circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36) BASE COVER: Two-piece square aluminum base cover included standard POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling Overali Height 10' - 40' Anchor bolt part numbers: 3/4 x 30 x 3 --- TAB-30-M38 1 x 36 x 4 --- TAB-36-M38 FINISH Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable WAREHOUSE 'STOCKED' POLES: SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern BASE DETAIL 18" POLE CAP **TENON BASE COVER** Hex Nu Flat Wash Hex Nut Ontional footing by others Level Foundation ORDERING INFORMATION Reference page 2 for available configurations **ORDERING EXAMPLE: S2 DBT** UL A/B/C 2L 40 SSS-H FINISH **OPTIONS** MOUNTING SERIES HEIGHT SHAFT THICKNESS **BLT** Black Matte Textured 20 Amp GFCi Reference Single arm mount SSS-H Square Straight Reference page 2 Reference page 2 Receptacle and Cover Ordering matrix Steel Pole Ordering matrix page 2 **BLS** Black Gloss Smooth 2 Two focures at 180° Ordering matrix **Hubbell Outdoo** Extra Handhole **DBT** Dark Bronze Matte Textured 21. Two fixtures at 90" COS .5" Coupling **DBS** Dark Bronze Gloss Smooth MOUNTING ORIENTATION Three fixtures notes handhole location .75" Coupling at 90° **GTT** Graphite Matte Textured C672 C202 2" Coupling 4 Four flatures at 90° LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth œ. TA Tenon (2.38" 0D Mid-pole Luminaire x 4" Tall) Bracket WHT White Matte Textured Tenon (2.88" OD 2nd mode vibration WHS White Gloss Smooth x 4" Tall) damoer VGT Verde Green Textured LAB Less Ancher Belts Tenon (3.5" OD Removable tenon used in conjunction with side arm mounting, First specify desired arm configuration followed by the "TR" notation. Example: \$88-6-25-46-8-1-52-TR-OB Color Option x 6" Tail) **UL** UL Certified Specify option location using logic found on page 2 (Spition Grient VM1 recommended on poles 20' and taller with EPA of less than 1. Removable Tenon **CC** Custom Color (2.38" x 4") DRILL PATTERN **ACCESSORIES- Order Separately** Open Top (in-B3 2 bott (2-1/2" specing), Ratio ctudes pole cap) Description Catalog Number \$2 2 bolt (3-1/2" spacing) VM1 1st mode vibration damper VM2SXX 2nd mode vibration damper



HUBBELL Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000 Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Moutripor.com . Printed in USA SSS-H POLES-SPEC 03/2020

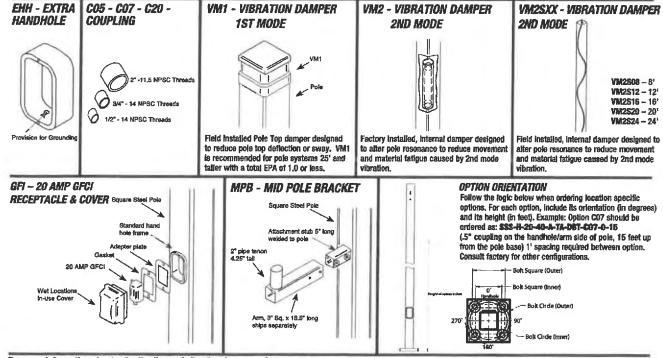
HUBBELL Lighting

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ORDERING INFORMATION (Continued)

	В	eight	Nominal	Wai	Bolt Circle	Ball Cucle	Bolt Souare	Base Plate	1		
Catalog Number	Feet	Meters	Shat: Dimensions	Thickness	(suggested)	(range)	(range)	Square	Anchor bolt size	Boll Projection	Pole weigh
SSS-H-10-40-A-XX-XX	10	3.0	4" square	0.125"	9*	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
\$\$\$-H-12-40-A-XX-XX	12	3.7	4" square	0,125"	9"	8" - 10"	5,66" - 7,07"	9"	3/4" x 30" x 3"	3.5	90
\$5\$-H-14-40-A-XX(-XX)	14	4.3	4° square	0.125*	9"	6" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	9.5	103
\$\$\$-H-16-40-A-XX-XX	16	4.9	4° square	0.125"	9"	8" - 10"	5,66" - 7,07"	9"	3/4" x 30" x 3"	3,5	116
SSS-H-18-40-A-XXX-XX	18	5,5	4" square	0.125*	9"	8" - 10"	5,66" - 7,07"	9"	3/4" x 30" x 3"	3,5	129
88S-H-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5,66" - 7,07"	9"	3/4" x 30" x 3"	3.5	142
SSS-H-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-H-14-40-B-XX-XX	14	4.3	4" square	.188*	11"	10" - 12"	7.07" - 8.48"	10.50×	3/4" x 30" x 3"	3.5	152
SSS-H-16-40-B-XXX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-H-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
\$\$\$-H-20-40-8-XX-XX	20	6.1	4" square	.188"	112	10" - 12"	7.07" - 8.48"	10.50"	3/4° x 30" x 3"	3.5	209
SSS-H-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48°	10.50°	3/4" x 30" x 3"	3.5	257
SSS-H-30-40-B-XX-XX	30	9.1	4" square	.188*	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3,5	304
SSS-H-16-50-B-XX-XX	16	4.9	5" square	.188"	31 ^a	10,25* - 13,25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
XX-XX-8-08-81-H-222	18	5,5	5" square	.188"	11"	10,25" - 13,25°	7,25" - 9,37"	11,50"	1" x 36" x 4"	4.5	243
SSS-H-20-50-B-XX-XX	20	6.1	5" square	.188"	11ª	10.25" - 13.25"	7.25" - 9.37"	11,50"	1" x 36" x 4"	4,5	267
SSS-H-25-50-B-XX-XX	25	7.6	5° square	.188"	11"	10.25" - 13.25"	7.25" - 9,37"	11,50"	1"x38"x4"	4.5	327
SSS-H-30-50-B-XX-XX	30	9.1	5" square	,188*	11"	10.25" - 13.25"	7.25" - 9.37"	11.50°	1" x 36" x 4"	4.5	387
SSS-H-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1"x36"x4"	4.5	427
SSS-H-30-60-C-XX-XX	30	9,1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11,50"	1"x36"x4"	4.5	507
SSS-H-20-88-8-XX-XX	20	6.1	6" square	.188"	12"	11.00° - 13.25°	7.81* - 9.37*	12.25"	1" x 36" x 4"	5.0	329
866-H-25-60-B-XX-XX	25	7.6	6° square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12,25"	1"x36"x4"	5.0	404
SSS-H-30-60-8-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1"x36"x4"	5.0	479
\$85-H-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00 - 13.25	7.81" - 9.37"	12,25*	1"x36"x4"	5.0	554
SSS-41-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00 - 13.25	7.81° - 9.37°	12,25"	1"x36"x4"	5.0	629

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will dony any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.



For more information about pole vibration and vibration dampers, please consult https://hubbelicia.com/ohwassits/Hi.Voutdeer/resources/filerature/files/Pole Wind Induced Fiver Hi.00022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

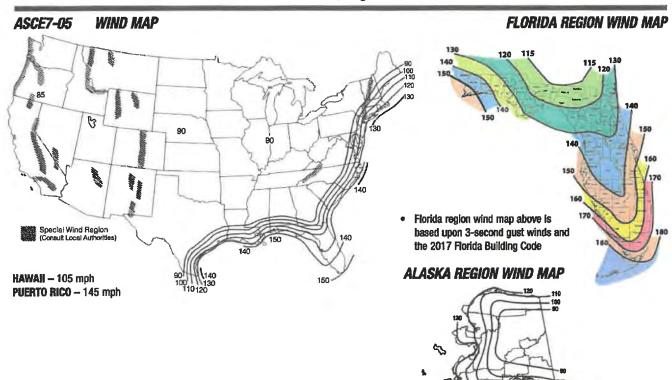


Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Outdoor Lighting Due to our continued efforts to improve our products, product specifications are subject to change without notice.



HUBBELL Lighting



Catalog Number	85	96	100	1 105	110	120	130	140		150
855-H-10-46-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
\$55-H-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
885-H-14-40-A	23.1	20.4	18.1	14.3	12,8	10.2	8.2	6.6	5.9	5,3
555-H-16-40-A	19,0	16,7	13,0	11,5	10,1	7,9	6,2	4.7	4.1	3,6
SSS-H-18-40-A	15.6	13.6	10.0	9.0	7.8	5,9	4.4	3.1	2.6	2.1
SSS-H-29-40-A	12.7	10,9	7.9	6,9	5,9	4,2	2,8	1.7	1.3	0.9
SSS-H-25-40-A	7.3	5,9	3.8	2.9	2,1	8.0	MR	MR	NR	NR
PRA II 42 40 B	0.00	05.0	00.0	90.0	100	454	100	40.0	00	
SSS-H-14-40-B	25.0	25,0	23.3	20,8	18,6	15.1	12.3	10.2	9.2	8.4
\$55-H-16-40-B	25,0	24,9	19,4	17,3	15.4	12,3	9.9	8.0	7.2	6,4
SSS-H-18-40-B	24.0	20.B	16.1	14,2	12.5	9.8	7.7	6.1	5.8	4.7
SSS-H-20-40-B	20.2	17.5	13.2	11,6	10.1	7.7	5,9	4.4	3.8	3.2
SSS-11-25-40-B	12.8	11.0	7,9	6,7	5.5	3.7	2,3	1.2	0.7	NR
555-H-30-40-B	0.6	6.6	4.1	3.1	2.2	0.8	NR	NR	MR	MR
\$\$\$-H-16-60-B	25,0	25.0	25.0	25,0	24.8	20.1	16.5	13.6	12,3	11.2
\$\$3-H-18-50-B	25,0	25.0	25,0	22,9	20,4	16,4	13.2	10.7	9.6	8,6
\$\$5-H-20-50-B	25.0	25.0	21,3	18.9	16,7	13.2	10.4	8.1	7.2	6.3
\$55-H-25-50-B	20.7	17.8	13,3	11,5	9.8	7,2	5.0	3.3	2.6	1,9
SSS-H-30-50-B	13,5	11,3	7.7	6.2	4.9	2,8	1.1	NR	NR	NR
\$\$\$-H-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	8.9	6.0	5.1
\$\$\$-H-30-50-C	20.1	17.3	12,7	10.9	9.3	6.6	4.6	2.8	2.1	1,4
\$\$\$-H-20-60-B	25.0	25.0	25.0	25,0	25.0	20.2	16,1	12.9	11.5	10.3
\$\$\$-H-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	8.2	5.2	4.2
SSS-H-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-H-35-60-B	14,0	11,3	6.9	5,2	3.6	1.0	NR	NR	NR	NR
SSS-H-40-60-B	8.1	5.8	2,2	nr	NR	MR	NR	NR.	NR	MR

		(3	se for Fig	rida only)			
Catalog Number	115	120	1.30	146	150	160	176	180
\$\$\$-H-10-40-A	25.0	25.0	25.0	25.0	21,4	18,4	15.9	13.9
\$\$5-H-12-40-A	25,0	25.0	23.6	19,8	16.7	14,2	12.1	10.4
SSS-H-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
888-H-16-40-A	20,8	18,7	15,2	12,3	10,1	8,2	6.7	5.4
555-H-18-40-A	16.8	15.0	11,9	9.4	7,5	5.9	4.5	3.4
568-H-20-40-A	13,6	11,9	9.2	7.1	5.3	3,9	2.7	1.7
\$85-H-25-40-A	7.4	6.2	4.1	2.5	1,1	MR	NR	NR
\$55-H-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
\$35-H-18-40-B	21.4	19.2	15.8	12.7	10.4	8.5	6.9	5.6
559-H-18-40-8	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.8
\$\$\$-H-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2,9	1.9
\$\$\$-H-25-40-B	7.7	6,4	4.3	2.6	1,3	NR	NR	MB
\$\$\$-H-30-40-B	3,2	21	MR	NR	MR	NR	MB	NR
			~					
SSS-H-16-50-B	25,0	25,0	25.0	25,0	25.0	21,4	18.2	15,5
\$\$\$-H-18-50-B	25,0	25,0	25,0	24.4	20,4	17,0	14.2	11.9
\$\$\$-H-20-50-B	25,0	25,0	24,4	19.9	16,3	13,4	11.0	8.9
\$\$\$-H-25-50-B	21,8	19.3	15,0	11.5	8,8	6,5	4.7	3.1
SSS-H-30-60-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NIR
666-H-25-60-C	21.8	19,3	15,0	11,5	8,8	6.5	4.7	3.1
686-H-30-60-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
\$55-H-20-86-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9,4
888-11-25-60-B	23.8	20.9	16.1	12.3	8.2	6.6	4.5	2.8
\$88-H-30-80-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	MR
858-H-35-60-B	7.5	5.6	2.4	NR	NR	MR	NR	NR



- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- . The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Rorida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fotures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection, installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and lighted EPAs are for ground mounted installations, Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unklinectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://
- Extreme Wind Events like, Hurricanes. Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental affects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.



71



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

FILE #:

Trinois		
NAME OF APPLICANT (Including	ng First, Middle Initial, and Last Name)	
Robert Velazquez		
CURRENT LANDOWNER/NAME Always Fiathful Properties L		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 11.68	10744 Route 47	05-28-400-002
EXISTING LAND USE	CURRENT ZONING LAND CLASS B-3	SIFICATION ON LRMP
REQUESTED ACTION (Check Al	l That Apply):	
SPECIAL USE	MAP AMENDMENT (Rezone to)	VARIANCE
ADMINISTRATIVE VARIAN	CE A-1 CONDITIONAL USE for:	SITE PLAN REVIEW
TEXT AMENDMENT PRELIMINARY PLAT	RPD (Concept; Preliminary; Final) FINAL PLAT	ADMINISTRATIVE APPEAL OTHER PLAT (Vacation, Dedication, etc.)
	L USE (Major;X_Minor)	
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Robert Velazquez	,	
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John Tebrugge		
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
8	*********	
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		
	LISTED ABOVE WILL BE SUBJECT TO ALL C	ORRESPONDANCE ISSUED BY
THE COUNTY.	ODMATION AND EVHIDITO CURMITTED ARE	TRUE AND CORRECT TO THE
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		

PROJECT NAME Semper Fi Site Development

FEE PAID:\$_____

ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.

ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON

SIGNATURE OF APPLICA

DATE 23

¹Primary Contact will receive all correspondence from County

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

§13:08.N of the Zoning Ordinance states that a Minor Amendments are those that do not alter the intent or uses of the property for which a Special Use has been approved. Minor Amendments shall be limited to the following:

- Proposed additions, enlargements or changes in any existing or proposed building or buildings, shown on any controlling site plans attached to or referenced in the ordinance which granted the special use (if applicable), and the addition of accessory structures not shown on such plans may be permitted provided that all of the following conditions are met:
 - a) The proposed addition, enlargement or change will, in the opinion of the Zoning Administrator, result in a better utilization of the property or a more efficient and desirable use of the land.
 - b) The change shall not constitute more than a ten (10) percent increase in the lot coverage of all approved buildings on the property or a ten (10) percent increase of the total floor area of all approved buildings on the property.
 - c) The proposed addition, enlargement or change will not infringe upon or extend into any required building setback, off street parking or loading space or required building separation or exceed the height or bulk regulations of the underlying zoning district.
 - d) The additional off-street parking or loading spaces required for such proposed addition, enlargement or change, can be supplied as required by the applicable zoning ordinance provisions.
 - e) The proposed addition, enlargement or change will not result in an enlargement or increase of any previously approved variation.
- 2. Minor Modifications of Conditions provided that all of the following are met:
 - a) The proposed modification will, in the opinion of the Zoning Administrator, result in equal or better performance than the original condition imposed.
 - b) The proposed modification or change shall not result in a change of more than ten (10) percent of any previously imposed condition.
 - c) The result of the proposed modification shall be that the property will still be in substantial compliance with the previously approved ordinance.

Please verify your modification fits the above criteria and briefly describe the minor amendment below:

MINOR AMENDMENT TO EXISTING SPECIAL USE

REPLACING THE SITE PLAN, LANDSCAPING PLAN, AND PHOTOMETRIC PLAN CONTAINED IN ORDINANCE 2021-23 WHICH GRANTED A SPECIAL USE PERMIT FOR A LANDSCAPING BUSINESS AT 10744 ROUTE 47 (PIN: 05-28-400-002) IN KENDALL TOWNSHIP

<u>WHEREAS</u>, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits are granted; and

<u>WHEREAS</u>, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the B-3 Highway Business District and consists of approximately 13 acres located at 10744 Route 47 (PIN: 05-28-400-002), in Kendall 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

<u>WHEREAS</u>, on October 19, 2021, the Kendall County Board approved Ordinance 2021-23 which granted a special use permit for a landscaping business at the subject property; and

<u>WHEREAS</u>, several conditions in Ordinance 2021-23 reference a controlling site plan, landscaping plan, and photometric plan; and

WHEREAS, the Illinois Department of Transportation required additional land for the right-of-way expansion of Route 47 at the subject property; and

<u>WHEREAS</u>, the subject property is currently owned by Always Faithful Properties LLC as represented by Robert Velazquez and hereinafter shall be referred to as "Petitioner"; and

<u>WHEREAS</u>, on or about June 5, 2023, Petitioner's representative filed a petition for a minor amendment to several conditions contained in Ordinance 2021-23 by changing the site plan, landscaping plan, and photometric plan associated with the special use permit; and

NOW, THEREFORE, BE IT ORDAINED, BY THE PLANNING, BUILDING AND ZONING COMMITTEE OF THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

- 1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed and the property will still be in substantial compliance with the previously approved Ordinance 2021-23.
- 2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner's petition for a minor amendment to Ordinance 2021-23 subject to the following conditions and restrictions
 - A. Condition 2.A of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:
 - "The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit B, including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway

entrance. Landscaping display areas may be installed on the property without the need to amend the special use permit unless the landscaping display areas encroach into required setbacks. The description of types of lights contained in Ordinance 2021-23 shall remain effective."

- B. Condition 2.B of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:
 - "All of the structures shown on the site plan attached hereto as Exhibit B shall be constructed and occupied by June 1, 2024. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building."
- C. Condition 2.J of Ordinance 2021-23 is deleted in its entirety and is replaced with the following:
 - "The landscaping shown on the landscaping plan attached hereto as Exhibit B shall be installed no later than June 1, 2024. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5") caliber at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.
- D. All references to the site plan, landscaping plan, and photometric plan contained in Ordinance 2021-23 shall be amended to refer to Exhibit B attached to this minor amendment.
- E. All of the other conditions and restrictions contained in Ordinance 2021-23 shall remain effective.
- F. If one or more of the above conditions or the conditions contained in Ordinance 2021-23 are declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 3. This special use permit and minor to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

<u>IN WITNESS OF</u>, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 12th day of June, 2023.

Attest:	
Kendall County Zoning Administrator	Kendall County PBZ Committee Chairman
Matthew H. Asselmeier	Seth Wormley

Exhibit A

That part of the Southeast Quarter of Section 28, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North along the West line of said Quarter, 642.65 feet for the point of beginning; thence Easterly at right angles to said West line 647.36 feet; thence Northerly along a line forming an angle of 89 degrees 35 minutes 05 seconds, measured clockwise from the last described course, 1012.69 feet; thence Westerly along a line forming an angle of 89 degrees 56 minutes 12 seconds, measured clockwise from the last described course, 640.04 feet to the West line of said Southeast Quarter thence Southerly along said West line 1007.32 feet to the point of beginning (except that part thereof lying within the right of way of Illinois State Route No. 47 and being described in a Judgment recorded November 13, 1991 as Document No. 917979) in the Township of Kendall, Kendall County, Illinois.

ENGINEERING PLANS FOR

SEMPER FI LAND SITE PLAN

SECTION 28, TOWNSHIP 36 NORTH, RANGE 7 EAST

LEGEND EXISTING SANITARY SEWER LINE PROPOSED SILT FENCE ______ SF ______ EXISTING SPOT SHOT x 686.00 x 686.00 PROPOSED SPOT GRADE B-BOX HYDRANT VALVE VALVE VAULT INLET-CURB INLET OR MANHOLE FLARED END SECTION SANITARY: CLEANOUT MANHOLE UTILITY POLE R.O.W. MONUMENT PROPERTY PIN P.K. NAIL ☐ UTIL CABINET CHISELED MARK BENCHMARK UTIL PEDESTAL HUB & TACK LIGHT POLE SOIL BORING TRAFFIC SIGNAL OVERLAND RELIEF ELECTRIC VAULT

10744 US ROUTE 47 YORKVILLE, IL 60560 KENDALL COUNTY MAY, 2023

INDEX TO SHEETS

- 1. COVER SHEET
- 2. EXISTING CONDITIONS & DEMOLITION PLAN
- 3. STORMWATER POLLUTION & PREVENTION PLAN 1
- 4. STORMWATER POLLUTION & PREVENTION PLAN 2
- 5. CIVIL SITE PLANS
- 6. GENERAL NOTES & DETAILS
- 7. IDOT DETAILS





Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

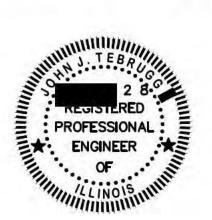
UTILITY STATEMENT

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

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

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

GIVEN UNDER MY HAND & SEAL THIS $31^{\rm ST}$ DAY OF MAY, 2023





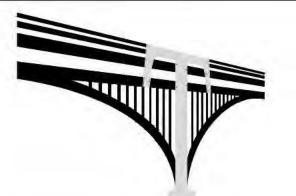
COPYRIGHT © 2019 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS
MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN
PERMISSION OF TEBRUGGE ENGINEERING.

BENCHMARKS:

- UNITED CITY OF YORKVILLE SURVEY CONTROL MONUMENTS # 6
 LOCATED AT THE NORTH-WEST CORNER OF SYCAMORE ROAD AND JOHN STREET
 ELEVATION = 638.64 (NAVD 88 DATUM)
- UNITED CITY OF YORKVILLE SURVEY CONTROL MONUMENTS # 7 LOCATED IN FRONT OF YORKVILLE CITY HALL ELEVATION = 635.08 - (NAVD 88 DATUM)

PLANS PREPARED FOR:

ALWAYS FAITHFUL PROPERTIES, LLC



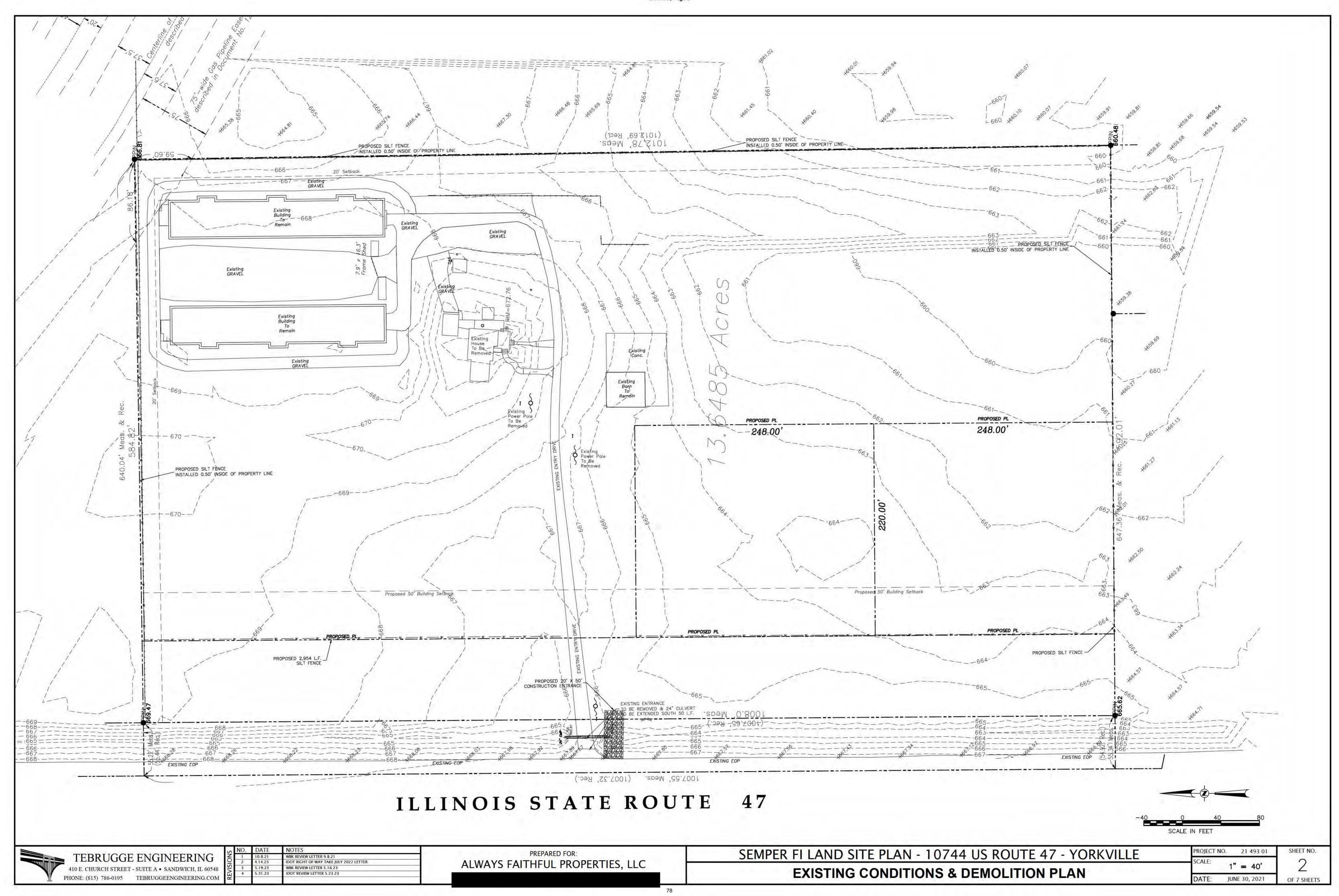
CIVIL ENGINEER:

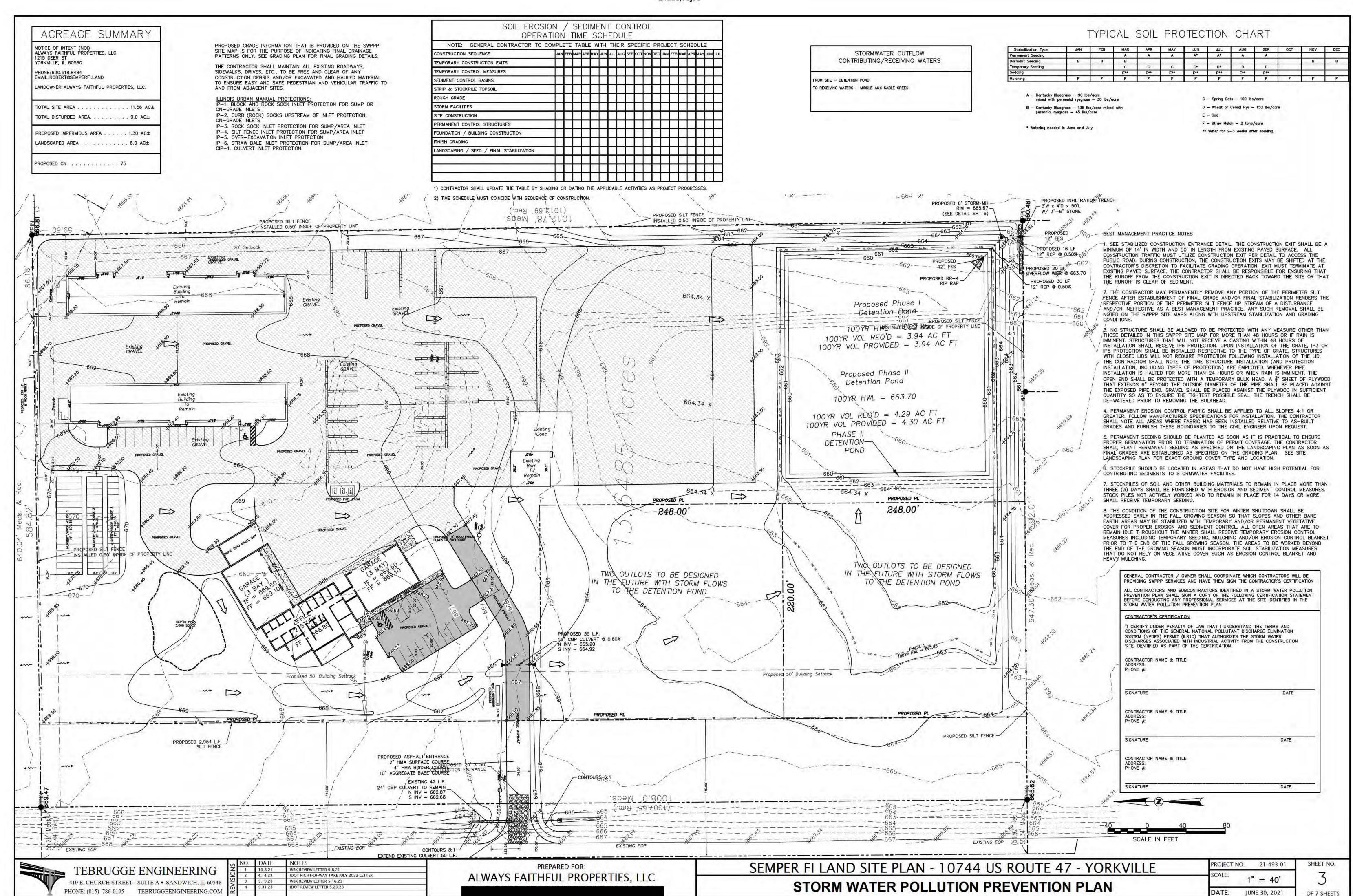
TEBRUGGE ENGINEERING 410 E CHURCH ST - SUITE A SANDWICH, ILLINOIS 60548 (815) 786-0195

INFO@TEBRUGGEENGINEERING.COM WWW.TEBRUGGEENGINEERING.COM

S	NO.	DATE	NOTES	
ZΙ	1	10.8.21	WBK REVIEW LETTER 9.8.21	
Ž١	2	4.14.23	IDOT RIGHT-OF-WAY TAKE JULY 2022 LETTER	
=	3	5.19.23	WBK REVIEW LETTER 5.16.23	
REVISIONS	4	5.31.23	IDOT REVIEW LETTER 5.23.23	
n				

→ FLOW DIRECTION





1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspection and activities which are created during the course of the project, and other documents as may be included by reference to this SWPPP. Changes, modifications, revisions, additions, o deletions shall become part of this SWPPP as they occur.

 All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must
be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part VLG (Signatory Requirements) of the ILR10 Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment

All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements. The NPDES Permit will be issued 30 days after the postmark date of the submittal

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of \$500 to the address listed below. The Contractor will be responsible for submitting each subsequent \$500 yearly fee, if applicable. A copy of the signed NOI form will be supplied to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILR10 in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re—submitting the NOI with update acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the

acreage difference and the date of sale. There is no fee involved with modifying the NOI.

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

1021 North Grand Avenue East Springfield, Illinois 62794-9276 Phone: (217) 782-0610

Illinois Environmental Protection Agency

Division of Water Pollution Control

Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, Illinois 60560 Phone: (630) 553-4141

prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of

. Notice of Intent signed in accordance with ILR10.

2. Permit Authorization from the Illinois Environmental Agency (IEPA).

The location of the SWPPP must be clearly visible.

A complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a

The Contractor must provide names and addresses of all sub-cntractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM

The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If the State or Local agencies have a required inspection form, the both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from

An example BMP Inspection Form will be supplied to the Contractor.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct

See Section VII on this sheet for further reporting requirements.

This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that disturb site solls. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, new ections, and/or revised drawings. The site map showing the locations of all storm water controls must be post on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES

Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B.8 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

CONTRACTORS RESPONSIBILITY

This SWPPP intends to control water—bourne and liquid pollutant discharges by some combination of interception sedimentation, filtration, and containment. The Contractor and sub—contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The

K. LOG OF CONSTRUCTION ACTIVITY

A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground—disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILR10 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soll, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water. Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

Described below are the major construction activities that are subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-poty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solld waste containers, etc., Immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process. Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

1. Install stabilized construction entrance and SWPPP Entrance Sign.

2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence). 5. Prepare temporary parking and storage area. . Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).

5. Begin grading the site.6. Start construction of building pad and structures.

Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more. Install utilities, underdrains, storm sewers, curbs and gutters. . Install inlet protection at all storm sewer structures as each inlet structure is installed.

O. Permanently stabilize areas to be vegetated as they are brought to final grade. Prepare site for paving. 2. Pave site. i. Install appropriate inlet protection devises for paved areas as work progresses

 Complete grading and installation or permanent stabilization over all areas including outlots.
 Call Engineer after the site appears to be fully stabilized for inspection. . Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and

Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

Site construction activities consist of removal of existing house, installation of new buildings, detention pond, and hard landscape display areas.

2. Total area of site = 11.56 acres Total disturbed area on site = 9.0 acres

3. Estimated site runoff coefficient after construction activities are complete: CN=75.

4. Site map included indicating existing & proposed slopes across site is included in SWPPP.

Site drainage is received by Aux Sable Creek located east of the development

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for unction temporarily and will be used as needed for pollutant control during the construction period. These include emporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment asins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will to provide a protective cover of grass, pavement, or building structure.

a) Temporary Seeding or Stabilization - All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast—germinating annual grass/grain varieties, straw/hay mulch, wood cellulose

b) Permanent Seeding or Sodding — All areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be sealed will have topsoil and other soil amendments as specified on the Landscape Plan.

a) Silt Fence - Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal

support stakes at intervals sufficient to support the fence (5-feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment—laden storm water and allow settlement of suspended soils before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low—velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed $\frac{1}{2}$ acre per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit - All access points from the pubic street into the construction site shall include construction exit composed of course stone to the dimensions shown on the Existing Conditions and Demolition Plan The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any ocations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection — Curb and grated inlets are protected from the intrusion of sediment brough a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlemen of suspended soils before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices

d) Inspection and any necessary cleaning of the underground storm system shall be included as part of this

TREE PROTECTION - FENCING

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved,

B. OTHER POLLUTANT CONTROLS

Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be

provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.

No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid

necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

All personnel involved with construction activities must comply with State and Local sanitary or septic regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator. The location of sanitary facilities shall be shown

4. Non-Storm Water Discharge Non-storm water components of site discharges are not permitted under ILR10 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation drainage; routine external building washdown which does not use detergents; payement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs, uncontaminated ground water; and foundation or footing drains where flows are not

5. Concrete Waste from Concrete Ready-Mix Trucks Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Federal regulations. The jobsite superintendent is responsible for assuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, material, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, straw wattles, or other means of containment shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Receptacles for debris and trash disposal shall also be provided.

Temporary on—site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for signage, fire extinguisher, etc. Hoses, valves, fittings, caps, filler nozzles and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall I

A Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320—gallons. Containers with storage capacity of 55—gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal egulations, Part 112, (40 CFR 112). evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the

8. Hazardous Material Management and Spill Reporting Plan Any hazardous or potentially hazardous material that is bought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be prope stored, handled, dispensed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to ne appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or hazardous materials in excess of reportable quantities and will provide notice to Owner within 24-hours of

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 III. Adm. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (29 III. Admin. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quality for hazardous materials can be found in 40 CFR 302 or by contacting

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented: a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, nstruction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and

additives, etc.) will be stored in a secure location, under cover, when not in use. b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery c)A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust,

acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be d) All of the products in a container will be used before the container is disposed of, All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.

e) All products will be stored in and used from the original container with the original product label.

f) All products will be used in strict compliance with instructions on the product label

INLET PROTECTION - PAVED AREAS

DROP-IN PROTECTION

9. Long Term Pollutant Controls
Storm water pollutant control measures installed during construction, that will also provide storm water
management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio

g) The disposal of excess or used products will be in strict compliance with instructions on the product label.

STABILIZED CONSTRUCTION ENTRANCE PLAN

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs) During the construction phase, the Contractor shall implement the following measures:

I. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit. 2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and

3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means of the primary construction site, the Contractor is responsible for determining that all storm water permitting and taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations

> At a minimum, each off-site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re-vegetation after all disturbances

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the

Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of everyday and disposed of

in an appropriate manner. Sediment shall NOT be washed into storm sewer systems. B. SEDIMENT CONTROL DEVICES Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins

shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. Additional Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for

materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to. Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final tabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum

of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The

All discharge points must be inspected to determine whether erosion and sediment control measures are effective in

vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and

preventing discharge of sediment from the site or impacts to receiving waters. The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be complete and additional information should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of

The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the General Permit.

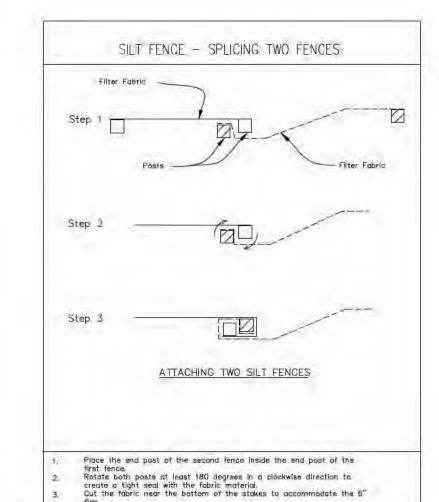
If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this identified violation. The Contractor's Compliance Officer shall us forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with part VI.G of the General Permit. The report

Illinois Environmental Protection Agency Division of Water Pollution Control Attn: Compliance Assurance Section 1021 North Grand East

Springfield, IL 62794-9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, Localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

STABILIZED CONSTRUCTION ENTRANCE PLAN



trive both posts a minimum of 18 inches into the ground and bury the

CONCRETE WASH-OUT NOTE:
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENCE OF NONCOMPLIANCE (ION).

6" WRE STAPLE OR SANDBA

4"x4"x6" Wood Post o

eashout becomes two-thirds full.

10' Min

0000000

CONCRETE WASHOUT AREA

ompact backfill (particularly at splices) completely to prevent IUM-620B(W) SILT FENCE PLAN 6" Wre Stople or Sandbag Fastener – Min. No. †0 Gage Wire 4 Per Post Required. (Typ.) EARTHEN BERM ANCHOR SECTIONS 6" Wire Stople or Sondbag 7 - Direction Of Flow Cut: Nativa Sail SUBGRADE ANCHOR SECTIONS FABRIC ANCHOR DETAIL Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Maintaining temperary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition. 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of

at least 30 for nonwoven and 40 for woven.

(Optional) WITH LIFT HANDLES BAG/FLIER Must Extend Full Width Of Ingress And Egress Operation. To Sediment PLAN VIEW SECTION A-A L = As Noted on Plans Ground Surface Existing Ground SIDE ELEVATION 1 Filter fabric shall meet the requirements of material specification POST AND FENCE DETAIL 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. 2.Rock or reclaimed concrete shall meet one of the following IDOT coarse .The fence shall be located a minimum of 1 foot outside the drip line aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 of the tree to be saved and in no case closer than 5 feet to the and Class III compaction. 3.Any drainage facilities required because of washing shall be 2. Fence posts shall be either standard steel posts or wood posts with a minumum pross sectional area of 3,0 sq. in.

3. The fence may be either 40" high snow fence, 40" plastic web fencing constructed according to manufacturers specification 1.If wash racks are used they shall be installed according to the



TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

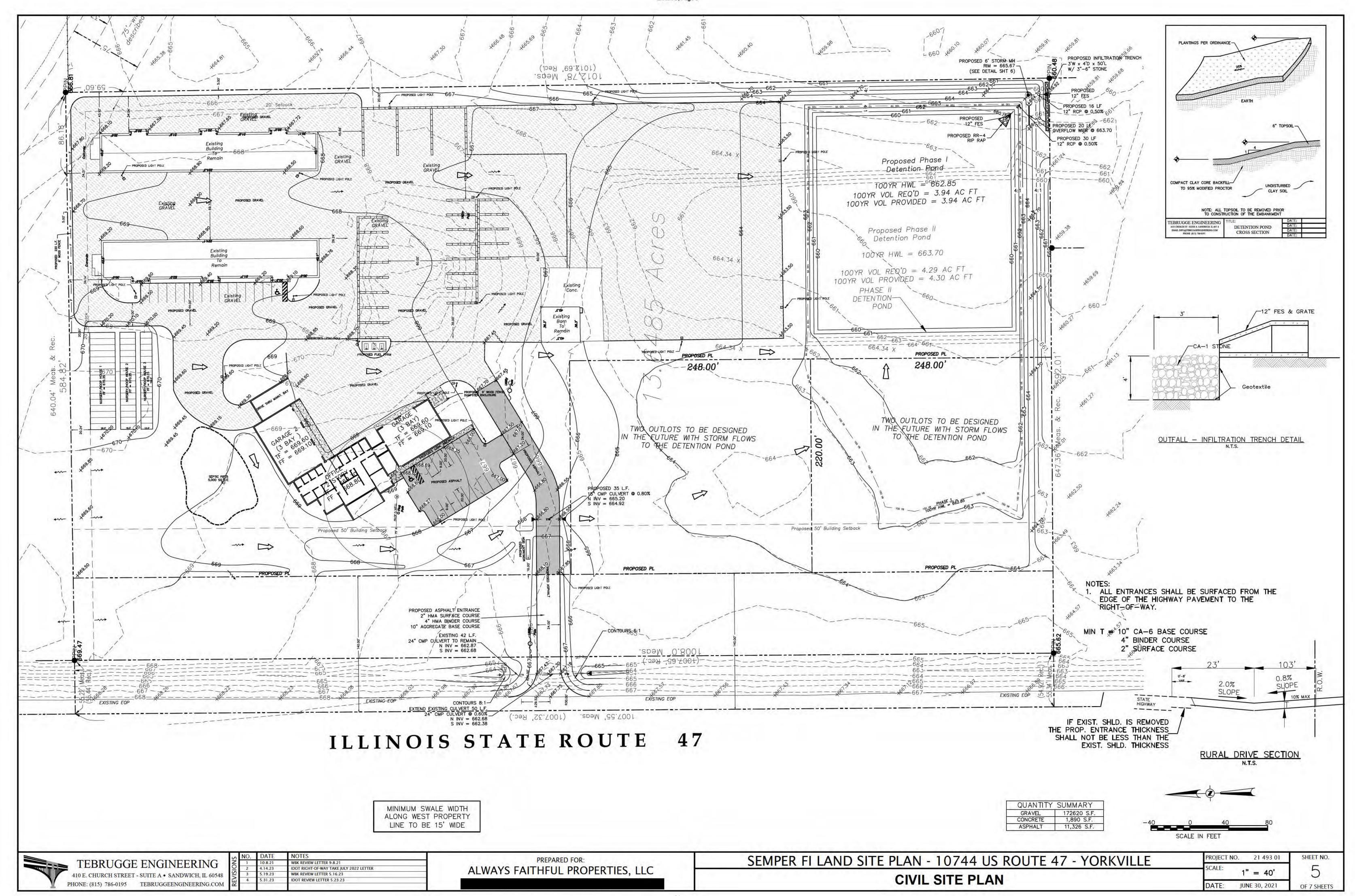
DOT RIGHT-OF-WAY TAKE JULY 2022 LETTI VBK REVIEW LETTER 5.16.23 DOT REVIEW LETTER 5.23.23

PREPARED FOR: ALWAYS FAITHFUL PROPERTIES. LLC SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE STORM WATER POLLUTION PREVENTION PLAN

21 493 01 JUNE 30, 2021

Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in...

SHEET NO. OF 7 SHEETS



GENERAL CONDITIONS

ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES. AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINA LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

 ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT. DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE

PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE. 7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN,

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS. 2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY

WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT. 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED

SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

 SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAYEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS, PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY. THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR. 9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED

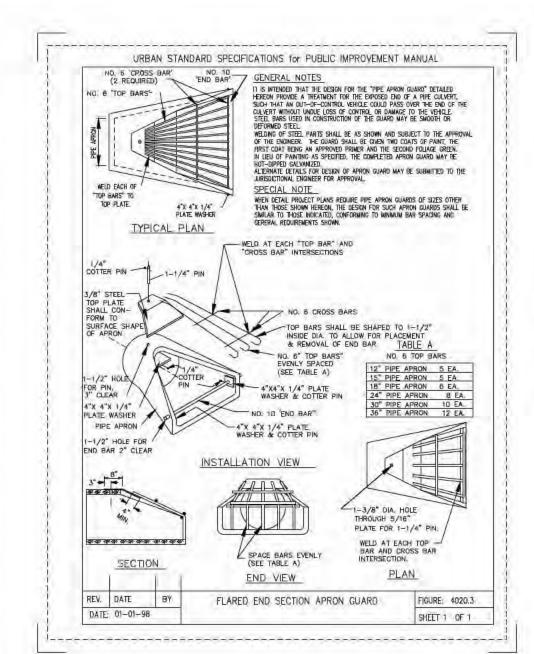
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

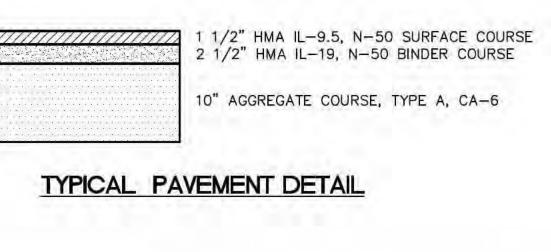
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

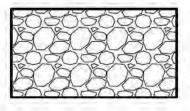
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION, ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

> ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1A SEEDMIX







STM-9

- *6 @ 9" EACH WAY

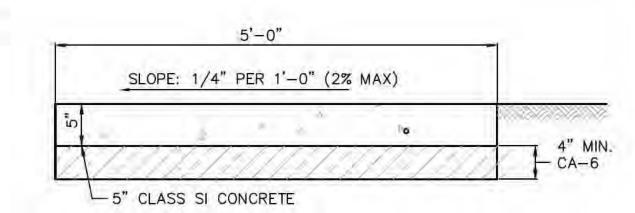
SIDE VIEW

- MANHOLE STEPS (SEE NOTE 3)

FLOW

12" AGGREGATE COURSE, CA-6 CRUSHED LIMESTONE OR ASPHALT GRINDINGS

GRAVEL STORAGE LOT DETAIL

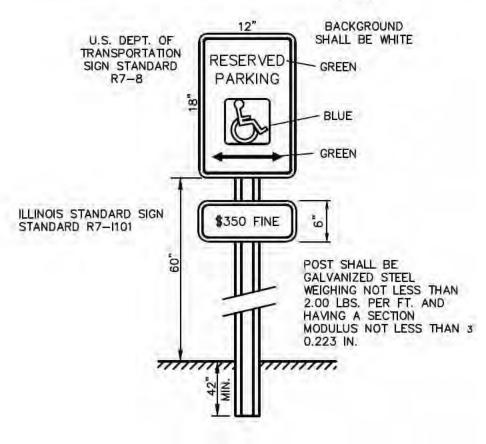


1. INSTALL TOOL JOINTS EVERY 5' CONCRETE TO BE 6" THICK AT DRIVEWAYS.

ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

SIDEWALK

N.T.S.



LOCATE SIGN AT EACH END OF HANDICAP PARKING AREA, 2 FT. FROM EDGE OF PAVEMENT

2-YEAR

09 P

D 9" CENTERS INTO MIN. 3" INTO PRECAST WALL BOTH SIDES

FLOW

CA-T GRANULAR BACKFILE

SECTION A-A

FLOW

I. RESTRICTOR ORIFICES SHALL BE CAST INTO THE CONCRETE WEIR WALL

WATERTIGHT CONNECTIONS REQUIRED BETWEEN STRUCTURE AND PIPE AND STRUCTURE WALLS/BASE AND WEIR WALL CONFORMING TO ASTM C-923

3. COATED CAST IRON MANHOLE STEPS SHALL BE PROVIDED IN EACH CHAMBER AT 16" ON CENTER

4. EXTERIOR JOINTS SHALL BE WRAPPED WITH MACWRAP OR APPROVED EQUAL

TABLE TO BE COMPLETED BY DESIGNER AND INCLUDED IN PLANS FOR EACH PROJECT

DOWNSTREAM INVERT ELEV UPSTREAM PIPE DIAMETER (IN DOWNSTREAM PIPE DIAMETER (IN)

2-YEAR DRIFICE SIZE (IN

100-YEAR ORIFICE SIZE IIN 100-YEAR ORIFICE ELEV

2-YEAR DRIFICE ELEV

TOP OF WEIR ELEV

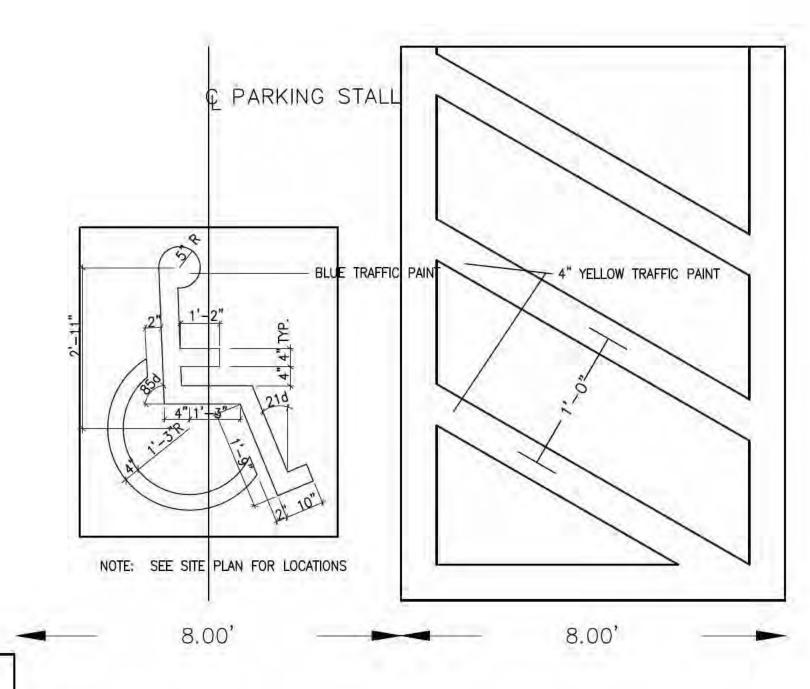
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660.00

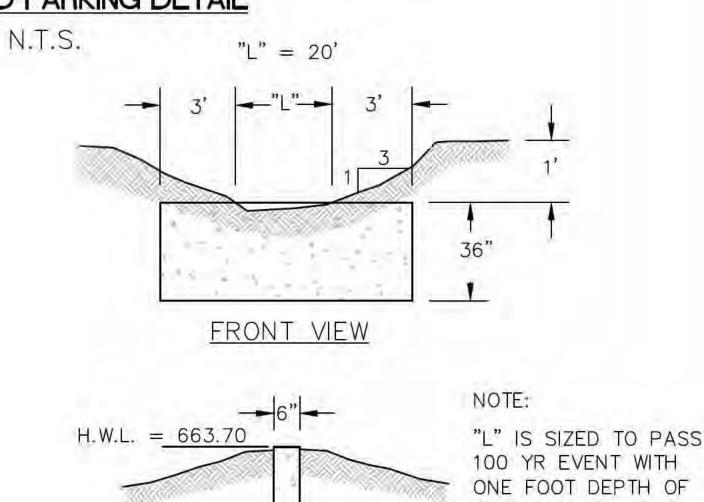
E SO FLOW

5" MIN. -

HANDICAP PARKING SIGN



HANDICAPPED PARKING DETAIL



CONCRETE OVERFLOW DETAIL

N.T.S.

TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548

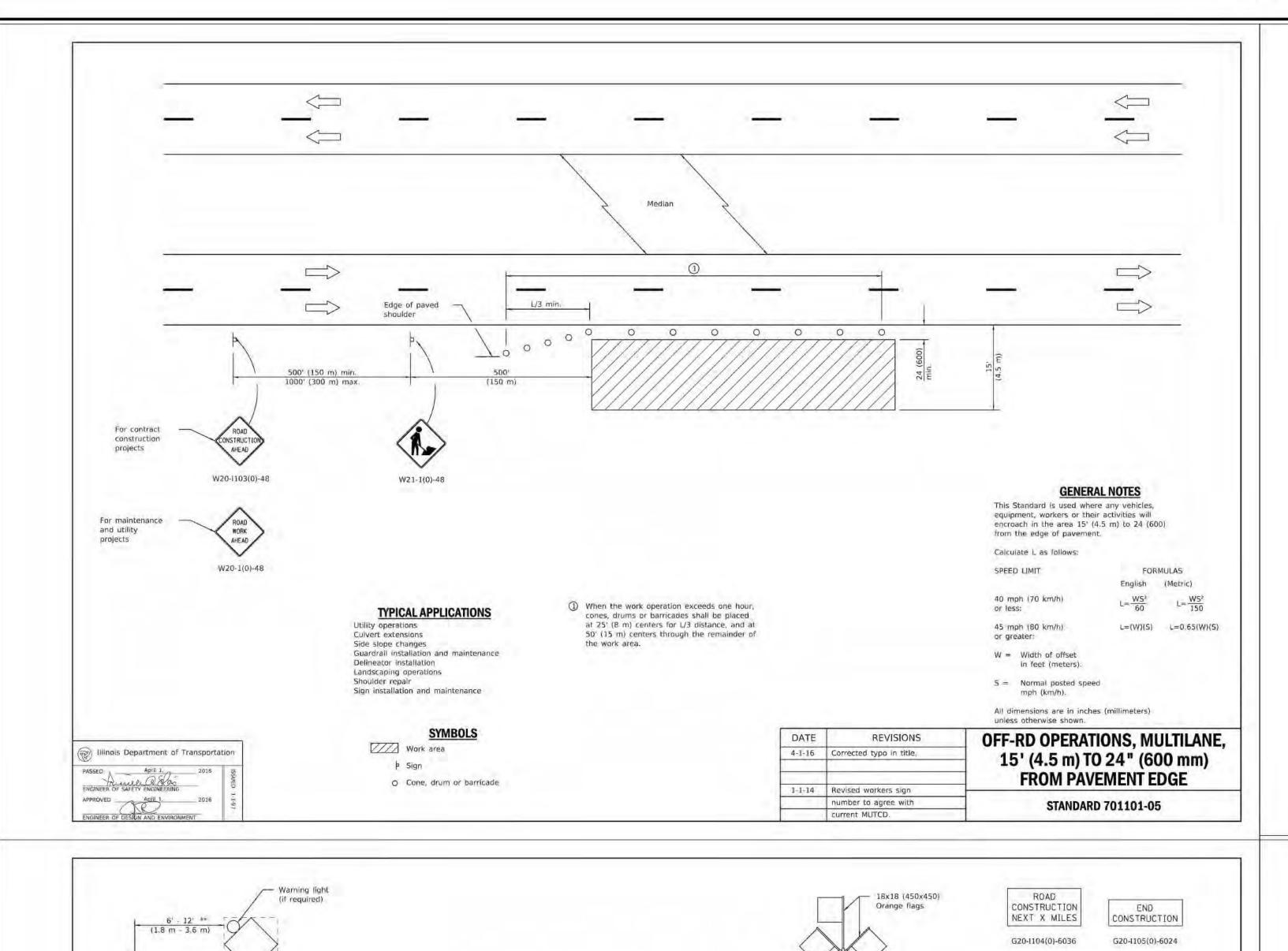
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

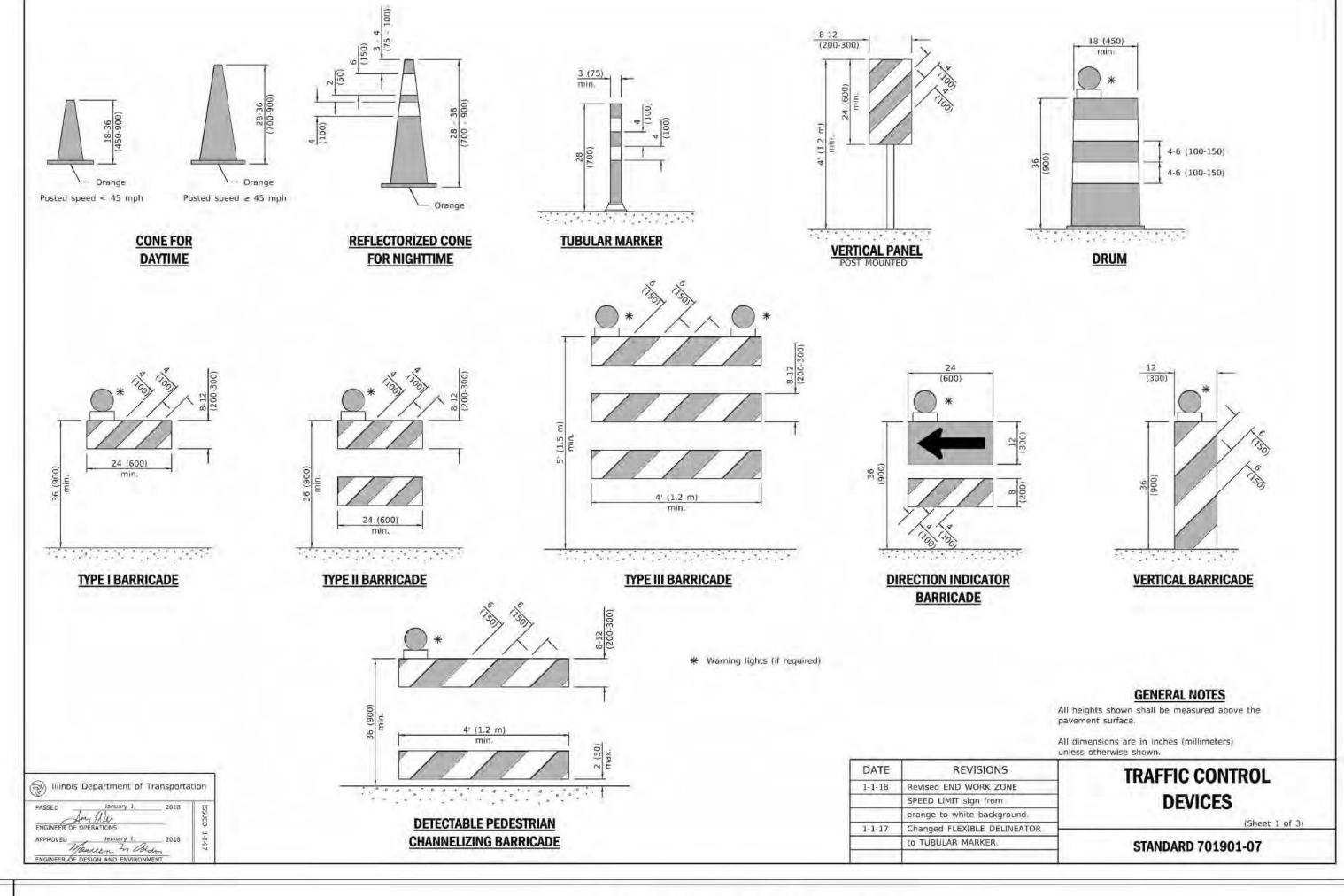
DOT RIGHT-OF-WAY TAKE JULY 2022 LETTER WBK REVIEW LETTER 5.16.23 DOT REVIEW LETTER 5.23.23

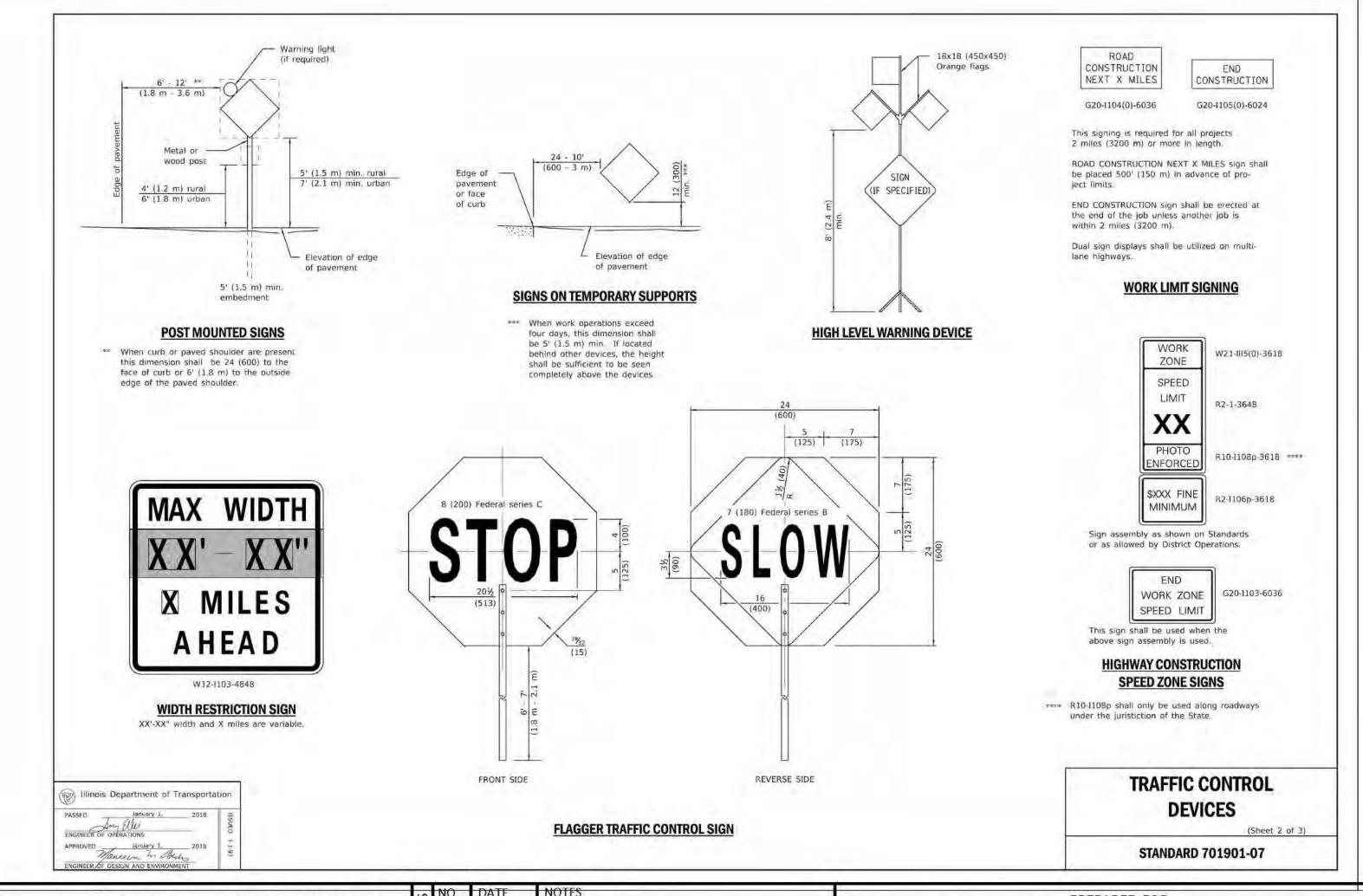
PREPARED FOR: ALWAYS FAITHFUL PROPERTIES. LLC SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE **GENERAL NOTES & DETAILS**

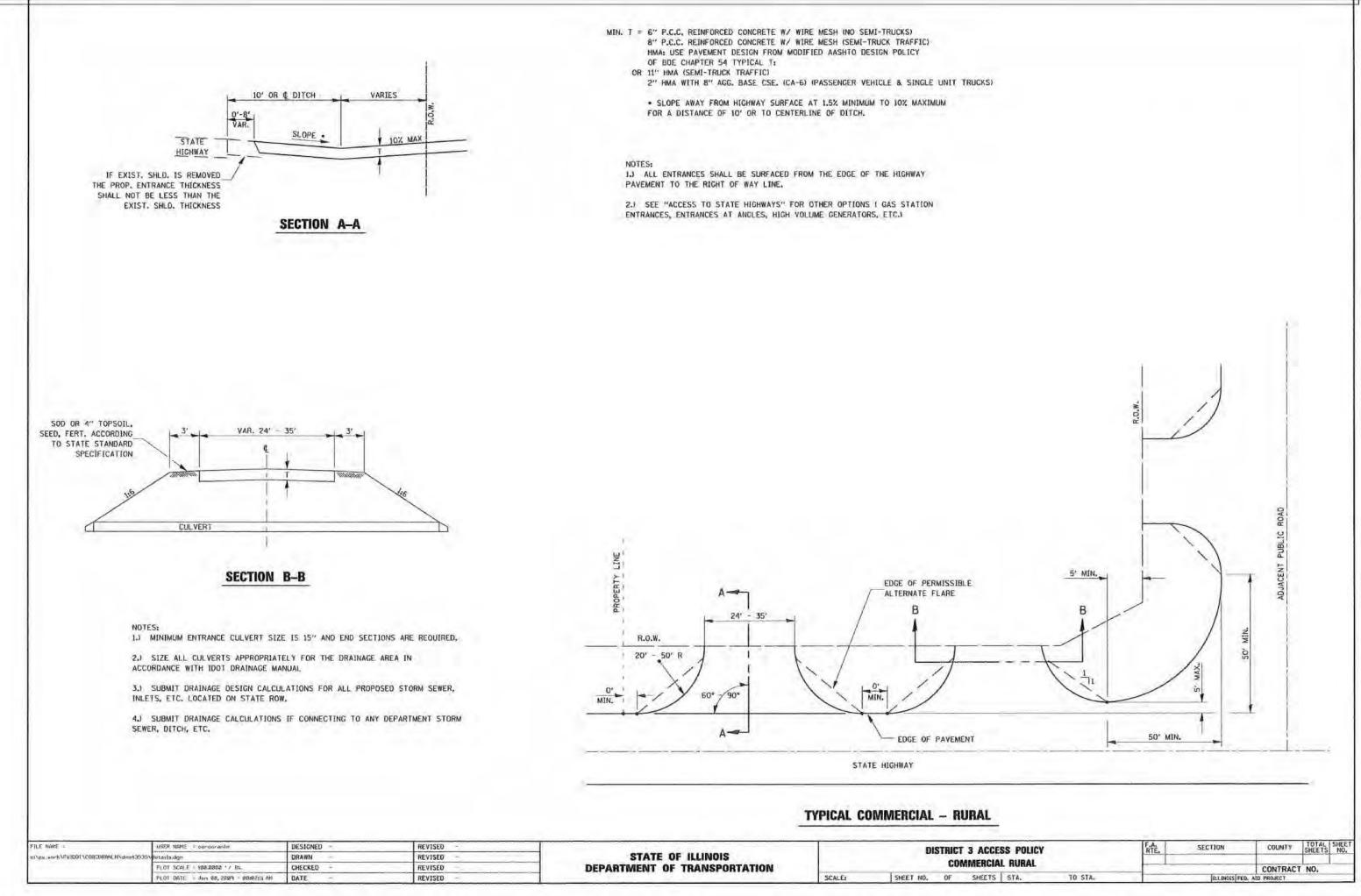
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SHEET NO. OF 7 SHEETS







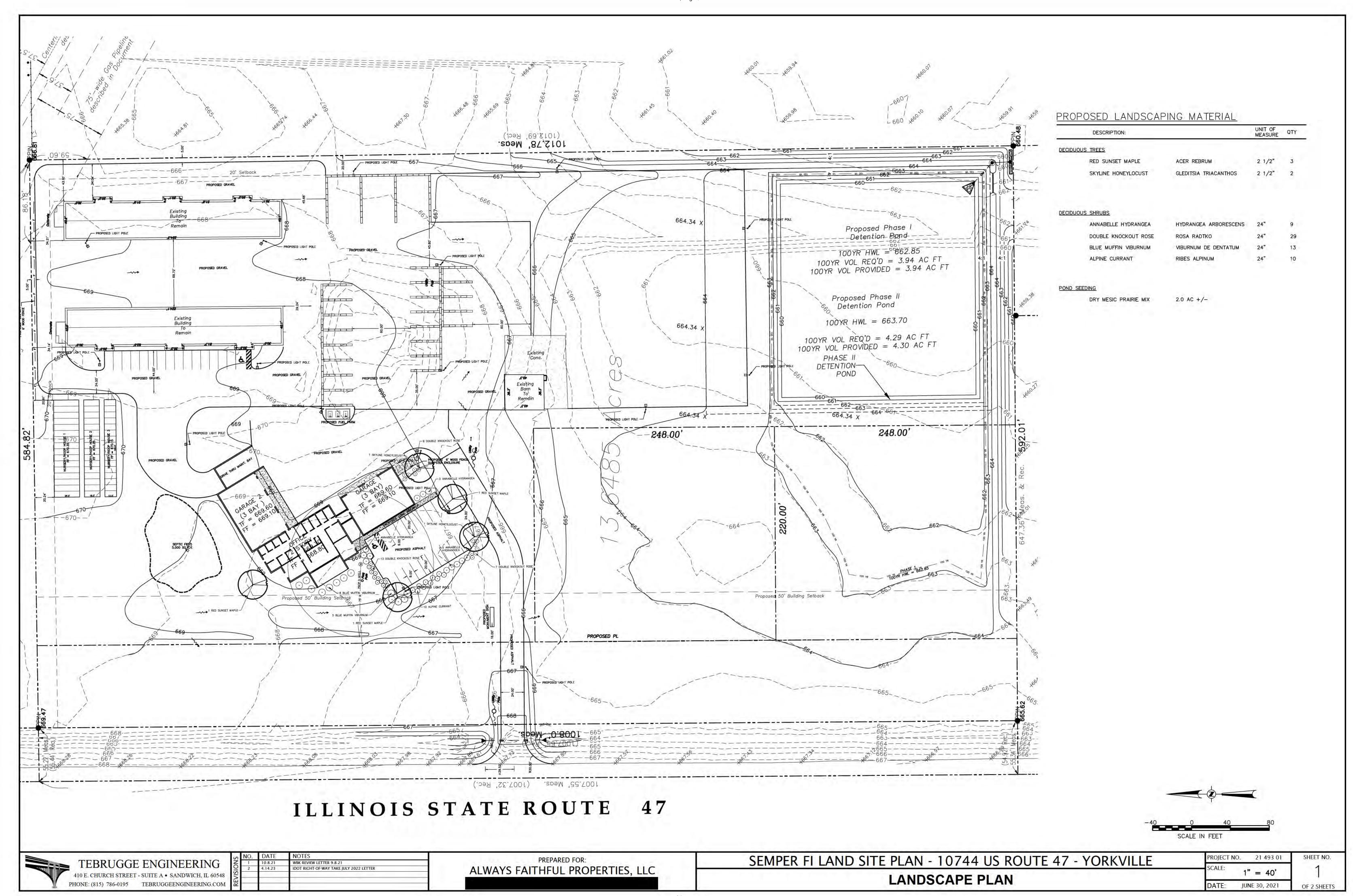




DOT RIGHT-OF-WAY TAKE JULY 2022 LETTER WBK REVIEW LETTER 5.16.23 DOT REVIEW LETTER 5.23.23

PREPARED FOR: ALWAYS FAITHFUL PROPERTIES LLC SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE **IDOT DETAILS**

21 493 01 SHEET NO. JUNE 30, 2021 OF 7 SHEETS



LANDSCAPE NOTES

PART 1 - GENERAL

1.01 DESCRIPTION

PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:

- 1. SOIL PREPARATION 2. FERTILIZATION
- 4. TREES, SHRUBS, AND GROUNDCOVERS
- 5. MULCH AND PLANT ACCESSORIES 6. MAINTENANCE AND GUARANTEE
- 7. CLEANING UP WORK AREAS

MINIMUM OF 2 YEARS.

1.02 QUALITY ASSURANCE

COMPLY WITH APPLICABLE LOCAL REGULATIONS.

B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL. C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE, NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY

THE NURSERY TRADE, PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT

SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A

1.03 SUBMITTALS

. SEED: SUBMIT SEED VENDOR'S CERTIFICATION FOR REQUIRED GRASS SEED MIXTURE, INDICATING PERCENTAGE BY WEIGHT, AND

PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SPECIES. SOD: SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE.

MULCH D. STRAW BLANKET

1.04 DELIVERY, STORAGE, AND HANDLING

. SEED: DELIVER SEED AND FERTILIZE MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.

SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.

TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FALLS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY, INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL; THE CERTIFICATE SHALL BE FILLED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEELED-IN PLANTINGS

COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

1.05 PROJECT CONDITIONS

CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.

. FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED. INSTALL SEED UNDER FAVORABLE WEATHER CONDITIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. THE GENERALLY ACCEPTED TIMES FOR SEEDING ARE:

SPRING - APRIL 1ST TO MAY 31ST FALL - AUGUST 15TH TO SEPTEMBER 30TH

1.06 GUARANTEE

. GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.

CONDITIONS NOT TYPICAL OF PLANTING AREA; OR ACT OF VANDALISM.

B. AT THE END OF THE GUARANTEE PERIOD, RESEED AND RESOD AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM

STAND OF GRASS. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. GURANTEE SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, GROUNDCOVERS, OR TURF CAUSED BY FIRES, FLOODS, FREEZING

RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER

PART 2 - PRODUCTS

2.01 MATERIALS

GRANULAR, 10-10-10. ALL PURPOSE AT A RATE OF ILBS N-P-K PER 1,000 S.F.

B. PLANT FERTILIZER: 1. PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10-10-10.

1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL SEED AND WEED LAWS IS FREE FROM POA ANNUAL, BENT GRASS AND NOXIOUS WEEDS. BLEND: PERCENT BY WEIGHT:

FIELD OF DREAMS RESEEDER MIX, (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)

2 - NAMED KENTUCKY BLUE GRASSES 50% 2 - NAMED TURF TYPE PERENNIAL GRASSES 50%

PLANT AND NOT THE LONGEST BRANCH.

3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE, PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS. FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL

DEVELOPMENT FORM. 1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".

PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.

PROVIDE EVERGREEN TREES BRANCHED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED. 5. PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST. 5.g. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE

PART 3 - EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY, DEPTH, AND CONDITIONS OF INSTALLATIONS.

3.02 PREPARATION

A. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 2". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS,

RUBBISH, AND EXTRANEOUS MATTER. B. GRADE LAWN AREAS TO SMOOTH, FREE DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. MECHANICALLY OR

MANUALLY RAKE; REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN. RESTORE PREPARED AREAS TO SPECIFIED CONDICTION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.

D. TIME OF PLANTING 1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW

. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE-DIG AND HEAL UNTIL SITE IS READY.

LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ROTOTILL ALL GROUNDCOVER BEDS. G. PROVIDE SHRUB PITS AT LEAST 8" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 12" GREATER FOR TREES.

3.03 SEED INSTALLATION

A. TURF AREAS;

. SEED IMMEDIATELY AFTER PREPARATION OF BED.

PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY. SOW SEED AT 300 LBS. PER ACRE. 3.a. CONVENTIONAL SEEDING:

3.a.1. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. SEED EVENLY.

3.a.2. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED. 4. WITHIN 24 HOURS, PLACE STRAW BLANKET OVER ALL SEEDED AREAS. PLACE BLANKET PERPENDICULAR TO CONTOUR LINES AND FASTEN IN PLACE PER MANUFACTURES RECOMMENDATIONS.

3.04 PLANT INSTALLATION

SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS.

AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS. . MIX APPROVED COMMERCIAL FERTILIZER AT 10 LBS. PER CUBIC YARD OF BACKFILL.

GROUNDCOVERS: . WHERE GROUNDCOVERS ARE SPECIFIED ON THE PLANS, ROTOTILL ENTIRE PLANT BED TO 6" DEPTH USING AMENDED TOPSOIL. INCORPORATE COMMERCIAL 10-10-10 FERTILIZER INTO PREPARED SOIL MIXTURE AT AN APPROPRIATE RATE OF 1 LB. PER SQUARE

MULCHING: 1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.

2. WRAP TRUNKS OF ALL TREES SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE. WRAPPING IS AT THE DISCRETION OF THE CONTRACTOR.

1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY 1/4 OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.

2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE. 3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.

SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH.

NO SEEDED AREAS SHALL HAVE BARE SPOTS OR UNACCEPTABLE COVER TOTALING MORE THAN 2% OF THE INDIVIDUAL AREAS, IN AREAS REQUESTED TO BE INSPECTED. INSPECTION OF ALL WORK SHALL BE MADE UPON REQUEST OF CONTRACTOR. AT THAT TIME, IF ALL WORK IS SATISFACTORY, THAT

WILL CONSTITUTE FINAL ACCEPTANCE. D. PLANTS THAT HAVE DIED OR ARE IN UNHEALTHY OR BADLY IMPAIRED CONDITION UPON INSPECTION SHALL BE TREATED OR REPLACED AT NO ADDITIONAL COST TO OWNER. E. REPLACE REJECTED PLANTS IN THE SEASON THAT IS MOST FAVORABLE FOR RESETTING KINDS OF PLANTS REQUIRED.

3.06 CLEANING

A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.

A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.

SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS. D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.

- FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT - MULCH OVER ENTIRE PLANTING HOLE 4" THICK — CREATE SAUCER AROUND ROOT BALL BACK FILL WITH NATIVE SOIL

CLEANLY PRUNE ONLY DAMAGED, DISEASED

AND/OR WEAK BRANCHES

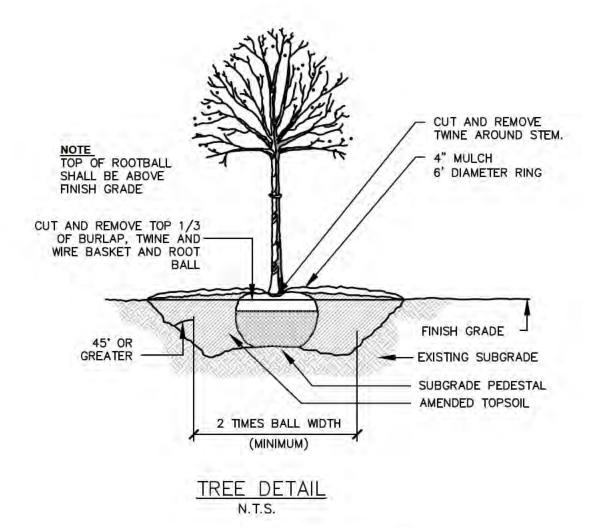
-CAREFULLY REMOVE TOP 1/3 OF BURLAP OR CONTAINER (IF CONTAINER IS NON-ORGANIC REMOVE COMPLETELY) CUT SEVERAL SLITS IN ORGANIC CONTAINER
TO FACILITATE ROOT PENETRATION EXISTING SUB GRADE, TO AVOID SETTLING DO NOT EXCAVATE DEEPER THAN ROOTS

NOTES:

WATER THOROUGHLY AFTER INSTALLATION.

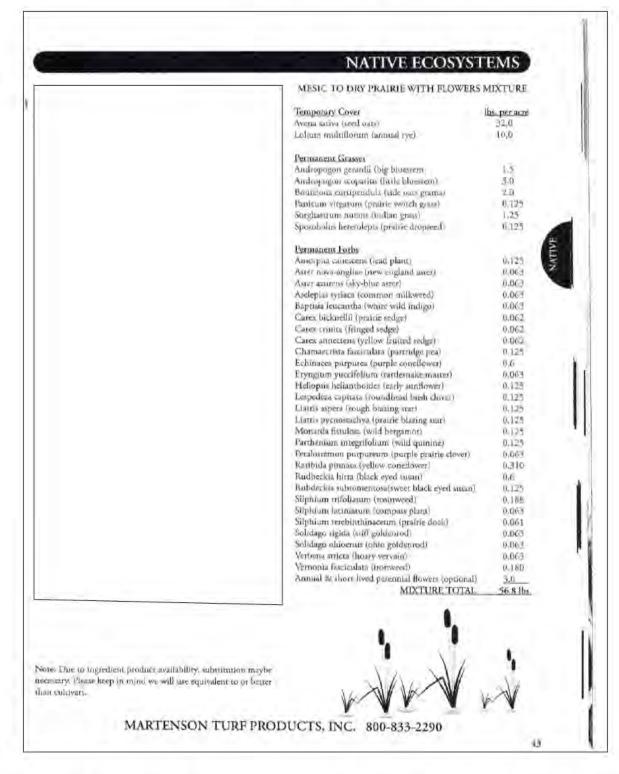
2. USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST. 3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL - CONTAINER OR B&B



DETENTION POND SHALL HAVE 6" OF PULVERIZED TOPSOIL AND INSTALL DRY MESIC PRAIRIE MIX & EROSION CONTROL BLANKET UP TO THE HIGH WATER LINE

ALL DISTURBED AREAS THAT ARE NOT BEING MULCHED SHALL RECEIVE A MINIMUM OF 6" OF PULVERIZED TOP SOIL & BE SEEDED



For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM VBK REVIEW LETTER 9.8.21 DOT RIGHT-OF-WAY TAKE JULY 2022 LETTER

PREPARED FOR: ALWAYS FAITHFUL PROPERTIES, LLC SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE LANDSCAPE DETAILS

PROJECT NO. 21 493 01 JUNE 30, 2021

OF 2 SHEETS

SHEET NO.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM, Director

Date: June 1, 2023

Re: Petition 2023-22 Scrivener's Error Correction Related to Bed and Breakfast Establishments

in Ordinance 2023-24

On May 16, 2023, the County Board approved Ordinance 2023-24, amending the Kendall County Zoning Ordinance pertaining to commercial wind and solar regulations.

The language of Article XX (amendment to special uses of the R-2 District) was accidentally copied and pasted into Article XXII (amendment to special uses of the R-3 District) of the Ordinance. In so doing, bed and breakfast establishment were unintentionally added to the list of special uses in the R-3 District. The language in Article XXII should have read as follows:

XXII. Amended Text: Section 8:07.B.1 of the of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:

"Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8:02.C, except a bed and breakfast, (emphasis added) Commercial Solar Energy Facilities, Test Solar Energy Facilities, Commercial Wind Energy Facilities, and Test Wind Towers, and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty (40) acres."

Bed and Breakfast establishments are special uses in the A-1, R-1, RPD-1, RPD-2, RPD-3, and R-2 Districts.

The information provided at all of the advisory committee meetings and public hearing contained the correct information.

The draft ordinance is attached.

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

MHA

Enc.: Draft Ordinance

ORDINANCE NUMBER 2023-____

TEXT AMENDMENTS CORRECTING A SCRIVENER'S ERROR IN ORDINANCE 2023-24 PERTAINING TO THE REGULATION OF BED AND BREAKFAST ESTABLISHMENTS IN THE R-3 DISTRICT

<u>WHEREAS</u>, on May 16, 2023, the County Board approved Ordinance 2023-24, text amendments to the Kendall County Zoning Ordinance pertaining to the regulation of the commercial wind and solar energy facilities; and

<u>WHEREAS</u>, Article XXII of Ordinance 2023-24 amended the list of special uses in the R-3 One Family Residential District; and

<u>WHEREAS</u>, the approved language of Article XXII of Ordinance 2023-24 incorrectly added bed and breakfast establishments to the list of special uses in the R-3 Zoning District; and

<u>WHEREAS</u>, bed and breakfast establishments are special uses in the A-1, R-1, R-2, RPD-1, RPD-2, and RPD-3 Zoning Districts; and

<u>WHEREAS</u>, the information provided at all of the advisory committee meetings and public hearing prior to the adoption of Ordinance 2023-24 contained the correct language for Section 8:07.B.1 of the Kendall County Zoning Ordinance; and

<u>WHEREAS</u>, the Kendall County Board desires to correct the scrivener's error contained in Ordinance 2023-24 related to the regulation of bed and breakfast establishments; and

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

- I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.
- II. Amended Text: Section 8:07.B.1 of the of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:
 - "Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8:02.C, except a bed and breakfast, Commercial Solar Energy Facilities, Test Solar Energy Facilities, Commercial Wind Energy Facilities, and Test Wind Towers, and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty (40) acres."
- III. Any reference or citation errors created by the above text amendment is hereby corrected.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 27th day of June, 2023.

State of Illinois County of Kendall		Zoning Petition #23-22
Attest:		
Kendall County Clerk Debbie Gillette	Kendall County Board Chairman Matt Kellogg	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204
Yorkville, IL • 60560

(630) 553-4141

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MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM, Director

Date: June 1, 2023

Re: Proposed Amendments Related to Chickens on Single-Family Zoned and Used Properties

In 2010, through Ordinance 2010-21, Kendall County legalized the keeping of a maximum of twelve (12) hens on properties zoned R-1, R-2, and R-3, provided the property was at least one (1) acre in size. A copy of this ordinance is attached.

Prior to the 2023 Kendall County Regional Planning Commission's Annual Meeting, the County received a request from a resident in Boulder Hill to allow hens on properties zoned R-6. The resident and several other residents of Boulder Hill presented information at the Kendall County Regional Planning Commission Annual Meeting on the subject and Staff was directed to explore a text amendment on the matter.

After researching the regulations in other, nearby communities, Staff prepared attached proposal.

In summary, the proposal would be as follows:

- 1. Allow the keeping of a maximum of six (6) hens on any lot zoned and used for single family residential purposes.
- 2. Lots one (1) acre or larger in size may have a maximum of twelve (12) hens.
- 3. The keeping of roosters would not be allowed on residentially zoned property, except by special use permit in the RPD Districts (this is already allowed in the Zoning Ordinance).
- 4. No other poultry would be allowed.
- 5. Confinements would have to be a maximum of ten feet (10') from residential lot lines.
- 6. Uncovered fence enclosure must be at least four feet (4') in height.
- 7. The sale of chickens or eggs would not be allowed.

A redlined version of the proposal is attached.

At their meeting on March 13, 2023, the Planning, Building and Zoning Committee voted three (3) in favor, one (1) in opposition, and one (1) absent to initiate this amendment.

The comparison table of local chicken regulations, the original request for backyard hens, and a map of the County showing areas zoned R-4, R-5, R-6, and R-7 are attached.

Greg Chismark reviewed the proposal from a stormwater quality perspective and expressed no concerns. His email is attached.

ZPAC reviewed the proposal at their meeting on April 4, 2023. Discussion occurred regarding complaints about chickens and concerns about potential health issues by having chickens on smaller lots. Three (3) residents expressed support for the proposal. One (1) resident expressed opposition

to the proposal. Discussion occurred regarding code enforcement procedures. The consensus at ZPAC was this proposal was more of a policy decision and not a technical decision. For this reason, ZPAC issued a neutral recommendation by a vote of six (6) in favor, one (1) in opposition, and three (3) members absent. Member Guritz voted no because he wanted an opinion from someone that raises chickens on the impact of the proposal on residential neighborhoods and public health. The minutes of this meeting are attached.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on April 26, 2023. Discussion occurred about setting a higher minimum lot size, adding regulations pertaining to using extension cords, and adding a regulation pertaining to rodent proof containers. The consensus of the Commission was that having a higher minimum lot size would defeat the purpose of the intent of the proposal (allowing hens in Boulder Hill in certain circumstances) and adding additional regulations would be difficult to enforce. The consensus of the Commission was, if the proposal is adopted and needs to be amended in the future, the Zoning Ordinance could be amended to address unforeseen problems. The Kendall County Regional Planning Commission voted to forward the proposal to the Kendall County Zoning Board of Appeals by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting are attached.

The Kendall County Zoning Board of Appeals held a public hearing on the proposal on May 1, 2023. Rebecca Wintczak was the only resident that testified at the public hearing and answered questions. Discussion occurred regarding minimum lot sizes, avian flu outbreaks, rodents, property maintenance, and distance of coops from lot lines. The Kendall County Zoning Board of Appeals recommended approval of the proposal with an amendment of setting the minimum lot size at eleven thousand (11,000) square feet by a vote of six (6) in favor and one (1) in opposition. Member Cherry voted no because he felt chickens would attract other animals and cause additional problems for neighbors. The minutes of the hearing are attached.

Petition information was emailed to the townships on March 27, 2023. Oswego Township was the only township to provide comments. On May 9, 2023, the Oswego Township Planning Commission voted three (3) in favor and zero (0) in opposition to recommend approval of the proposal with the elimination of the minimum lot size. The Oswego Township Board concurred with the recommendation of the Oswego Township Planning Commission by a vote of four (4) in favor and zero (0) in opposition. The information from Oswego Township is attached.

Following the meeting of Oswego Township, Oswego Township Trustee Judy Bush submitted an email expressing opposition to the keeping of chickens in Boulder Hill. She favored a minimum lot size of eleven thousand (11,000) square feet and a permitting process. Her email is attached.

The draft ordinance is attached.

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

MHA

Encs: Redlined Proposal

Ordinance 2010-10 Comparison Table

Man

12-20-22 Wintczak Email 3-16-23 Chismark Email

4-4-23 ZPAC Minutes (This Petition Only) 4-26-23 RPC Minutes (This Petition Only) 5-1-23 ZBA Minutes (This Petition Only)

Oswego Township Comments

5-11-23 Email from Judy Bush to Dan Koukol

Draft Ordinance

Chicken Text Amendments

Amend Section 8:02.A.11 (Permitted Use of Farm Type Animals on R-1 Zoned Property)

- a. On lots less than one (1) acre, no farm-type animals shall be permitted, except as outlined in this Section.
- d. Lots at least one (1) acre in size but less than five (5) acres shall be permitted to keep up to twelve (12) chickens. Lots one (1) acre in size or smaller may keep up to six (6) chickens, provided the conditions contained in Section 8:06.A. are met.

Amend Section 8:03.F (Permitted Uses on RPD-1, RPD-2, and RPD-3 Zoned Property)

Add the following use to the appropriate place alphabetically in the list of permitted uses:

"Chickens provided that the conditions contained in Section 8:06.A. are met."

The list of permitted uses is renumbered to reflect this addition.

Amend Section 8:03.H (Special Uses on RPD-1, RPD-2, and RPD-3 Zoned Property)

1.h. Farm-type animals, except hens, on open space acreage as detailed in an approved special use permit.

Amend Section 8:06.A (Permitted Uses on R-2 Zoned Property)

- 2. Keeping of up to twelve (12) chickens on a zoning lot, provided that:
- a. Up to twelve (12) chickens may be kept on The lots is that are a minimum one (1) acre and up to six chickens may be kept on lots less than one (1) acre.
- b. No roosters shall be kept on any zoning lot.
- c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property.
- d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties.
- e. All confinements shall be located at least ten feet (10') from all residentially zoned lots.
- f. All uncovered fenced enclosures shall be at least four feet (4') in height.
- g. No eggs or chickens shall be offered for sale on the premises.
- h. All lots where chickens are kept shall be used for single-family residential purposes.

Amend Section 8:07.A (Permitted Uses on R-3 Zoned Property)

2. Keeping of up to twelve (12) chickens on a zoning lot, provided that the conditions contained in Section 8:06.A. are met.

Amend Section 8:08.A (Permitted Uses on R-4, R-5, R-6, and R-7 Zoned Property)

Add the following use to the appropriate place alphabetically in the list of permitted uses:

"Chickens provided that the conditions contained in Section 8:06.A. are met."

The list of permitted uses is renumbered to reflect this addition.

Amend Appendix 9 (Table of Uses)

Add Chickens as permitted uses in all residential zoning districts.

ORDINANCE # 2010

AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE SECTIONS 8.07.A & 8.08.A "Residential Districts - R-2 - Permitted Uses & Residential Districts - R-3 - Permitted Uses"

<u>WHEREAS</u>, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

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

<u>WHEREAS</u>, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on September 28, 2010.

<u>NOW, THEREFORE, BE IT ORDAINED</u>, the Kendall County Board hereby amends Sections 8.07.A & 8.08.A "Residential Districts – R-2 – Permitted Uses & R-3 Permitted Uses" of the Kendall County Zoning Ordinance as provided in attached Exhibit "A".

<u>IN WITNESS OF</u>, this Amendment to the Kendall County Zoning Ordinance was approved by the Kendall County Board on October 19, 2010.

Attest:

Debbie Gillette

Kendall County Clerk

Anne Vickery

Kendall County Board Chairman

EXHIBIT "A"

8.02 R-1 ONE-FAMILY ESTATE RESIDENCE DISTRICT.

- 12. Farm type animals shall be permitted in accordance with the following:
 - a. On lots less than once (1) acre, no farm-type animals shall be permitted.
 - b. On lots at least one acre but less than three acres in size, a maximum of one horse and a maximum combined total of five ducks, rabbits, chickens, or goats, with the following exception: The number of horses permitted on lots less than three acres in size created prior to October 17, 2000, shall be determined in accordance with the methodology as specified in Section 8.02-A.12.d.
 - c. On lots three acres or more in size, one horse per acre shall be permitted provided that 21,780 square feet of contiguous land is dedicated as pasture for each horse permitted on a lot. Any lot with more than three horses shall submit a_manure management plan to PBZ Staff for review. In addition, for lots over 3 acres but less than 5 acres, maximum combined total of ten ducks, rabbits, chickens or goats is allowed. Additional farm type animals may be permitted temporarily for 4-H projects.
 - d. Lots at least one (1) acre in size but less than five (5) acres shall be permitted to keep up to twelve (12) chickens.
 - e. On lots of 5 acres or more, the following animals are permitted in any combination provided that there shall not be in excess of two-thirds of an animal unit per acre in accordance with the following table. The animal unit permitted for any animal not listed shall be determined by the Director of Planning, Building and Zoning and shall as nearly as possible approximate one of the listed animals:

EXHIBIT "A"

NUMBER OF	TYPE OF
ANIMAL UNITS	ANIMAL
PER ANIMAL	
1.4	Dairy Cattle
1.0	Beef Cattle
0.66	Horses
0.8	Lamas
0.4	Ostrich
0.4	Goats
0.4	Hogs
0.2	Ducks
0.1	Sheep
0.02	Turkeys
0.02	Rabbits
0.01	Chickens

The formula for calculating the number of animals allowed on parcels in excess of five acres in size shall be as follows:

(Acreage of the property x = 0.66) = Total Number of Animal units allowed.

Example: 5.0 Acres x 0.66 = 3.33 Animal Units. Based on the Table above, the following mix of animals would be permitted:

(2 Dairy Cattle = 2.8 Animal Units) + (1 Goat = 0.4 animal Units) + (1 Sheep = 0.10 Animal Units) + (3 Chickens = 0.03 Animal Units) = 3.33 Total Animal Units. (AMENDED 9/15/09)

8.07 R-2 ONE-FAMILY RESIDENCE DISTRICT.

- A. PERMITTED USES. The following uses are permitted:
 - 1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8.02-A except 8.02-A (3). <u>Uses permitted in Section 8.02-A (12) shall also be prohibited in the R-2 District with the exception of chickens.</u>
 - 2. Keeping of up to twelve (12) chickens on a zoning lot, provided that:
 - a. The lot is a minimum one (1) acre.
 - b. No roosters shall be kept on any zoning lot
 - No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property
 - d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties.
 - e All confinements shall be located at least 10' from all residentially zoned lots.
 - f. All uncovered fenced enclosures shall be at least four feet in height.

EXHIBIT "A"

- g. No eggs or chickens shall be offered for sale on the premises
- h. All standards adopted by the Illinois Department of Agriculture and the Kendall County Health Department shall apply.

8.08 R-3 ONE-FAMILY RESIDENCE DISTRICT.

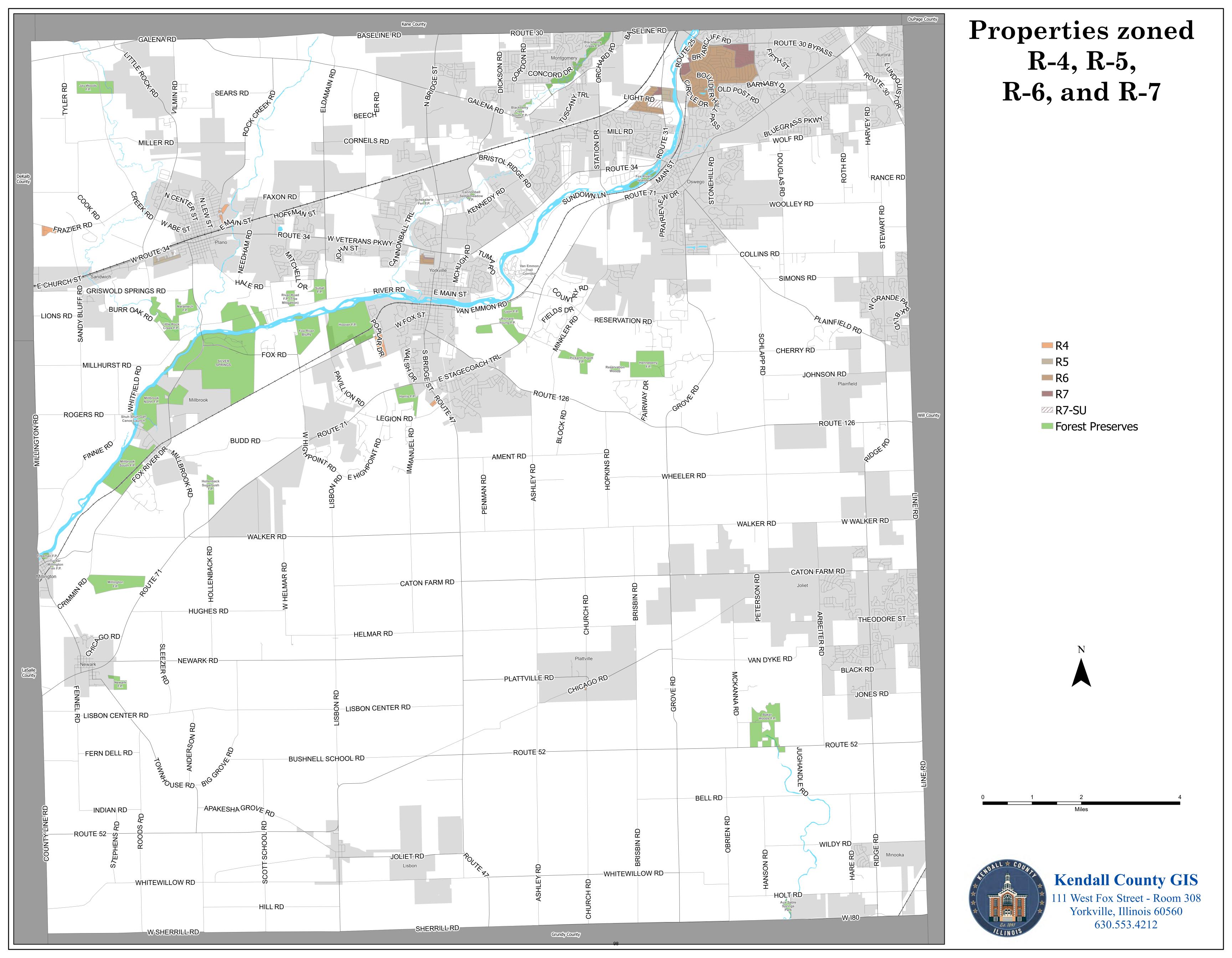
- A. PERMITTED USES. The following uses are permitted:
 - 1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8.02-A except 8.02-A (3). <u>Uses permitted in Section 8.02-A (12)</u> shall also be prohibited in the R-2 District with the exception of chickens.
 - 2. Keeping of up to twelve (12) chickens on a zoning lot, provided that:
 - a. The lot is a minimum one (1) acre.
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 - e All confinements shall be located at least 10' from all residentially zoned lots.
 - f. All uncovered fenced enclosures shall be at least four feet in height.
 - g. No eggs or chickens shall be offered for sale on the premises
 - h. All standards adopted by the Illinois Department of Agriculture and the Kendall County Health Department shall apply.

Single-Family Residential Chicken Table

	Maximum Number (Hens)	Minimum Lot Size
Kendall County	12	43,560 Square Feet
LaSalle County	No Cap	No Minimum Lot Size
DeKalb County	Follow Municipal Rules Within	Follow Municipal Rules Within
	1,000 Feet	1,000 Feet Otherwise 87,120
		Square Feet
Kane County	No Cap	43,560 Square Feet
DuPage County	5	No Minimum Lot Size
Will County	1 Per 2,500 Square Feet	12,500 Square Feet
Grundy County	6 Per 21,780 Square Feet	21,780 Square Feet
Aurora	0	Not Allowed
Joliet	No Cap	217,800 Square Feet
Lisbon	No Cap (Can't Run At Large)	No Minimum Lot Size
Millington	8	No Minimum Lot Size
Minooka	8	No Minimum Lot Size
Montgomery	0	Not Allowed
Newark	8	No Minimum Lot Size
Oswego	6	No Minimum Lot Size
Plainfield	8	No Minimum Lot Size
Plano	Set by Individual Special Use	No Minimum Lot Size
	Permit	
Sandwich	5	No Minimum Lot Size
Shorewood	0	No Allowed
Sugar Grove	4 (Maximum 16 Permits)	No Minimum Lot Size
Yorkville	6	11,000 Square Feet

Existing Kendall County Zoning Regulations

- a. The lot is a minimum one (1) acre
- b. No roosters shall be kept on any zoning lot
- c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property
- d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties
- e. All confinements shall be located at least 10' from all residentially zoned lots
- f. All uncovered fenced enclosures shall be at least four feet in height.
- g. No eggs or chickens shall be offered for sale on the premises



Ordinance Rules	Kendall County R-2 & R-3	Oswego Village	Yorkville	Proposed R-6
Lot minimum	1 acre (43,500 sq ft)	No limit	11,000 sq ft	No limit
Roosters	No	No	No	No
Hen maximum	12	6	6	12
Bantam exceptions to hen maximum	No mention	No mention	No mention	Count as half a chicken
Slaughtering	No mention	Only if for humane or religious reasons	No	Only if for humane or religious reasons
Other poultry allowed	No	No	No	No
Eggs/ Hens for sale	No	No mention	No mention	No
Coop Placement	At least 10 ft from property line	Rear Yard On permit application- cannot be within 5 ft of property line	Rear yard	Rear yard At least 5 ft from property line
Coop distance from neighbor structures	No limit	30 ft	30 ft	30 ft
Coop distance from owners structures	No limit	0	0	0
Coop size	No limit	No limit noted in ordinance On permit application- Up to 133 sq ft	Up to 144 sq ft	Minimum of 2 sq ft per hen Maximum of 144 sq ft
Run Size	No limit on run size Most be minimum of 4 ft tall if uncovered	Not less than 32 sq ft	Not less than 32 sq ft	Minimum of 8 sq ft per hen Must be at least 4 ft tall if uncovered
Electrical Service	No limit	Not with an extension cord	Not with extension cord	Not with extension cord
Fencing/ Screening	No limit	No limit	4 ft minimum solid fence	Kept aesthetically pleasing
Noise	No limit	Not loud enough to disturb person of reasonable sensitivity	Not loud enough to disturb person of reasonable sensitivity	Not loud enough to disturb person of reasonable sensitivity
Sanitation	No mention	Maintained in neat and clean manner Free of undue accumulation of waste	Free of undue accumulation of waste	Maintained in neat and clean manner Free of undue accumulation of waste
Feed	No mention	Kept in rodent proof container	Kept in rodent proof container Not scattered on ground	Kept in rodent proof container

Matt Asselmeier		
From: Sent: To: Cc: Subject: Attachments:	Rebecca Paprocki < Tuesday, December 20, 2022 12:29 PM Matt Asselmeier Brian Holdiman Re: [External]Warning of violation Amendment for Zone R-6.docx	
meetings. I have reached out to a exception of Matt Kellogg and hi I believe I need Kendall County B process or an attorney or sometime.	Township Meeting and the Kendall County Board Meeting and intend to continue the the Kendall County Board members and have not heard anything back with the support. I am unsure of what exactly I need to do next to amend the zoning ordinance. wilding and Zoning to do the amendment. But does this go through the zone appeals hing entirely different? You had mentioned that it would take 5 meetings, but I am not Board meetings or the Zoning meetings.	
Thank you for any assistance you Rebecca Wintczak	can provide,	
On Mon, Dec 12, 2022 at 4:27 PM	M Matt Asselmeier < masselmeier@kendallcountyil.gov > wrote:	
Rebecca:		
You would amend Section 8:10.	A to allow chickens in the R-6. The stipulations would be put in Section 8:10.A.	
The 1 acre rule which applies to	hens in the other residential districts would have to be discussed.	
Thanks,		
Matthew H. Asselmeier, AICP, C	:FM	
Senior Planner		
Kendall County Planning, Buildin	ng & Zoning	
111 West Fox Street		

Yorkville, IL 60560-1498

PH: 630-553-4139

Fax: 630-553-4179

<u>Objective</u>: To amend Section 8:10 A (and/or accompanying sections hereto) of the Kendall County Zone Ordinances to allow the possession and care of backyard hens within Zone R-6. Justly, this amendment should be opened equally to all residents of unincorporated Kendall County.

Brief Summary of benefits of backyard hens:

- Backyard hens provide an ethical, economical, environmentally conscious, and sustainable source of eggs.
- Backyard hen keeping may boost the local economy through an enjoyable hobby.
- Keeping hens may provide youth with excellent learning opportunities with food sources as well as
 provide residents with the opportunity to be involved in 4-H.
- Hens are generally quiet and docile and may make good companions for residents.
- Allowing backyard hens is concurrent with the prevailing increase in appeal to own hens, evident within surrounding communities.

Nearby Communities that allow chickens within city limits:

Aurora Plainfield
Batavia St. Charles
Downers Grove Westmont
Elgin Naperville
Evanston Montgomery
Fox Lake Yorkville

Proposed Amendment (Primary Sources: Kendall County Zone R-2 and Village of Oswego Ordinance 17-26)

Keeping of up to 12 chickens on a zoning lot, provided that:

- a. No roosters shall be kept
- b. No other poultry, including but not limited to geese, ducks, or turkeys shall be kept on the property
- c. All hens shall be confined within a covered enclosure or uncovered enclosure at all times to prevent hens from encroaching onto neighboring properties or coming into contact with wild geese, and other water dwelling birds.
- d. All uncovered enclosures shall have a minimum of 4' in height
- e. No eggs or hens shall be offered for sale from the premises
- f. No person shall slaughter any hens except for humane or religious reasons
- g. The inside enclosure shall have a minimum of 2 sq ft per hen
- h. The outside enclosure shall have a minimum of 8 sq ft per hen
- i. Electric service shall not be provided by an extension cord
- j. Enclosures shall be set back by 25' from adjacent occupied residential structure and at least 5' from adjacent property zones
- k. Bantam and miniature breeds count as ½ of a chicken for the purpose of limitations on chicken keeping
- I. All feed and other items that are associated with the keeping of hens that are likely to attract rodents/vermin/pests/etc. shall be protected in a container with a tightly fitted lid so to prevent these scavengers from gaining access to or coming into contact with them
- m. All hens shall be kept in the rear yard
- All areas where hens are kept shall be maintained in a neat and clean manner, free of undue accumulation of waste such as to cause odors detectable on adjacent properties
- No person shall allow hens to produce noise loud enough to disturb the peace of person of reasonable sensitivity
- p. No part of a premises may become aesthetically unsightly or unkept with association to the owning of hens

Misconceptions against keeping hens:

Noise- When one imagines noisy chickens, they may be thinking of being woken at dawn by the crowing of a rooster. With rule 'A' in place, there would be no crowing of roosters in the early morning or any time of day. Yet, hens do make some sounds. Hens have what is called an 'egg song' when they lay an egg. This song is not nearly as loud as a rooster crowing nor even a dog barking at a nearby squirrel. Some hens do not sing this song and others may sing for up to a minute. This song takes place within their coop and is quieted by the walls of the coop. The hen may have a longer or louder song the first time they lay an egg because it is a new process for them but they are calmer in subsequent egg laying. The hens may also bawk when a predator is nearby. However, one may recognize this same alert sound from the wild birds around when there is a hawk visibly stalking the vicinity. If the hens are well secured, then predators do not typically waste their time stalking the confined hens nor do they frequently return.

The last sound that you may hear a hen make is when you feed them especially yummy treats like mealworms or yogurt. This sound is full of joy and certainly brings joy to those giving the treats. In summary, hens are generally quiet and peaceful creatures who do not bring chaos or excessive noise to a neighborhood. I have had hens in Boulder Hill for 6 of the 7 years I have lived here (I did not realize initially that they were not allowed per County Ordinances). My neighbors moved in about 4 years ago and did not know we had hens until we told them and gave them eggs sometime after they moved in. If my own direct neighbors who are frequently outside with their children had no idea about the hens next door, I do not believe anyone of reasonable sensitivity would hear, let alone complain of hens in the neighborhood

Farm-like- I can nearly assure you that there will be no giant red barns, noisy tractors, or cows coming to Boulder Hill with the passing of this proposed amendment. With the proposed rules 'P' and 'M',' hens will be out of sight and will not make a difference in the appearance of our neighborhood.

Odor- With every waste producing animal excrement can be expected to have an odor. Like keeping dogs or humans in early development, there needs to be a plan in place for collecting and disposing of anticipated waste. Luckily, hen excrement dries quickly in straw, is easy to compost or safely dispose of, and does not carry the same odor of that of a dog. As with negligent dog owners, there may be opportunity for hen owners to let their waste management go neglected. The proposal of rule 'N' is in place to combat potential negligent owners. As stated, odor from backyard hens would be the result of a negligent owner rather than the mere presence of hens.

Disease- Salmonella and bird disease outbreaks that haunt the imagination occur from poorly kept hens who are in unhealthy and crowded conditions, like those of factory farms. Backyard hen keeping is completely unlike the conditions of mass-producing factory farming. Backyard hens have adequate ventilation, whereas factory farms have poor ventilation which creates moist and dirty environments — environments where viruses and bacteria thrive. Backyard hens are kept in good health whereas factory farming hens are kept profitable. The crowded conditions also enable diseases to spread easier and quicker. With backyard hens living in reasonable numbers, diseases do not transmit the same way they would in a crowded and neglected factory farm. In summary, it would be better for disease prevention to transition away from factory farming to backyard set-ups.

Pests- Where there is food, there are opportune scavengers. As rule 'L' stipulates, food shall be kept in rodent/ pest proof containers. These containers are a necessary part of hen keeping.

Distasteful appearances- Hens can be kept in a variety of conditions, some neat, orderly, and appealing and others not so much. Although there is no way to guarantee that all chicken coops will be particularly fashionable. With rule 'P' and 'M,' coops will be out of sight and hopefully blend into our diverse neighborhood. The permit process will also direct hen keepers towards neat permanent coop structures rather than temporary and less appealing structures.

Arguments in favor of hen keeping:

Backyard hens provide an ethical source of eggs- As noted in the arguments above, backyard hen keeping combats unethical factory farm practices.

Backyard hens have more space- In a factory farm, egg laying hens will have less than 1 sq ft of space; they will never touch grass or see the sun. In a backyard, hens are given a minimum of 2 sq ft of coop space and at least 8-10 sq ft of outdoor run space. Backyard hens can stretch their wings and legs.

Backyard hens have access to fresh air and sun- In the backyard, hens can breathe fresh air; they have room to sun bathe. If you have ever seen a dog or cat sunbathe, then you can imagine the meditative state seen in a sunbathing hen.

Backyard hens live more socially- Backyard hens have the privilege to be raised by mama hens. I have never hatched eggs but I have snuck day old chicks under the wing of a broody hen at night. There is nothing like the quiet and loving sounds from a mama hen to who she thinks her babies have hatched. The mom and babies bond immediately and she caters to their every need for many weeks. She shows them how to eat and drink. She protects them from predators and overzealous hens. She keeps them warm and alive. Chicks cannot regulate their body temperature and rely on the mama hen or brooder lights in her absence to stay warm. There is a certain joy when seeing little chick heads pop out in every direction from under the mama hen. Besides 'family' ties, backyard hens can have best friends. These are strong friendships that last many years for chickens. They forage together, watch for predators together, and perch next to each other at night. Before owning hens, I never would have imagined chickens to have such personalities or bonds. Now that I own hens, I don't think I could ever diminish their lives to one that lives in a factory farm.

Hens provide an economical source of eggs- The price of eggs has grown, like everything else recently. Factory-farmed eggs cost \$4.00 per dozen, cage free eggs (which still bring inhumane conditions to hens) cost \$6.00+ per dozen. Backyard eggs cost less than \$1.00 per dozen and even less if your hens eat things other than commercial feed such as kitchen scraps, grass, or bugs.

Backyard hens provide a sustainable source of eggs- During the beginning of the pandemic, store shelves ran out of eggs, but my hens did not care for transportation problems or panic buying. They continue to lay eggs that my family could rely on. They laid enough that I could give them to a friend and neighbors who could not find eggs in the stores. Even in times that eggs were plentiful on shelves, my hens have been generous and we have been able to share with those around us.

Backyard hens provide an environmentally mindful source of eggs- My eggs do not produce emissions from transportation on their way from my backyard to my kitchen. Their eggs are stored in a reusable wire column on my counter and do not use single use cartons. As noted previously, the hens often dispose of kitchen scraps and prevent extra landfill waste. The hens help turn my compost and they take the extra tomatoes off my hands at the end of the season when I have had enough canning and my neighbors have had enough tomatoes.

Backyard hens reduce municipal burden of waste and refuse services- As explained above, backyard hens reduce waste through multi-use egg storage and their productivity turning kitchen scraps into eggs. These small efforts over a large scale could improve municipal and local strain by reducing waste. Less organic waste also means that garbage day will have less odor.

Backyard hens provide companionship- As thoroughly noted above, hens are very social creatures with each other. They are also social with humans. When gardening, my favorite chicken would be beside me, quickly snatching any grubs or worms that surfaced. My son feels a connection to them and loves to pet and feed them mealworms. He squeals with delight when they willingly eat from his hand. You may be aware of a veteran in Montgomery who relied on his chickens to help with his PTSD. These are just a few examples of the joy and companionship that backyard hens bring.

Backyard hens provide more nutritious eggs- Studies have shown that backyard eggs and farm fresh eggs have less cholesterol and saturated fat than those found in a grocery store. They also contain 25% more vitamin E, 75% more beta carotene, and 3-20 times more Omega-3 fatty acids.

Backyard hens provide a connection to our food- Just as one grows fond over the ripening of a tomato, one feels utter delight in their first 'home grown' egg. Backyard eggs taste better and may be better nutritionally. But, I believe the reason it tastes better is because of the hard work you have put into that egg. Of course, chicken keepers are not laying eggs, but we are providing the home and care for those who do.

Backyard hens promote responsibility- Keeping hens will enable Boulder Hill residents to take part in 4-H. 4-H promotes citizenship, leadership, and responsible animal handling. Besides participating in 4-H, general backyard chicken keepers and especially children will learn and grow through this opportunity. My son, who is about 2 years old, enjoys letting the chickens out first thing in the morning and pouring their water (all with supervision). He takes pride in helping us and the hens. Providing excellent animal welfare brings value to our lives and helps us grow as individuals.

Backyard hens are inclusive and equitable for all- People from many walks of life benefit from keeping hens. Backyard hens are not only for farmers in rural areas. They are for vets suffering from PTSD, the family trying to make ends meet, the environmentally conscious, the lonely, the young, the elderly, or those who just want something new.

Backyard hens in Boulder Hill would align with values of all other surrounding communities- Although Boulder Hill is unincorporated, we have stricter ordinances on keeping hens than surrounding cities. We are a part of the Oswego Township and while Oswego Village residents enjoy their hens, we cannot. It does not make sense that chickens are allowed within city limits but not outside city limits, where ordinances are typically less tightened. The Village of Oswego voted to allow hens in 2017 after the Village's Environmentally Conscious Oswego Commission encouraged the city to follow the trends of other communities. They also heard from the University of Illinois Extension Campus who further supported backyard hens.

Nearby communities that allow backyard hens:

Aurora
Batavia
Downers Grove
Elgin
Evanston
Fox Lake

Plainfield St. Charles Westmont Naperville Montgomery Oswego Yorkville

In conclusion, I hope you will find that backyard hens would bring countless benefits to the residents in Kendall County and especially those within Boulder Hill. Please consider incorporating backyard hens into unincorporated Kendall County. Thank you for your time in reading this proposal and for your consideration.

Sincerely,

Rebecca Wintczak

111 West Fox Street Yorkville, IL 60560-1498

PH: 630-553-4139 Fax: 630-553-4179

From: Greg Chismark < gchismark@wbkengineering.com >

Sent: Thursday, March 16, 2023 10:26 AM

To: Matt Asselmeier < masselmeier@kendallcountyil.gov>

Cc: Scott Koeppel < skoeppel@kendallcountyil.gov >; Seth Wormley < swormley@kendallcountyil.gov >

Subject: RE: [External]RE: Proposed Chicken Ordinance

Matt,

I was going to make a comment about water quality but we do not have specific requirements for water quality and if someone had several large dogs the water impact could be worse if they did not pick up after them. Also, Canada geese can really create a water quality problem with stormwater basins.

Finally, other municipalities have permitted chickens and I have not heard of water quality concerns. That is not to say it will never happen; but for now I don't think we need to include chickens in the stormwater regulation.

Greg



Greg Chismark, PE

President

Direct: (630) 338-8527 | Main: (630) 443-7755

gchismark@wbkengineering.com

WBK Engineering, LLC

116 W. Main Street, Suite 201, St. Charles, IL 60174

Part of Bodwé Professional Services

From: Matt Asselmeier < masselmeier@kendallcountyil.gov>

Sent: Thursday, March 16, 2023 10:13 AM

To: Greg Chismark < gchismark@wbkengineering.com>

Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>

Subject: RE: [External]RE: Proposed Chicken Ordinance

Any concerns about chicken poop going into the drainage system in a subdivision like Boulder Hill?

Matthew H. Asselmeier, AICP, CFM Senior Planner Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, IL 60560-1498

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) April 4, 2023 – Unapproved Meeting Minutes

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

Greg Chismark – WBK Engineering, LLC Brian Holdiman – PBZ Department Commander Jason Langston – Sheriff's Department

Audience:

Darrin Hane, Mark Daniel, Judy Bush, Don Ebert, Sydney Ebert, and Laura Campos

PETITIONS

Petitions 23-17 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

In 2010, through Ordinance 2010-21, Kendall County legalized the keeping of a maximum of twelve (12) hens on properties zoned R-1, R-2, and R-3, provided the property was at least one (1) acre in size. A copy of this ordinance was provided.

Prior to the 2023 Kendall County Regional Planning Commission's Annual Meeting, the County received a request from a resident in Boulder Hill to allow hens on properties zoned R-6. The resident and several other residents of Boulder Hill presented information at the Kendall County Regional Planning Commission Annual Meeting on the subject and Staff was directed to explore a text amendment on the matter.

After researching the regulations in other, nearby communities, Staff prepared attached proposal.

In summary, the proposal would be as follows:

- 1. Allow the keeping of a maximum of six (6) hens on any lot zoned and used for single family residential purposes.
- 2. Lots one (1) acre or larger in size may have a maximum of twelve (12) hens.
- 3. The keeping of roosters would not be allowed on residentially zoned property, except by special use permit in the RPD Districts (this is already allowed in the Zoning Ordinance).
- 4. No other poultry would be allowed.
- 5. Confinements would have to be a maximum of ten feet (10') from residential lot lines.
- 6. Uncovered fence enclosure must be at least four feet (4') in height.
- 7. The sale of chickens or eggs would not be allowed.

A redlined version of the proposal was provided.

At their meeting on March 13, 2023, the Planning, Building and Zoning Committee voted three (3) in favor, one (1) in opposition, and one (1) absent to initiate this amendment.

ZPAC Meeting Minutes 04.04.23

The comparison table of local chicken regulations, the original request for backyard hens, and a map of the County showing areas zoned R-4, R-5, R-6, and R-7 was provided.

Mr. Klaas asked about complaints about chickens. Mr. Asselmeier responded the Department receives complaints about people having chickens in locations where keeping chickens is not allowed. Mr. Asselmeier explained the concerns that people have about chickens that cause phone calls.

Mr. Guritz asked if similar situations arise in other parts of the County. Mr. Asselmeier explained the current regulations and the locations impacted if the proposed regulations were adopted.

Mr. Klaas was unsure if ZPAC should weigh-in on the proposal because the decision on number of chickens is a policy decision and not a technical decision.

Mr. Guritz wanted an opinion from someone raising chickens on the potential adverse impacts that could arise if people were raising chickens in more densely populated areas.

Mr. Rybski was concerned about time investigating complaints and higher potential of contracting certain diseases from proximity to chickens. He would like to see education or a permitting process on having chickens properly.

Mr. Klaas made a motion, seconded by Mr. Rybski, to issue a neutral recommendation.

The votes were follows:

Ayes (6): Asselmeier, Briganti, Klaas, Olson, Rybski, and Wormley

Nays (1): Guritz Abstain (0): None

Absent (3): Chismark, Holdiman, and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on April 26, 2023.

PUBLIC COMMENT

Judy Bush, Oswego Township Trustee and resident of Boulder Hill strongly opposed chickens. She questioned how the County will enforce the regulations. She questioned enforcement of existing regulations. She served on the advisory committee that discussed concerns about Boulder Hill. She sends violations to Brian Holdiman weekly. She expressed concerns that chickens will cause her dog to try to get at chickens in neighboring properties.

Don Ebert, resident of Boulder Hill, has chickens. They take care of their chickens and they have the chickens for eggs. He said chickens do not need one (1) acre of land. He discussed his chicken coop. He would like the opportunity to feed himself. He considers Boulder Hill country. He discussed the animals that he saw in the neighborhood.

Chairman Wormley asked how Mr. Ebert felt about enforcement and if Mr. Ebert felt the proposal was fair. Mr. Ebert felt that six (6) was a good number; Mr. Ebert has nine (9) chickens. Mr. Ebert did not see why the proposal had to be strict. He discussed the maintenance and care of his chickens. Chairman Wormley explained the need for the proposed regulations. Mr. Ebert thought that chickens were legal in Boulder Hill when he moved to the area.

Mr. Klaas asked about the regulations of hens in other communities. Discussion occurred regarding homeowners' association rules. Mr. Asselmeier provided the comparison of chicken regulations.

Discussion occurred regarding the situation that would arise if the proposal failed.

Sydney Ebert said that their neighbors' dogs did not negatively interact with chickens. She favored having a maximum of twelve (12) chickens.

Laura Campos asked about enforcement of the rules. Mr. Asselmeier explained how homeowners' associations enforce rules and how Kendall County enforces rules. The proposal did not require a permit. Ms. Campos asked if the number of allowed chickens could increase. Mr. Asselmeier responded that, as the proposal moves through the process, various boards could recommend changes to the proposal, including changing the number of allowed chickens. Mr. Asselmeier encouraged Ms. Campos to attend all of the meetings regarding the proposal. Ms. Campos discussed the productivity and

ZPAC Meeting Minutes 04.04.23

life spans of hens.

<u>ADJOURNMENT</u>

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

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 10:03 a.m., adjourned.

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

Enc.



KENDALL COUNTY ZONING & PLATTING ADVISORY COMMITTEE APRIL 4, 2023

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)
Jupy BusH		
Don Eberi		

KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of April 26, 2023 - 7:00 p.m.

Chairman Bill Ashton called the meeting to order at 7:04 p.m.

ROLL CALL

Members Present: Bill Ashton, Eric Bernacki, Tom Casey, Dave Hamman (arrived at 7:05 p.m.), Karin

McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Mark Daniel, Brent Stary, Roman Correa, and Jiun-Guang Lin

PETITIONS

Petition 23-17 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

In summary, the proposal would be as follows:

- 1. Allow the keeping of a maximum of six (6) hens on any lot zoned and used for single family residential purposes.
- 2. Lots one (1) acre or larger in size may have a maximum of twelve (12) hens.
- 3. The keeping of roosters would not be allowed on residentially zoned property, except by special use permit in the RPD Districts (this is already allowed in the Zoning Ordinance).
- 4. No other poultry would be allowed.
- 5. Confinements would have to be a maximum of ten feet (10') from residential lot lines.
- 6. Uncovered fence enclosure must be at least four feet (4') in height.
- 7. The sale of chickens or eggs would not be allowed.

A redlined version of the proposal was provided.

Member Nelson asked if the minimum lot size should be a quarter (1/4) acre. Mr. Asselmeier discussed the minimum lot size in Boulder Hill.

The comparison table of local chicken regulations, the original request for backyard hens, and a map of the County showing areas zoned R-4, R-5, R-6, and R-7 were provided.

Member Wormley explained the history of the proposal and the rationale behind the proposal. He felt the proposal was a fair compromise between allowing hens and the Planning, Building and Zoning Department's resources.

Member Nelson said that, if the regulations don't work, another amendment could occur in the future.

Member Wilson asked about including regulations related to extension cords and rodent-proof containers. Member Nelson questioned the enforcement of those types of regulations.

Chairman Ashton expressed concerns about people selling eggs to forest the cost of chicken feed. Mr. Asselmeier responded, if people are advertising eggs for sale, that information could be used in a prosecution case. Member Wormley felt that few people will have hens in Boulder Hill; he discussed the lifespan of hens.

Discussion occurred about slaughtering chickens and Oswego Township's waste rules. Discussion occurred regarding chicken manure. Most people compost manure in Boulder Hill.

Member Bernacki asked how the ten foot (10') setback was created. Mr. Asselmeier said that the setback for agricultural accessory structures in the A-1 District is ten feet (10').

Member Nelson made a motion, seconded by Member Hamman, to forward the proposal to the Kendall County Zoning Board of Appeals.

The votes were as follows:

Ayes (9): Ashton, Bernacki, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley

Nays (0): None Absent (1): Stewart Abstain (0): None

The motion carried. The proposal will go to the Kendall County Zoning Board of Appeals on May 1, 2023.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

ADJOURNMENT

Member Nelson made a motion, seconded by Member Wormley, to adjourn. With a voice vote of nine (9) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:21 p.m.

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

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
May 1, 2023 – 7:00 p.m.

CALL TO ORDER

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

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox (arrived at 7:05 p.m.), Tom LeCuyer, Randy Mohr, Jillian

Prodehl, Dick Thompson, and Dick Whitfield

Members Absent: None

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

Others Present: Mark Daniel and Rebecca Wintczak

PETITIONS

Chairman Mohr swore in Mark Daniel and Rebecca Wintczak at this time.

The Zoning Board of Appeals started their review of Petition 23-17 at 7:06 p.m.

Petition 23 – 17 – Kendall County Planning, Building and Zoning Committee

Request: Text Amendments to Kendall County Zoning Ordinance Pertaining to Chickens on

Residentially Zoned Property

Mr. Asselmeier summarized the request.

In 2010, through Ordinance 2010-21, Kendall County legalized the keeping of a maximum of twelve (12) hens on properties zoned R-1, R-2, and R-3, provided the property was at least one (1) acre in size. A copy of this ordinance was provided.

Prior to the 2023 Kendall County Regional Planning Commission's Annual Meeting, the County received a request from a resident in Boulder Hill to allow hens on properties zoned R-6. The resident and several other residents of Boulder Hill presented information at the Kendall County Regional Planning Commission Annual Meeting on the subject and Staff was directed to explore a text amendment on the matter.

After researching the regulations in other, nearby communities, Staff prepared the provided proposal.

In summary, the proposal would be as follows:

1. Allow the keeping of a maximum of six (6) hens on any lot zoned and used for single family residential purposes.

ZBA Meeting Minutes 5.1.23

Page 1 of 6

- 2. Lots one (1) acre or larger in size may have a maximum of twelve (12) hens.
- 3. The keeping of roosters would not be allowed on residentially zoned property, except by special use permit in the RPD Districts (this is already allowed in the Zoning Ordinance).
- 4. No other poultry would be allowed.
- 5. Confinements would have to be a maximum of ten feet (10') from residential lot lines.
- 6. Uncovered fence enclosure must be at least four feet (4') in height.
- 7. The sale of chickens or eggs would not be allowed.

A redlined version of the proposal was provided.

At their meeting on March 13, 2023, the Planning, Building and Zoning Committee voted three (3) in favor, one (1) in opposition, and one (1) absent to initiate this amendment.

The comparison table of local chicken regulations, the original request for backyard hens, and a map of the County showing areas zoned R-4, R-5, R-6, and R-7 were provided.

Petition information was emailed to the townships on March 27, 2023. To date, no comments have been received.

Greg Chismark reviewed the proposal from a stormwater quality perspective and expressed no concerns. His email was provided.

ZPAC reviewed the proposal at their meeting on April 4, 2023. Discussion occurred regarding complaints about chickens and concerns about potential health issues by having chickens on smaller lots. Three (3) residents expressed support for the proposal. One (1) resident expressed opposition to the proposal. Discussion occurred regarding code enforcement procedures. The consensus at ZPAC was this proposal was more of a policy decision and not a technical decision. For this reason, ZPAC issued a neutral recommendation by a vote of six (6) in favor, one (1) in opposition, and three (3) members absent. Member Guritz voted no because he wanted an opinion from someone that raises chickens on the impact of the proposal on residential neighborhoods and public health. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on April 26, 2023. Discussion occurred about setting a higher minimum lot size, adding regulations pertaining to using extension cords, and adding a regulation pertaining to rodent proof containers. The consensus of the Commission was that having a higher minimum lot size would defeat the purpose of the intent of the proposal (allowing hens in Boulder Hill in certain circumstances) and adding additional regulations would be difficult to enforce. The consensus of the Commission was, if the proposal is adopted and needs to be amended in the future, the Zoning Ordinance could be amended to address unforeseen ZBA Meeting Minutes 5.1.23

problems. The Kendall County Regional Planning Commission voted to forward the proposal to the Kendall County Zoning Board of Appeals by a vote of nine (9) in favor and zero (0) in opposition with one (1) member absent. The minutes of the meeting were provided.

Chairman Mohr asked what would happen if avian flu broke out in an area of small lots. Mr. Asselmeier responded that the Illinois Department of Agricultural would have to take the chickens within the impacted area. No definition of impacted area was provided. Discussion occurred regarding the size of the impacted area.

Chairman Mohr opened the public hearing at 7:12 p.m.

Rebecca Wintczak, resident that submitted the original request, stated that she has chickens. She has hens for the eggs to feed her family. She described the area where she kept her chickens.

Member Cherry asked Ms. Wintczak the size of her lot. Ms. Wintczak responded just under one quarter (1/4) of an acre.

Having hens is presently illegal in Boulder Hill.

Member Cherry favored a one (1) acre minimum lot size because chickens will impact varmints that will negatively impact the neighboring properties.

Chairman Mohr favored a policy similar to the right to farm clause that protects people from agricultural interests if they move to a more dense development like Boulder Hill. What recourse does the County have if chickens are allowed on tiny lots? Ms. Wintczak favored finding a compromise on a minimum lot size. She compared having hens to having dogs as it relates to noise. She favored an eight thousand (8,000) square foot lot minimum.

Chairman Mohr asked Ms. Wintczak the distance of her chicken coop from the neighboring property. Ms. Wintczak responded approximately five feet (5') for the run and the coop was seventeen feet (17'). She has no neighbors behind her property.

Member Thompson asked Ms. Wintczak if she was comfortable with the United States Department of Agriculture eliminating chickens in the event of an avian flu outbreak. Ms. Wintczak responded yes because she takes public safety very seriously.

Member LeCuyer asked Ms. Wintczak how many chickens she had. Ms. Wintczak responded four (4) grown chickens and four (4) chicks. Some of the chicks probably will not survive to laying stage.

Member Prodehl asked about the maintenance aspect of having chickens. She has chickens and they destroy the grass in the area where they are kept. She asked if Ms. Wintczak had any rodent issues. Ms. Wintczak responded that her house had mice before she acquired chickens. She has not had rodents since she acquired chickens. She kept her chicken feed in a rodent proof container. She has not observed rats, opossums, or foxes.

ZBA Meeting Minutes 5.1.23

Page 3 of 6

Member Fox described a situation in Newark where someone was using their trampoline as a chicken coop. Some people also have roosters and ducks. He suggested having the chicken owners get together in an association to assist the County on compliance.

Chairman Mohr asked if Ms. Wintczak had been reported for having chickens. Mr. Asselmeier responded someone had complained about Ms. Wintczak having chickens. Ms. Wintczak explained that her neighbor complained that she had chickens after a chicken was reported on the loose in Boulder Hill.

Mr. Asselmeier noted that all chicken investigations were on hold. Chairman Mohr asked how many open investigations existed. Mr. Asselmeier responded six (6) at the most.

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

Chairman Mohr asked about the recourse the County would have if people used trampolines as chicken coops. Mr. Asselmeier responded that chicken coops would need to get building permits, but not every chicken is kept in a dedicated structure. The coops would need to meet the setbacks; the number of chickens would also be counted. Mr. Asselmeier explained the enforcement procedures.

Member Whitfield asked if, besides dogs and cats, were any other animals allowed outdoors in Boulder Hill. Mr. Asselmeier responded no.

Chairman Mohr favored a minimum lot size under one (1) acre. Discussion occurred regarding minimum lot size and the size of lots in Boulder Hill.

Member Prodehl asked how the sex of chicks was determined and how early the sex would be known. She was concerned about dumped roosters. Ms. Wintczak explained how and when the sex can be determined.

Chairman Mohr suggested moving the coops further away from the lot line.

Chairman Mohr noted the four foot (4') fence will not stop predators.

Chairman Mohr suggested setting the minimum lot size at twelve thousand (12,000) square feet.

Member Whitfield said that Boulder Hill was not an agricultural based community. He expressed concerns about adding issues to Boulder Hill.

The consensus of the Board was to have a minimum lot size of a quarter (1/4) and rounding it up to eleven thousand (11,000) square feet, which would match Yorkville's requirements.

Member Prodehl made a motion, seconded by Member Fox, to amend the Petition by setting a minimum lot size of eleven thousand (11,000) square feet.

ZBA Meeting Minutes 5.1.23

Page 4 of 6

The votes were as follows:

Ayes (6): Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

Nays (1): Cherry Abstain (0): None Absent (0): None

The motion passed.

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

The votes were as follows:

Ayes (6): Fox, LeCuyer, Mohr, Prodehl, Thompson, and Whitfield

Nays (1): Cherry Abstain (0): None Absent (0): None

The motion passed.

Member Cherry voted no because chickens will attract additional animals which will negatively impact neighbors. Allowing chickens will add to the problems in Boulder Hill.

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

The proposal goes to the Planning, Building and Zoning Committee on June 12, 2023.

The Zoning Board of Appeals completed their review of Petition 23-17 at 7:38 p.m.

PUBLIC COMMENTS

Mr. Asselmeier said that no Petitions were on the agenda for the May 30, 2023, hearing/meeting.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Prodehl to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:13 p.m.

The next regularly scheduled hearing/meeting will be on May 30, 2023.

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

ZBA Meeting Minutes 5.1.23

Page 5 of 6

Exhibits

- 1. Memo on Petition 23-17 Dated April 27, 2023
- 2. Certificate of Publication and Certified Mail Receipts for Petition 23-17 (Not Included with Report but on file in Planning, Building and Zoning Office)

ZBA Meeting Minutes 5.1.23



KENDALL COUNTY ZONING BOARD OF APPEALS

May 1, 2023

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

NAME	ADDRESS	SIGNATURE
Penecca Winterak		

OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS PLAN COMMISSION

In Re the Matter of:)	
Kendall County Zoning Text Amendment in)	
Authorizing Up to 6 Chickens on Residential)	No. 23-01
Lots Under 1 Acre and up to 12 Chickens on)	(County Zoning Petition 23-17)
Lots 1 Acre or Larger and Related Regulations)	

RECOMMENDATION TO APPROVE WITH MODIFICATION PROPOSED
KENDALL COUNTY ZONING TEXT AMENDMENT (Petition 23-17) PERTAINING
TO CHICKENS IN RESIDENTIALLY ZONED AREAS OF KENDALL COUNTY

(May 9, 2023 Plan Commission Meeting)

I. Background

In response to the request of a Boulder Hill resident, Kendall County zoning staff prepared a draft text amendment to the Kendall County Zoning Code to expand the existing right of residents to keep up to twelve (12) female chickens (hens) on one-acre-plus residential lots zoned R-1, R-2 and R-3. As proposed, the Kendall County zoning text amendment under consideration would preserve this existing right and expand it to all residential zoning districts (R-1 through R-7, plus RPD-1, RPD-2, and RPD-3), and also allow the keeping of up to six (6) hens on residentially-zoned lots 10,000 square feet or larger as of right. The amendment would restrict chicken-keeping to lots actually being used as single-family homes. Male chickens (roosters) would continue to be allowed only pursuant to the issuance of a special use permit in certain districts. Chicken coops would have to be placed at least ten feet (10') away from neighboring residential lots and uncovered fence enclosures would need to be at least four feet (4') tall. Cumulatively, the above-described regulations are known as the "Originally Proposed Amendment."

Following a public hearing conducted on May 1, 2023 regarding the Originally Proposed Amendment, the advisory Kendall County Zoning Board of Appeals ("Kendall County ZBA") voted 6 – 1 to recommend approval of the Originally Proposed Amendment to the County Board, subject to a further amendment that would restrict the right to keep hens to lots 11,000 square feet or larger instead of the originally-proposed 10,000 square feet or larger (as amended, the "Proposed Amendment"). The Kendall County ZBA recommendation is being forwarded to the County Board's Planning, Building and Zoning Committee (PBZ Committee) for further review on June 12, 2023. The PBZ Committee will review the Kendall County ZBA findings and recommendation and pass it along to the full Kendall County Board for final action.

Pursuant to 60 ILCS 1/105-35(c), the Oswego Township Plan Commission is authorized to make recommendations regarding the Kendall County Zoning Ordinance that may in turn be submitted to the Kendall County Board by the Oswego Township Board. Likewise, Section 5-12014(c) of the Counties Code (55 ILCS 5/512014(c)) requires the County Board to approve a proposed text amendment by a three-fourths supermajority vote if the Oswego Township Board furnishes an objection from the Plan Commission by June 1.

II. Oswego Township Recommendation

On May 9, 2022, the Oswego Township Plan Commission ("Plan Commission") convened a meeting to consider the Proposed Amendment providing for an expansion of permissible residential chicken keeping on residential properties throughout Kendall County, including such properties located within Oswego Township. At the meeting, the Plan Commission listened to a summary of the Proposed Amendment, received public comment regarding the Proposed Amendment and discussed the anticipated impacts of the same on residents within Oswego Township.

The Plan Commission considered a motion to recommend that the Kendall County Board approve the Proposed Amendment, subject to the elimination of any minimum lot size requirement for the keeping of up to six hens for reasons stated on the record and memorialized in the meeting minutes. By a vote of 3 to 0 vote, the Township Plan Commission voted to recommend that the Kendall County Board adopt the Proposed Amendment with no minimum lot size requirement for keeping up to six hens.

This recommendation was forwarded to the Oswego Township Board for further action in accordance with 60 ILCS 1/105-35(c) and 55 ILCS 5/5-12014.

By:	[Signature]		
	LEONARD R WASS		
	[Print Name] Oswego Township Plan Commission Chair		
Date:	5-12-2023		

CERTIFICATION OF MOTION ACCEPTING PLAN COMMISSION RECOMMENDATION

COUNTY OF KENDALL) SS.)
I Kenneth Holmstro	m DO HEREBY CERTIFY that I am the duly qualific

I, Kenneth Holmstrom, DO HEREBY CERTIFY that I am the duly qualified and acting Township Clerk of the Township of Oswego, Kendall County, Illinois, and as such official, I am keeper of the records, ordinances, files and seal of said Township.

I HEREBY CERTIFY that at a duly called Regular Meeting of the Oswego Township Board of Trustees, held at Oswego, Illinois, on the 9^{th} day of May, 2023, the Township Board approved a motion by a unanimous 4-0 vote to accept, concur and approve the foregoing Oswego Township Plan Commission recommendation regarding the Kendall County zoning text amendment proposed in response to Petition 23-17 and directed that the same be transmitted to the Kendall County Board for consideration.

I DO FURTHER CERTIFY that the deliberations of the Township Board were conducted openly, that the vote on the motion was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Township Code, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said

Township at Oswego, Illinois, this _______, day of _______, 2023.

KENNETH HOLMSTROM, TOWNSHIP CLERK TOWNSHIP OF OSWEGO

[SEAL]

STATE OF ILLINOIS

From: Judy Bush < > > Date: May 11, 2023 at 1:07:48 PM CDT

To: Dan Koukol < dkoukol@kendallcountyil.gov >

Subject: [External]Chickens/Hens in Oswego Township

Reply-To: Judy Bush

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Dan,

As you are aware I am a thirty year resident of Boulder Hill and a first term Oswego Township Trustee. I am personally not in favor of keeping/raising hens in such a densely populated (Boulder Hill) area... Along with the small size of the majority of the Boulder Hill yards... I feel that this is inhumane to the hens to be kept in a small coop and a small in-closed area.... I believe hens should be raised on a farm so that they can live and flourish as they are meant to.. With this stated, and the feeling that some type of ordinance would be passed by the Kendall County Board, the Oswego Township Board along with the Building, Planning and Zoning Board voted to forward onto the Kendall County Board our recommendations for the keeping and raising of hens in Oswego Township... I agree with all of the forwarded recommendations except for the no restriction on the yard size... It is my understanding that \$\frac{11}{2}\$,000 square feet has been discussed at a board level. Of which I would be in favor... I also feel that some type of permitting process should be adopted by the Kendall County Board for the future enforcing of the ordinance. This ordinance must be enforced by Kendall County... Oswego Township would be willing to help with this process but has no power of the permitting or ordinance enforcing process...

Thank you,

Judy Bush 30 Year Resident of Boulder Hill Oswego Township Trustee Oswego Precinct 9 Committee Person

ORDINANCE NUMBER 2023-____

TEXT AMENDMENTS PERTAINING TO THE REGULATION OF CHICKENS IN THE KENDALL COUNTY ZONING ORDINANCE

<u>WHEREAS</u>, on or about October 19, 2010, the Kendall County Board adopted Ordinance 2010-21 which established regulations in the Kendall County Zoning Ordinance for the keeping of chickens on residentially zoned properties with restrictions; and

<u>WHEREAS</u>, the keeping of chickens is allowed with restrictions within the A-1 Agricultural, R-1 One Family Residential District, R-2 One Family Residential District, R-3 One Family Residential District, and the three Residential Planned Development Districts; and

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, the Kendall County Planning, Building and Zoning Committee, hereinafter be referred to as "Petitioner", desires to allow hens on properties with smaller lot sizes with restrictions; and

<u>WHEREAS</u>, on March 13, 2023, the Petitioner submitted text amendments to the Kendall County Zoning Ordinance amending the regulations of chickens in residential zoning districts by lowering the minimum lot size where chickens are allowed and allowing hens as a permitted use on all lots zoned and used for single-family residential purposes with restrictions; and

<u>WHEREAS</u>, following due and proper notice by publication in the Kendall County Record on April 6, 2023, the Kendall County Zoning Board of Appeals conducted a public hearing on May 1, 2023, 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 amendments and one member of the public testified in favor of the request and zero members of the public testified in opposition to the request; and

<u>WHEREAS</u>, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has recommended approval of the text amendments on May 1, 2023, with a condition that a minimum lot size of eleven thousand square feet be established by a vote of six in favor and one in opposition; and

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

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

I. Recitals: The recitals set forth above are incorporated as if fully set forth herein.

- II. Amended Text: Section 8:02.A.11.a of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:
 - "a. On lots less than one (1) acre, no farm-type animals shall be permitted, except as outlined in this Section."
- III. Amended Text: Section 8:02.A.11.d of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:
 - "d. Lots at least one (1) acre in size but less than five (5) acres shall be permitted to keep up to twelve (12) chickens. Lots one (1) acre in size or smaller may keep up to six (6) chickens, provided the conditions contained in Section 8:06.A. are met."
- IV. Amended Text: Section 8:03.F of the Kendall County Zoning Ordinance is hereby amended by adding the following use in the appropriate place alphabetically to list of permitted uses:
 - "Chickens provided that the conditions contained in Section 8:06.A are met."
- V. Amended Text: The listed of permitted uses contained is Section 8:03.F of the Kendall County Zoning Ordinance is hereby renumbered to reflect the addition of chickens.
- VI. Amended Text: Section 8:03.H.1.h of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:
 - "h. Farm-type animals, except hens, on open space acreage as detailed in an approved special use permit."
- VII. Amended Text: Section 8:06.A.2 of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:
 - "2. Keeping of chickens on a zoning lot, provided that:
 - a. Up to twelve (12) chickens may be kept on lots that are a minimum one (1) acre and up to six (6) chickens may be kept on lots less than one (1) acre.
 - b. No roosters shall be kept on any zoning lot.
 - c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property.
 - d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties.
 - e. All confinements shall be located at least ten feet (10') from all residentially zoned lots.
 - f. All uncovered fenced enclosures shall be at least four feet (4') in height.
 - g. No eggs or chickens shall be offered for sale on the premises.
 - h. All lots where chickens are kept shall be used for single-family residential purposes."

State of Illinois Zoning Petition
County of Kendall #23-17

VIII. Amended Text: Section 8:07.A.2 of the Kendall County Zoning Ordinance is hereby amended by deleting the present text and replacing it with the following:

- "2. Keeping of chickens on a zoning lot, provided that the conditions contained in Section 8:06.A. are met."
- IX. Amended Text: Section 8:08.A of the Kendall County Zoning Ordinance is hereby amended by adding the following use in the appropriate place alphabetically to list of permitted uses:

"Chickens provided that the conditions contained in Section 8:06.A are met."

- X. Amended Text: The listed of permitted uses contained is Section 8:08.A of the Kendall County Zoning Ordinance is hereby renumbered to reflect the addition of chickens.
- XI. Amended Text: Appendix 9 of the Kendall County Zoning Ordinance is hereby amended to reflect the change of chicken regulations in the applicable zoning districts.
- XII. Any reference or citation errors created by the above text amendments are hereby corrected.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 27th day of June, 2023.

Attest:	
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Matt Kellogg



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204 Yorkville, IL • 60560 Fax (630) 553-4179

(630) 553-4141

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM, Director

Date: June 1, 2023

Re: Zoning Fee Schedule

On May 16, 2023, the County Board approved Ordinance 2023-23, amending the fee schedule for recording documents in the Kendall County Recorder of Deeds Office. Among other changes, the ordinance increased the recording fee to Seventy-Six Dollars (\$76). The current fee is Sixty-Seven Dollars (\$67).

When someone applies for a variance, map amendment, or special use permit, the County passes that fee onto the applicant.

The County currently charges Four Hundred Seventy-Five Dollars (\$475) for variances not related to special use permits. With the new recording fee, the County's cost for a variance is Four Hundred Ninety-Five Dollars and Forty-Four Cents (\$495.44) (\$350 for ZBA Members (\$50 X 7 Members) + \$69.44 (mileage for ZBA Members) + \$76 (the new recording fee)).

Staff was wondering if the variance fee should be increased to Five Hundred Dollars (\$500) to cover costs. If the fee was increased to a higher amount (i.e. Five Hundred Twenty Five Dollars (\$525)), the fees for map and text amendments should also be increased.

Staff requests guidance on how to proceed.

The zoning related fee schedule is attached.

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

MHA

Enc.: Zoning Fee Schedule



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

ZONING APPLICATION FEES

MAP AMENDMENTS

Any amount of acreage \$500.00

SPECIAL USE PERMITS, PLANNED UNIT DEVELOPMENTS/ RESIDENTIAL PLANNED DEVELOPMENTS AND MAJOR AMENDMENTS TO SPECIAL USES

The following fees include a processing fee, a fee for recording the special use in the recorder's office for 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00 shall be imposed on ALL Special Uses

All acreage zoned as A-1 \$1,155

All Other Zoning Districts

0.0-5.00 acres \$1,155

5.01-10.00 acres \$1,905

10.01-50.00 acres \$2,255 + \$50/acre or part thereof over 10 acres

50.01-100.00 acres \$4,755 + \$35/acre or part thereof over 50 acres

100.01-500.00 acres \$6,505 + \$20/acre or part thereof over 100 acres

500.01+ \$14,505 + \$15/acre or part thereof over 500 acres

MINOR AMENDMENT TO SPECIAL USE (includes a processing fee and a fee for

recording the minor amendment to the special use in the recorder's office)

Any amount of acreage \$150.00

VARIANCE (includes a processing fee and a fee for recording the variance in the recorder's office)

As part of Special Use \$100

Not part of Special Use \$475 for first Variance Request of petition and \$50

for each additional request to be included in the

same petition

ADMINISTRATIVE VARIANCE (includes a processing fee and a fee for recording the minor amendment to the special use in the recorder's office)

Any amount of acreage \$150.00

PRELIMINARY PLAT

Residential \$1,000.00 + \$50.00/acre or part of an acre Other \$1,000.00 + \$100.00/acre or part of an acre

FINAL PLAT

All Final Plats \$50.00/acre or part of an acre (\$500.00 minimum)

OTHER PLAT (Vacation, Dedication, etc.)

All Other Plat Actions \$50.00/acre or part of an acre (\$500.00 minimum)

ADMINISTRATIVE APPEAL \$1,000.00¹

TEXT AMENDMENT \$500.00

SITE PLAN REVIEW \$375.00

CONDITIONAL USE \$100.00

TEMPORARY USES \$100.00

The deposit fee for renting the 2012 National Rifle Association Range Source Book can be found in Ordinance 2019-15.

ZONING FEES ESTABLISHED BY KENDALL COUNTY ORDINANCE EFFECTIVE 12/17/2019

^{***}No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning Building and Zoning Committee of the County Board***

^{**}All fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for zoning petitions; provided they show proof of non-profit status and that the permit be used only by the organizations itself***

¹In the event that ruling by the Zoning Board of Appeals favors the appealing party, the submitted fee for an administrative appeal shall be refunded to the applicant.

ORDINANCE # 2019- 15 ORDINANCE ESTABLISHING A DEPOSIT AND RENTAL TERM FOR 2012 NATIONAL RIFLE ASSOCIATION RANGE SOURCE BOOK

<u>WHEREAS</u>, the County of Kendall on May 7, 2019, by Ordinance 2019-09 amended the zoning regulations for outdoor target practice and shooting ranges in unincorporated Kendall County; and

<u>WHEREAS</u>, Ordinance 2019-09 requires the Kendall County Planning, Building and Zoning Department to make available one copy of the 2012 National Rifle Association Range Source Book, hereinafter referred to as "the Document", available for rent to members of the public; and

<u>WHEREAS</u>, the Kendall County Board desires to establish a deposit fee and term of rental for persons desiring to rent the Document from the Kendall County Planning, Building and Zoning Department; and

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

- The fee schedule of the Kendall County Planning, Building and Zoning Department is amended to set a deposit of \$10.00 to rent the Document. Said deposit shall be returned in full to the party renting the Document if the Document is returned in the same condition as withdrawn from the Kendall County Planning, Building and Zoning Department on or before the rental return date.
- 2. The party renting the Document shall return the Document to the Kendall County Planning, Building and Zoning Department within 30 days of acquiring the Document from the Planning, Building and Zoning Department, unless an extension is granted.
- 3. The rental period may be extended in writing by the Kendall County Planning, Building and Zoning Department for a time period determined at the discretion of the Zoning Administrator without an additional deposit required.
- 4. If the Document is not returned in the same condition as when it was originally rented or if the Document is not returned, the County of Kendall may pursue appropriate legal action against the party renting the Document and the person renting the Document shall forfeit their deposit.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 18th day of June, 2019.

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

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee

From: Matthew H. Asselmeier, AICP, CFM Director

Date: June 1, 2023

Re: Annual NPDES Survey

Every year at the end of June or beginning of July, Kendall County sends an NPDES survey to the townships.

WBK reviewed the survey and suggested adding an option to the second question under Pollution Prevention/Good Housekeeping asking townships to suggest resources for training.

The third question under Pollution Prevention/Good Housekeeping was changed from "reducing flooding" to "mitigating flooding".

The revised survey incorporating WBK's suggestions is attached.

If you have any questions, please let me know.

MHA

Enc. Proposed NPDES Survey

NPDES Annual Evaluation Survey Questions Kendall County

Pu

	Education and Outreach
1.	What topics are you interested in learning more about that the County could provide information on for the public? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
	 A. How to properly store and dispose of common household products such as fuel, oil, paint, etc B. How to incorporate green infrastructure such as rain gardens, rain barrels, or permeable pavement onto my property to improve rainwater runoff C. How to compost to reduce the amount of waste my household generates
2.	Do you utilize the stormwater information listed on the County's website at https://www.kendallcountyil.gov/departments/planning-building-zoning/npdes ? A. Yes B. No
3.	Do you find the stormwater information listed on the County's website helpful? A. Yes B. No C. Do not utilize information on County Website
	Participation/Involvement Do you think the County offers enough volunteer opportunities for members of the community? A. Yes B. No C. Not familiar with County volunteer opportunities
2.	Do you utilize the volunteer opportunities information listed on the County's website at https://www.kendallcountyil.gov/departments/administration-services/volunteer-opportunities ? A. Yes B. No
3.	Do you find the volunteer opportunities information listed on the County's website helpful? A. Yes B. No

C. Not familiar with County volunteer opportunities

- 4. What volunteer opportunities would you be interested in in participating in in the future? Please rank the following list from 1 to 3 with 1 being most interested and 3 being least interested.
 - A. River clean-up
 - B. Electronic recycling
 - C. Household waste (fuel, oil, paint, etc.) recycling

Illicit Discharge Detection & Elimination

- 1. If an illicit discharge is identified by a Township staff member or reported to the Township office, do you work with the County to get it removed?
 - A. Yes
 - B. No
 - C. Have not identified illicit discharge.
- 2. Do you feel the County is doing a sufficient job in identifying, tracking, and removing illicit discharges and non-stormwater discharges that are significant polluters within the County?
 - A. Yes
 - B. No
 - C. There have not been illicit discharges identified within my Township.
- 3. What can the County do to better identify and track illicit discharges?
 - A. Perform more visual inspections at outfalls throughout the County.
 - B. Once an illicit discharge is identified perform more grab samples downstream of the location.
 - C. Both of the above.
 - D. None of the above.
 - E. Other:

Construction and Post-Construction Runoff Control

- 1. Do you feel that the County does an adequate job inspecting soil erosion and sediment control on construction sites within your township?
 - A. Yes
 - B. No
 - C. There have not been construction projects within my Township during the past year.

2. What can the County do to better monitor soil erosion and sediment control issues construction sites?		
Pallut	on Provention/	ood Housekeeping
		ear understanding of "Good Housekeeping" under the NPDES
	regulation?	
	A. Yes	
	B. No	
2.	Do you feel you	have adequate resources for training of your staff members to keep them
	informed on sto	nwater pollution prevention practices?
	A. Yes	
	B. No	
	If No, w	at resources would you like to have available?
	,	·
3.	Do you feel the County?	county is taking necessary measures to mitigate flooding throughout the
	A. Yes	
	B. No	
	l comments or q ments:	estions regarding Stormwater Management and/or NPDES
Towns	າip:	
Nomo	of Dorgon Comp	ting Survey (Ontional):



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: June 5, 2023

Re: Proposed Intergovernmental Agreement Between Kendall County and the Village of Plattville The intergovernmental agreement between Kendall County and the Village of Plattville expires in July.

Four (4) permits were issued in Plattville in 2022 and four (4) investigations occurred in Plattville in 2022.

The proposed narrative portion of the agreement is attached. Other than the dates, no changes to agreement are proposed.

As of the date of this memo, the Village of Plattville has not reviewed this proposal.

If you have any questions, please let me know.

Thanks,

MHA

ENC: Proposed IGA Narrative

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PLATTVILLE AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this day ___ of July, 2023 by and between the VILLAGE OF PLATTVILLE, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic; WITNESSETH:

WHEREAS, the Village of Plattville was incorporated by act of the voters on March 21st, 2006; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) permits units of local government to obtain or share services and to jointly contract, combine or transfer any power, privilege, function or authority among themselves; and

WHEREAS, the Village of Plattville and County of Kendall are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides that a municipality and a County may enter into intergovernmental agreements for joint or compatible planning, local land resource management administration and zoning ordinance enforcement; and

WHEREAS; the Village of Plattville adopted a Comprehensive Plan on July 27, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Plattville have been heretofore subject to the building and zoning codes of the County of Kendall, and to the Countywide Stormwater Management Ordinances; and

WHEREAS, the parties desire to continue that relationship.

NOW, THEREFORE, it is hereby agreed as follows:

- 1) The above recitals are incorporated by reference as if fully set forth herein.
- 2) That the Village of Plattville has by ordinance duly adopted the Zoning Ordinance of the County of Kendall, the Building Code of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, and the Countywide Stormwater Management Ordinances as its own and further agrees that any subsequent text amendments to said ordinances and plans, as may be adopted by Kendall County from time to time, shall be adopted and incorporated by the Village of Plattville as its own.

- 3) That for the consideration of \$1 the receipt and sufficiency of which is hereby acknowledged, the County of Kendall agrees to continue administering the County Ordinances for the Village of Plattville as described in Paragraph (2) above and in accordance with the procedures attached hereto as Exhibit A and incorporated herein by reference all of which have been duly adopted by the Village of Plattville, and apply them to all properties located within the municipal boundaries of the Village of Plattville.
- 4) In addition to the consideration addressed in Paragraph 3 above, the Village of Plattville shall be responsible for all costs associated with the enforcement of the Zoning Ordinance of the County of Kendall, the Subdivision Control Ordinance of the County of Kendall, and the Countywide Stormwater Ordinance for cases within the boundaries of the Village of Plattville. At the written request of the Village of Plattville, Kendall County shall provide an estimated cost for investigating individual alleged violations. Upon approval of the cost estimate by the Village of Plattville, Kendall County will conduct the necessary investigation and bill the Village of Plattville accordingly. The Village of Plattville shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Plattville as provided herein.
- 5) The Village of Plattville shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, its past, present, and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, expenses, and costs relating thereto, including, but not limited to, attorney's fees and other legal expenses, which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County's performance or alleged failure to perform its obligations pursuant to the Agreement.
- 6) That the Village of Plattville shall secure, pay for, and maintain throughout the period during which services are provided under this Agreement, auto liability and general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated herein by reference. The Village's auto liability and general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County's employees. The Village's coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer's endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.
- 7) That this Agreement shall be for a term of one (1) year, commencing on the date of execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary date each year, said renewal to be in writing.

- 8) This Agreement may be terminated by either party upon 30 days written notice to the other party.
- 9) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.
- 10) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.
- 11) The County of Kendall and the Village of Plattville each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.
- 12) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit.
- 13) This Agreement and the rights of the parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.
- 14) Nothing contained in this Agreement, nor any act of Kendall County or the Village pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the Village. Further, nothing in this agreement should be interpreted to give Kendall County or the Village any control over the other's employees or imply a power to direct the employees of the other government body, which neither entity may exercise.
- 15) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator 111 West Fox Street Yorkville, Illinois 60560 Village of Plattville P.O. Box 1173 Yorkville, Illinois 60560

16) Nothing in this agreement shall be deemed to change or alter the jurisdiction of either the Village or Kendall County in any respect beyond the matters agreed upon in this agreement, including, but not limited to their powers and duties.

VILLAGE OF PLATTVILLE	COUNTY OF KENDALL
BY:Village President	BY: Chairman of Kendall County Board
ATTEST:Village Clerk	ATTEST:Kendall County Clerk

Procedure for Processing Zoning & Subdivision Cases For The Village Of Plattville Under County/Municipal Intergovernmental Agreement

Under the terms of the intergovernmental Agreements executed between the Village of Plattville and Kendall County, the County PBZ staff as well as the Kendall County ZPAC, Concept Review Committee, Regional Planning Commission, and Zoning Board of Appeals, will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of the municipality. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:

Prior to the submission of any applications, the petitioner shall schedule a joint "pre-application" meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:

- a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).
- b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village's Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:

a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from

- the affected municipality will be invited to participate as sitting members of the committee.
- b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
- c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.
- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- f.) The County shall forward copies of the agenda, staff report and minutes of the ZPAC meeting to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- j.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior

- to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- 1.) The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- m.) The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- n.) If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- o.) All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to the ZBA as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- r.) The County shall post copies of the agenda as required per County policies.
- s.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

- t.) Following review and recommendation by the ZBA, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- u.) Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board's Agenda.
- w.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
- 4. Review and Processing of Preliminary and Final Subdivision Plats:
 - a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.
 - b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
 - c.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the ZPAC members and the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

- d.) After review by ZPAC, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.
- e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.
- f.) The County shall forward copies of the agenda, staff report and a copy of the minutes of the ZPAC meeting to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.
- g.) The County shall post copies of the agenda as required per County policies.
- h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.
- j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.
- k.) Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

Exhibit A

- 1.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
- m.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- n.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
- 5. Review and Processing of Zoning Variance:
 - a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
 - b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
 - c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
 - d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.
 - e.) The County shall post copies of the agenda as required per County policies.
 - f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
 - g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the

Exhibit A

county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.

- h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- i.) The Village Clerk shall be responsible for the preparation and posting of Board's Agenda.
- j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.



Exhibit B CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/3/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.

th	SUBROGATION IS WAIVED, subject is certificate does not confer rights t			uch endorsement	(s).			.200,400
	DUCER Dis Municipal League Risk Managemo	ent Association	n	TAPARILL	Reynolds	FAY	(0.47) 477	700
	Cannon Cochran Management Service			PHONE (A/C, No, Ext) (217)			(217) 477-6	799
Tow	ne Centre Building			E-MAIL ADDRESS jreyno	olds@ccmsi.c	om	-	
	st Main Street ville, IL 61832			Illinois A		RDING COVERAGE Risk Management Association		NAIC#
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	AGE OF PLATTVILLE			INSURER B				
	N: JUNE MCCORD			INSURER C				
	BOX 1173 RKVILLE IL 60560-1173			INSURER D				
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	AUTOMOBILE LIABILITY	14 11 11 14 14 1				COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000	,000
	X ANY AUTO	11 11 11 6 -			Land of the	BODILY INJURY (Per person)	\$	
A	OWNED SCHEDULED AUTOS			1/1/2023	1/1/2024	BODILY INJURY (Per accident)	\$	
	HIRED NON-OWNED AUTOS ONLY		E 1			PROPERTY DAMAGE (Per accident)	\$	
		111 111 111	W 1				\$	
	UMBRELLA LIAB X OCCUR	1				EACH OCCURRENCE	\$ 7,000	,000
A	X EXCESS LIAB CLAIMS-MADE			1/1/2023	1/1/2024	AGGREGATE	\$ 16,000	000
	DED RETENTION \$ WORKERS COMPENSATION		-			I PER I OTH	\$	
	AND EMPLOYERS' LIABILITY Y / N	W. -		0 1000	ALCOHOL:	X PER STATUTE OTH-	2 000	000
A	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A		1/1/2023	1/1/2024	E.L. EACH ACC DENT	s 3,000	
	(Mandatory in NH) If yes, describe under	4				E.L. DISEASE - EA EMPLOYEE	2 000	
=	DÉSCR PTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$ 3,000	000
A	PROP/IM/APD			1/1/2023	1/1/2024	per occurrence	250,000	,000
	CRIPTION OF OPERATIONS / LOCATIONS / VEHIC OOF OF COVERAGE	LES (ACORD 101, A	Additional Remarks Schedi	ule, may be attached if m	ore space is requir	ed)		
CEI	RTIFICATE HOLDER			CANCELLATIO	N			
VI	LLAGE OF PLATTVILLE				ON DATE TH	ESCRIBED POLICIES BE CA EREOF, NOTICE WILL E BY PROVISIONS.		
				AUTHORIZED RE				



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, Director

Date: June 1, 2023

Re: Enforcement of Special Use Conditions

Below please find updates on the unresolved special use permit cases:

Ordinance 2009-25-Special Use Permit for a Specialty Gift Store at 7275 Route 34
 Issue: Condition 1 requires an annual inspection. During site visits in 2021 and 2022 the business appeared to have ceased. Efforts to contact the property owner to see if they would like to retain the special use permit have been unsuccessful.

How Department Became Aware of Potential Violation: Annual Inspection

Current Status: Special Use Permit Revoked at May 16, 2023, County Board meeting.

2. Ordinance 1987-25-Special Use Permit for a Church Camp at 1626 Route 31 (Camp Quarryledge)

Issue: Various conditions require the use to be connected to a church camp use, including the name "Camp Quarryledge".

How Department Became Aware of Potential Violation: Contacts from Potential Buyers of the Property

Current Status: Property is pending annexation to the Village of Oswego as a health camp/education center; annexation likely will be complete in June 2023, but no definitive update from Oswego.

3. Ordinance 2005-37-Special Use Permit for a Landscaping Business at 5681 Whitewillow Rd 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: Dedications signed and recorded.

4. Ordinance 2014-04-Special Use Permit for a Compost Facility at 1270 E. Beecher Road Issue: Condition 8 requires property owner to reapply for special use permit prior July 1, 2023, or the special use permit shall be revoked on December 1, 2023. How Department Became Aware of Violation: Not presently a violation. Current Status: Property owner plans to renew special use permit. Property owner is also exploring having solar panels on the property; may annex to Yorkville.

5. Ordinance 2021-17-Special Use Permit for a Billboard at Southeast Corner of Route 34 and Hafenrichter

Issue: Condition 2.C requires a renewal of the special use permit by August 17, 2023.

How Department Became Aware of Violation: Not presently a violation.

Current Status: Billboard company emailed on May 1, 2023.

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

MHA

2023 VIOLATIONS

Violation Name	V23-001 MUND/STADLER					
Parcel #	02-34-176-004 34 RIVERSIDE ST					
Address	34 RIVERSIDE ST					
Subdivision	FOX RIVER GARDENS					
Description	Work in Floodplain w/o permit					
Opened	5/15/2023					
Opened Follow up PBZ	5/15/2023 6/29/2023					
PBZ						
SAO						
Closed						

2022 VIOLATIONS

9/7/2022 10/18/2022 9/15/2023 C _{LW-1} 9/19/2022										
10/18/2022 2023 C/w 1 9/19/2022										
10/18/2022 72023 Clart			10/11/2022	9/8/2022	Stormwater		5327 Light Rd.	Utility Dyn 03-07-227-002 5327 Light Rd	Utility Dyn	V22-013
10/18/2022	Cant 5/15		4/11/2023	8/1/2022	Stormwater		2511 Wildy Rd.	09-27-200-004 2511 Wildy Rd	Gomez	V22-012
	9/7/2022		6/24/2022	5/24/2022	RV parking	FOFC	02-35-380-001 7796 Madeline Dr. FOFC	02-35-380-001	Amstadt	V22-011
Ongoing			8/4/2021	7/13/2021	Multiple Violations		1539 Collins Rd.	03-26-100-004 1539 Collins Rd.	Faulkner	V22-010
									VOID	V22-009
2/24/2022			3/11/2022	1/3/2022	Air B&B		01-34-300-008 14824 Millhurst Rd	01-34-300-008	Bilek	V22-008
5/17/2022	5/16/2022			11/15/2021	Banquet facility		03-27-377-015 2543 Simons Rd	03-27-377-015	Joaquin	V22-007
2/24/2022			1/23/2022	11/24/2021	RV parking	Boulder Hill	03-04-277-011 235 Fernwood Rd.	03-04-277-011	Haehlen	V22-006
4/22/2022			1/23/2022	11/22/2021	Trailer parking	Boulder Hill	03-04-477-025 54 Springdale Rd.	03-04-477-025	Johnson	V22-005
11/8/2022 11/23/2022	11/8/2022		1/23/2022	8/18/2021	Inoperable Vehicles	Boulder Hill	16 Winrock Rd.	03-04-253-024 16 Winrock Rd.	Lemaster	V22-004
5/9/2022			1/23/2022	8/3/2021	Multiple Violations	Boulder Hill	44 Hampton Rd.	03-04-306-027 44 Hampton Rd	Cabrera	V22-003
4/27/2022			1/23/2022	8/6/2021	Illegal fence height	Boulder Hill	44 Briarcliff Rd.	03-05-279-020 44 Briarcliff Rd	Jones	V22-002
2/9/2022			1/23/2022	11/9/2021	Parking on Lawn	Marina Village	20 Shore Ct.	03-07-277-001 20 Shore Ct.	Aguilar	V22-001
Closed	SAO	PBZ	Follow up	Opened	Description	Subdivision	Address	Parcel #	Name	Violation

6/27/23

	30 Day Warning Notice Reg & Cert	4/20/2023	Multiple Violations	Boulder Hill	64 Hampton Rd. Montgomery	03-04-354-004	3/30/2023
	MA - set to WBK 5/8/2023	4/20/2023	Built up berms, changed grade-flooding on Rt 52		1910/1920 Route 52 Minooka	09-14-300-001	3/30/2023
	30 Day Warning Notice Reg & Cert	4/20/2023	Boat in F/Y setback - new driveway-no permit	Boulder Hill	3 Cebold Dr. Montgomery	03-08-253-016	3/29/2023
	30 Day Warning Notice Reg & Cert	4/5/2023	2 Trailers	Boulder Hill	16 Durango Rd. Montgomery	03-05-431-022	3/29/2023
-	Removed	4/10/2023	Junk & Debris	Boulder Hill	44 Hampton Way Montgomery	03-04-306-027	3/29/2023
		4/20/2023	Boat/Trailer in Front yard setback	Boulder Hill	25 Whitney Way Montgomery	03-04-329-009	3/29/2023
				Boulder Hill	39 Whitney Way Montgomery	03-04-329-016	3/29/2023
	30 Day Warning Notice Reg & Cert	4/5/2023	Trailer in Front yard setback	Boulder Hill	4 Culver Rd. Montgomery	03-08-278-009	3/29/2023
6/5/2023	30 Day Warning Notice Reg & Cert	4/5 & 4/20/2023	Grass Parking	Boulder Hill	118 Saugatuck Rd. Montgomery	03-04-480-005	3/28/2023
£(05/2023	Applied for or	4/14/2023	Building without permit	Marian Villago	38 Boot In Oswego	03-34-251-001	3/2//2023
6/5/2023	30 Day Warning Notice Reg & Cert	3/23. 4/5, 4/20/23	Inoperable Vehicles	Boulder Hill	41 Cayman Dr Montgomery	03-09-102-008	3/20/2023
6/5/2023	Repairs - requested inspection	3/23/2023	Building without permit	Herrens	2162 Route 31 Oswego	03-17-103-008	3/20/2023
	No evidence	3/23/2023	Chickens	Boulder Hill	21 Briarcliff Rd	03-05-426-004	3/20/2023
5/3/2023	30 Day Warning Notice Reg & Cert	3/23/2023	Rooster in R2 zoning	HighGrove	13315 D Grove Rd Minooka	09-07-200-030	3/16/2023
5/3/2023	30 Day Warning Notice Reg & Cert	3/23/2023	Acc Bid-No Permit/Vehicle pking / Junk & Debris	Southfield Estates	2017 Devonshire Ct. Oswero	06-03-251-002	3/16/2023
CZ07/C//	30 Day warning Notice Reg & Cert	3-23 & 4-5-2023	Prohibited Parking	Boulder Hill	56 Afton Dr. Montgomery	03-04-281-007	3/15/2023
6/5/2023	30 Day Warning Notice Reg & Cert	3-23 & 4-3-2023	Prohibited Parking	Boulder Hill	90 Fernwood Rd. Montgomery	03-04-176-006	3/15/2023
	No Violation	3/23/2023	Prohibited Parking	Boulder Hill	200 Fernwood Rd. Montgomery	03-04-251-029	3/15/2023
6/16/2023	Eviction	3/23 & 4/20/2023	Prohibited Parking	Boulder Hill	21 Ingleshire Rd. Montgomery	03-04-178-009	3/15/2023
6/5/2023	30 Day Warning Notice Reg & Cert	3/23 & 4/5/23	Prohibited Parking	Boulder Hill	15 Ingleshire Rd. Montgomery	03-04-178-007	3/15/2023
6/5/2023	30 Day Warning Notice Reg & Cert	3-23 & 4-5-2023	Prohibited Parking	Boulder Hill	4 Roulock Rd. Montgomery	03-04-154-024	3/15/2023
6/5/2023	inoperable vehicle in grass	3/15/2023	Inoperable Vehicles	Boulder Hill	12 Circle Dr E. Montgomery	03-05-402-010	3/15/2023
4/17/2023	Inoperable vehicle in grass	3/15 & 4/14/23	Inoperable Vehicles	Boulder Hill	14 Ashlawn Ave. Montgomery	03-08-253-009	3/15/2023
4/17/2023	Prohibited parking on grass	3/15/2023	Grass Parking/ Junk & Debris	Boulder Hill	5 Hillcrest Ct. Montgomery	03-05-452-075	3/15/2023
4/17/2023	Prohibited parking on grass	3/15/2023	Grass Parking/ Junk & Debris	Boulder Hill	7 Hillcrest Ct Mongtomery	03-05-452-077	3/15/2023
1/2/3	Not enough evidence to prove occupied	3/15/2023	See email - Big Grove Assessor		14360 Townhouse Rd. Newark	07-16-200-026	3/14/2023
4/19/2023-MA		3/15/2023	Possible business		15200 Ridge Rd. Minooka	09-24-100-010	3/14/2023
		4/1/2023	Deck not finished and unsafe	Whitetail Ridge	7130 Clubhouse Dr. Yorkville	05-12-228-008	3/14/2023
	No work being performed-applied for BP	3/15/2023	Building without permit		17900 Sheridan Rd. Newark	07-07-100-015	3/14/2023
6/5/2023			Semi-Trucks & parking in grass	Shore Heights	117 Dolores St. Oswego	03-08-303-001	3/14/2023
	30 Day Warning Notice Reg & Cert	3/23 & 4/5/23	Multiple Violations	Shore Heights	105 Dolores St. Oswego	03-08-303-007	3/14/2023
MONITORING			Barn Fire	podiaci iiii	3315 Minkler Rd. Oswego	02-24-252-004	3/13/2023
6/5/2023	20 pay statining motion und or con-	ace dates ou notice	Multiple Violations	מטעומבו דוווו	20 White Was Montgomery	02-02-404-020	C202/11/2
2/23/2023	30 Day Warning Notice Reg & Cert	captar on rates and	Multiple Violations	Boulder Hill	153 Berilder Hill Bee Montgomery	03-04-407-030	1/31/2023
2/2/2023	30 Day Warning Notice Reg & Cert	2/1 & 3/3/2023	Landscape business - debris - large trucks	Gastville Kesub	3 Council Ave Aurora	03-12-201-001	1/26/2023
CZOZ/C/0	DO DO Warring Notice Board Cost	ברחולה פולה	Landscape business - debris - large trucks	Gastville	39 Gastville St Aurora	03-12-203-013	1/26/2023
6/5/2023		2/1/2023	Landscape bus - Stormwater-pallet business	Gastville	29 Gastville St Aurora	03-12-203-011	1/26/2023
6/5/2023		2/1/2023	Landscape business - debris - large trucks	Gastville	26 Gastville St Aurora	03-12-204-005	1/26/2023
2/23/2023	30 Day Warning Notice Reg & Cert	GIS	Pool - no Permit		13100 McKanna Rd Minooka	09-09-100-008	1/23/2023
			Addition - No Permit	Owners 2nd	118 Osage Ct Oswego	03-18-401-002	1/20/2023
			Shed - No Permit	The Highlands	85 Osage Ct Oswego	03-18-403-009	1/20/2023
			Addition to Acc Bldg - No Permit	Owners 2nd	150 Osage Ct Oswego	03-18-326-001	1/20/2023
	ď	2/1/2023	New Ag Buildings - No permits		13625 Apakesha Rd. Newark	07-23-100-023	1/18/2023
MONITORING	est		Addition - No Permit & Farm Animals	Synder	1700 Little Rock Rd Plano	01-01-301-003	1/17/2023
	Vehicle not present	1/13/2023	Grass Parking/Inoperable Vehicle	Boulder Hill	41 Cayman Dr Montgomery	03-09-102-008	1/10/2023
3/20/2023	Boat in FY setback & non approved surface	1/13/2023	Boat	Boulder Hill	8 Bereman Rd Montgomery	03-05-277-022	1/10/2023
2/17/2023	Inoperable vehicle in grass	1/13/2023	е	Boulder Hill	3 Durango Rd Montgomery	03-05-432-001	1/10/2023
::	***************************************	poenon - mee	pescription of womprante				

gating	gating	gating	gating	5/17/2023	-	6/2/2023	7		023	5/23/2023 ~	2023	oring	2023	6/2/2023	.023	:023	023	oring	023	2023 5/24/2023	2023 5/26/2023	023	023	4/19/2023	4/25/2023	2023 010501	5/4/2023	4/20/203	-	023	4/20/2023	-	023 5/2/2023	-	4/12/2023	
Investigating	Investigating	Investigating	Investigating		6/26/2023		MA	6/26/2023	6/9/2023		6/26/2023	Monitoring	6/26/2023		6/2/2023	6/9/2023	6/9/2023	Monitoring	6/9/2023	5/17/2023	5/17/2023	6/5/2023	6/5/2023			4/19/2023			5/6/2023	6/8/2023		6/8/2023	5/19/2023	6/5/2023		
				Sent to City of Yorkville	Req Onsite meeting letter			30 Day Warning Notice Reg & Cert	30 Day Warning Notice Reg & Cert	Removed	30 Day Warning Notice Reg & Cert		30 Day Warning Notice Reg & Cert		Letter requesting inspection	30 Day Warning Notice Reg & Cert	30 Day Warning Notice Reg & Cert		30 Day Warning Notice Reg & Cert	MA	Applied for Stormwater Permit - MA		30 Day Warning Notice Reg & Cert	No Business - reparing parking lot	No Violation found		Removed	removed	30 Day Warning Notice Reg & Cert	30 Day Warning Notice Reg & Cert	Removed	30 Day Warning Notice Reg & Cert	30 Day Warning Notice Reg & Cert		present / operable	Mor choops calocuca
								5/11/2023	5/5/2023	5/11/2023	5/11/2023		5/11/2023		5/2/2023	5/2/2023	5/2/2023	4/20/2023	5/2/2023			4/20/2023	4/14/2023	4/14/2023	4/14/2023	4/14/2023	4/14 5/2/23	4/14/2023	4/3/2023	3/23 & 4/14/2023	3/22 & 4/14/23	4/14 & 4/23/23	4/5/2023	4/14/2023	4/5/2023	C202/2/C 20 C/th
Junk & Debris		Possible Event Center	Banquet Center	Tall Grass - area behind Grand Reserve	Pond, Structure & Driveway - No permit	Trailer in Front yard setback	Pond w/o permit	Junk & Debris	Shed - No Permit	Multiple Violations	Abondoned RV	Trucking Business	Inoperable Vehicle	Grass Parking	Illegal Business & Junk & Debris	Junk & Debris	Inoperable vehicles and Boats	Multiple Violations	Inoperable Vehicles(10+) & Junk & Debris	Train car in Floodplain	Pond constructed w/o permit & possible floodplain	Parking in ROW/Parking on adjoining property	Driveway - no Permit	Semi Parking / storage & Stormwater	Multiple Violations	Construction - No permit	Commercial Vehicle	Trailer	Trailer parking, Addition - no permit	Construction business, Junk & Debris, Proh Trailer	Semi Tractor Trailer	Junk & Debris	Trailer in Front yard setback	Trailer in Front yard setback	Inoperable Vehicle	Parking in grass/vehicle under tarp
Boulder Hill	Aux Sable Oaks					Marina Village		Boulder Hill	Boulder Hill	Boulder Hill	Owners		Boulder Hill	Boulder Hill	Minnetonka Springs	Fox Bend Estates			Fox Station				Boulder Hill		Schaefer Woods		Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder mill
10 Marnel Rd. Montgomery	15070 Jughandle Rd Minooka	17080 Miller Rd. Plano	227 Rance Rd. Oswego	Behind 131 W Rickard Dr. Oswego	7265 Route 71 Yorkville	37 Boat Ln Oswego	16901 Obrien Rd. Minooka	28 Seneca Dr. Montgomery	11 Fieldpoint Rd. Montgomery	39 Seneca Dr. Montgomery	Lot 8	13039 McKanna Rd. Minooka	9 Greenbriar Rd. Montgomery	15 Cebold Dr. Montgomery	Lot 1	Lot 3 Wolf Rd. Oswego	16296 Route 47 Newark	6642 Sundown Ln Yorkville	21 Fox Ct.	2970 C Rock Creek Rd Plano	1426 Creek Rd. Plano	9513 Walker Rd. Yorkville	42 Briarcliff Rd. Montgomery	8756 E Highpoint Rd. Yorkville	12331 Mitchell Dr. Plano	2162 Route 31 Oswego	116 Heathgate Rd. Montgomery	172 Heathgate Rd Montgomery	49 Pueblo Rd. Montgomery	71 Sonora Dr. Montgomery	59 Circle Drive East Montgomery	51 Eastfield Rd. Montgomery	40 Fieldpoint Rd. Montgomery	21 Ingleshire Rd. Montgomery	3 Wembley Rd. Montgomery	oz circie brive ti Montgomery
03-04-303-014	09-22-200-003	01-18-200-004	03-13-400-005		02-26-200-025	03-08-106-018	09-29-400-008	03-05-432-012	03-08-277-021	03-04-430-006	02-34-157-006	09-09-100-002	03-05-427-003	03-08-253-022	01-36-100-009	03-16-176-006	08-28-200-005	02-24-177-004	04-01-401-001	01-23-100-002	01-08-200-008	05-21-300-006	03-05-279-021	05-18-400-011	01-25-456-001	03-17-103-008	0304-278-026	03-04-428-006	03-04-378-003	03-03-351-005	03-04-306-005	03-04-479-006	03-09-153-004	03-04-178-009	03-04-456-001	TOD-705-40-CO
5/25/2023	5/25/2023	5/24/2023	5/24/2023	5/16/2023	5/15/2023	5/12/2023	5/12/2023	5/10/2023	5/9/2023	5/9/2023	5/9/2023	5/5/2023	5/5/2023	5/5/2023	5/1/2023	5/1/2023	4/27/2023	4/25/2023	4/24/2023	4/19/2023	4/19/2023	4/14/2023	4/12/2023	4/11/2023	4/6/2023	4/5/2023	4/3/2023	4/3/2023	4/3/2023	4/3/2023	4/3/2023	3/30/2023	3/30/2023	3/30/2023	3/30/2023	3/30/2023

5/18/2022	2202/6	8/23/2022	8/12/2022	11/28/2022	4/12/2022	4/12/2022	3/16/2022	4/10/2023	5/23/2022	3/14/2023	4/14/2022	4/12/2022	4/13/2022	3/7/2022	3/9/2022	3/9/2022	4/14/2022	2/18/2022	2/15/2022	4/13/2022	2/15/2022	3/9/2022	3/8/2022	1/27/2022	1/20/2022	2/28/2023	3/8/2022	3/7/2022	4/12/2022	1/21/2022	1/19/2022	4/14/2022	1/19/2022	4/12/2022	7/25/2022	9/30/2022	1/5/2022	3/9/2022	2/18/2022	いっとっとい	3/9/2022	9/15/2022	6/8/2022	5/10/2023	12/20/2021	12/20/2021	
5/:	0/2/12022	1				4/12/2022 4/1		4/10/2022 4/1			4/8/2022 4/1		4/13/2022 4/1	3/	3/	3/	7/1		2/1	4/13/2022 4/1	2/1	3/	3/	1/2	1/3	4/3/2023 2/2	l	-		1/21/2022 1/2	1/1:	4/1	1/1	4/12/2022 4/1:		3/21/2022 9/30	1/:	3/9	2/18	5/1/2023 M.K.A. 770	1			4/3/2023 5/10	12/20	1	F/Up Closed
1	210	8/7	7		4/1					4/1	4/8		4/13			1	1			4/13					1	1	1		4/12		1					3/21				5/1/	2/24	8/22,	6/3/	4/3/			F
30 day warning	Notificious waiting notices	Numerous warning notices	Not enough evidence	30 Day Warning Notice Reg & Cert		Not enough evidence	Single family home BP# 01-00-160	Tow vehicle, trailers, cars, hauler	Removed	30 day warning	Moved from setback and used for family time	30 day warning		No violation	No POD on site	No RV on site	30 day warning	No Evidence of violation	No Evidence of auto shop	Tow vehicle, trailers, cars, hauler	No Evidence of auto shop	No RV on site	Applied for Permit	No Debris or Garbage observed	Inable to observe blowing 1 & D	Forwarded to Matt A for response	Several Trucks Parked	Removed	House seems empty	RV still driveway - f/y setback	Forwarded to Matt A for response	Burnt car / trailer	Debris has been removed	No change	No changes-		BP applied for #04-2022-029	30 day warning 1/24/2022	30 day warning 1/13/2022	Trailer removed	30 day warning 1/24/2022	1/25 Warning Notice Reg & Cert.	Improvmnt-5/4/22 Junk&Debris & Trailer removed	30 Day Warning Notice Reg & Cert	Truck in setback - trailer removed	Ag Building - Backfill per MA	Comments
4/13/2022	7202/71/4	4/12/2022		9/30/2022	4/12/2022	4/12/2022	3/15/2022	2/12 & 3/9	5/23/2022	3/9/2022	3/7/2022	3/9/2022	3/7/2022	3/7/2022	3/9/2022	3/9/2022	2/7/2022	2/18/2022	2/12/2022	2/12/2022	2/12/2022	3/9/2022	2/9/2022	1/27/2022	1/19/2022	1/18/2022	1/23/2022	2/28/2022	1/23/2022	1/5/2021	12/21/2021	1/6/2022	1/6/2022	1/6/22 ,1/23/22	1/6/22,5/24/22	1/6/2022, 1/23/2022	12/20/2021	1/6/2022	1/6/2022	10/7/2022	1/6/2022	12/11/2021	12/11/2021	12/11/2021	12/22/2021	12/13/2021	Inspection Date
Junk & Debris	Widebie violations	Multiple Violations	Possible Landscaping business	Multiple Violations	Trailer Parking	Possible Boarding house	Possible barndominium	Possible Auto repar business	Illegal POD in driveway	Multiple Violations	Multiple Violations	Junk & Debris	Inoperable Vehicle-green truck	Trailer in setback	POD in driveway	Prohibited RV parking	Driveway not asphanted per Ord. 2014-21	Remodel bathroom w/o permit	Possible Auto repair business	Possible Auto repair business	Possible Auto repair business	Prohibited RV parking	Occupying a struction w/o C of O	Junk & Debris	Possible residence in barri	Drive Lane not hard surface per SU approval	Trucking Business	Trailer in Front yard setback	Junk & Debris	RV parked in front yard since 12/10/2021	Tent	inoperable Vehicle	Junk & Debris	Prohibited Trailer parking			Building w/permit	Inoperable Vehicle	3 trailers in front yard sethack	Multiple Violations	Prohibited Trailer parked in front yard	Parking on Lawn 8/22 inspec of 2 motorcycles	Multiple Violations	Multiple Violations	Prohibited Trailer parked in front yard	Inoperable Vehicles & Pile of dirt	Description of Complaint
Boulder Hill	Boolder Hill	Roulder Hill			Boulder Hill	Boulder Hill		Boulder Hill	Boulder Hill	Boulder Hill		Boulder Hill	Richard Blackberry Estates	Squaw Valley	Boulder Hill	Boulder Hill	Eiglds of Form Colony	Riverview Heights	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill					FOFC	Boulder Hill	FOFC	Fox River Gardens	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Owners 2nd Sub	Oswego Plains	Boulder Hill	Fields of Farm Colony	Bouldor Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill	Boulder Hill		Subdivision
51 Circle Drive E Montgomery	/ Greenied No. Workgomery	7 Greenfield Rd Montgomery	16924 OBrien Rd Minooka	2 South Street Bristol	3 Wembley Rd. Montgomery	48 Pembrooke Rd. Montgomery	13297 Fennel Rd, Newark	8 Circle Dr East Montgomery	25 Hampton Rd. Montgomery	39 Whitney Way Montgomery	804 McHugh Rd. Yorkville	37 Woodridge Rd. Montgomery	30 Patricia Ln. Yorkville	5626 Minkler Rd. Yorkville	141 Boulder Hill Pass Montgomery	54 Circle Dr. W Montgomery	330 Austin Ct Vorkville	8 Riverview Ct. Oswego	83 Pueblo Rd. Montgomery	8 Circle Dr East Montgomery	51 Hunter Dr. Montgomery	102 Circle Drive W Montgomery	81 Boulder Hill Pass	behind 421 Hazeltine Way	9600 Bouto 71	8250 Route 71 Yorkville	8115 E. Highpoint. Rd.	5703 Fields Dr. Yorkville	44 Ingleshire Rd. Montgomery	7796 Madeline Dr. Yorkville	80 Riverside St. Yorkville	14 Ridgefield Rd. Montgomery	22 Wyndham Dr. Montgomery	49 Winrock Rd. Montgomery	162 Heathgate Rd. Montgomery	19 N. Cherry Dr. Oswego	7 Cherokee Dr. Oswego	158 Boulder Hill Pass Montgomery	5879 Danielle Lane Yorkville	Anderson Tree Farm	42 S Bereman Rd. Montgomery	80 Springdale Rd. Montgomery	22 Greenbriar Rd. Montgomery	43 Saugatuck Rd. Montgomery	124 Longbeach Rd. Montgomery	195 Route 52 Minooka	Address
03-04-306-001	020-00-001	03-05-404-038	09-28-300-008	02-15-302-001	03-04-458-001	03-04-181-010	07-07-200-022	03-05-402-008	03-04-351-001	03-04-329-016	02-28-403-005	03-04-154-002	02-21-151-005	02-36-300-014	03-05-453-007	03-08-202-008	03-25-200-027	02-24-228-001	03-04-378-019	03-05-402-008	03-04-256-020	03-08-278-010	03-05-401-003	07-04-300-033	05-04-300-033	05-03-200-027	05-18-226-002	02-35-380-006	03-04-253-010	02-35-380-006	02-34-204-004	03-09-152-019	03-04-305-026	03-04-406-004	03-04-428-011	03-18-402-003			07-35-381-004	06-13-176-003	03-05-430-019	03-04-477-038	03-04-152-013	03-04-378-039	03-04-408-041	09-13-200-006	Parcel #
4/8/2022	2207/T/th	1/1/2022	3/29/2022	3/23/2022	3/23/2022	3/16/2022	3/11/2022	3/10/2022	3/9/2022	3/2/2022	3/2/2022	3/7/2022	3/1/2022	2/28/2022	2/24/2022	2/24/2022	7707/77/7	2/16/2022	2/7/2022	2/7/2022	2/7/2022	2/4/2022	2/3/2022	1/26/2022	1/19/2022	1/14/2022	1/13/2022	1/11/2022	1/11/2022	1/6/2022	1/5/2022	1/5/2022	12/29/2021	12/28/2021	12/21/2021	12/20/2021	12/20/2021	12/16/2021	12/16/2021	12/16/2021	12/13/2021	12/8/2021	12/7/2021	12/6/2021	12/2/2021	12/2/2021	Date Opened

7/7/2022		30 Day warning notice	6/21/2022	Landscane husiness	Boulder Hill	113 Saugatuck Rd Montgomery	03-04-479-023	6/2/2022
Citation coming	_	30 Day warning notice	8/3/2022	Junk & Debris		6986 Chicago Rd. Minooka	08-12-103-001	5/31/2022
9/13/2022	9/4/2022	30 Day warning notice	8/3/2022	Junk & Debris		6366 Chicago Rd. Yorkville	08-01-452-019	5/31/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Boat in F-yard setback	Boulder Hill	15 Codorus Rd. Montgomery	03-05-476-020	5/31/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Trailer in F-yard setback	Boulder Hill	24 Seneca Dr. Montgomery	03-05-432-010	5/31/2022
9/27/2022	8/19/2022	Met w/owner-Prop for sale	6/14/2022	Remodel & Change of Occup w/o permit	Walz	7789 Route 47 Yorkville	05-09-300-015	5/31/2022
6/9/2022		No evidence found of auto repair	6/7/2022	Car Repair business	Shore Heights	168 Dolores St. Oswego	03-07-402-014	5/31/2022
8/3/2022		No Violation found	8/3/2022	Investigate per June	Plattville	6363 Chicago Rd. Yorkville	08-01-451-005	5/31/2022
8/3/2022		No Violation found	8/3/2022	Investigate per June	Plattville	6772 Chicago Rd. Yorkville	09-12-103-006	5/31/2022
8/3/2022		No Violation found	8/3/2022	Investigate per June	Plattville	13205 Church Rd. Minooka	08-11-227-002	5/31/2022
6/8/2022		Site visit w/owner-business not operational	5/25/2022	Mechanic Shop	Boulder Hill	51 Springdale Rd. Montgomery	03-04-478-005	5/26/2022
Citation 7/11/22	6/23/2022	30 Day warning notice	5/23/2022	Trailer in Front yard setback	Boulder Hill	7 Greenfield Rd. Montgomery	03-05-404-028	5/24/2022
Closed			Multiple	RV Parked in F/Y setback	FOFC	7796 Madeline Dr. Yorkville	02-35-380-001	5/24/2022
Citation coming	6/23/2022	30 Day warning notice	5/23/2022	Junk & Debris	Boulder Hill	162 Heathgate Rd. Montgomery	03-04-428-011	5/24/2022
6/24/2022	6/23/2022	30 Day notice for parking	5/23/2022	Parking on non approved surface	Boulder Hill	50 Sierra Rd. Montgomery	03-04-376-039	5/24/2022
6/24/2022	6/23/2022	30 Day warning notice	5/23/2022	Camper parked in F-yard setback	Boulder Hill	138 Fernwood Rd. Montgomery	03-04-256-026	5/24/2022
6/24/2022	6/23/2022	30 Day warning notice	5/23/2022	Trailer in F-yard setback	Boulder Hill	121 Fernwood Rd. Montgomery	03-04-180-004	5/24/2022
6/8/2022		Met w/owner - Home Occupation	5/25/2022	Sealcoating business	Boulder Hill	7 Curtmar Ct. Montgomery	03-05-454-013	5/24/2022
6/9/2022		Unable to locate commercial vehicle	5/25/2022	Commercial Vehicle parking	Herrens Riverview Add	2245 Route 31 Oswego	03-17-102-011	5/24/2022
10/5/2022	7/1/2022	30 Day warning -wrong address	5/25/2022	Commercial Vehicle	Boulder Hill	34 Longbeach Rd. Montgomery	03-04-307-025	5/20/2022
5/30/2022			5/26/2022	Possible remodel w/o permit	Boulder Hill	55 Ingleshire Rd. Montgomery	03-04-252-003	5/20/2022
10/20/2022	10/7/2022	30 Day warning notice	5/25/2022	Inoperable Vehicle	Boulder Hill	112 Longbeach Rd. Montgomery	03-04-408-035	5/20/2022
8/12/2022		Driveway permit not required	5/25/2022	Driveway-no permit	Boulder Hill	15 Old Post Rd. Montgomery	03-08-227-032	5/19/2022
1/17/2023	1/9/2023	30 Day warning notice	5/25/2022	Junk & Debris	Boulder Hill	20 Wyndham Dr. Montgomery	03-04-305-025	5/18/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Inoperable Vehicle	Boulder Hill	99 Longbeach Rd. Montgomery	03-04-477-002	5/18/2022
8/31/2022	8/11/2022	30 Day warning notice	5/25/2022	Landscape business in R-6 zoning	Boulder Hill	21 Durango Rd. Montgomery	03-04-352-002	5/18/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	RV Parked in grass	Boulder Hill	118 Boulder Hill Pass	03-05-404-009	5/18/2022
7/7/2022	7/1/2022	30 Day warning notice	5/25/2022	Trailer Parking	Boulder Hill	14 Ridgefield Rd. Montgomery	03-09-152-019	5/18/2022
5/25/2022		ZBA allowed parking on gravel	5/25/2022	Parking on non approved surface	Boulder Hill	23 Old Post Rd. Montgomery	03-08-227-036	5/18/2022
5/31/2022		No violation	5/31/2022	Driveway - No Permit	Boulder Hill	115 Fernwood Rd. Montgomber	03-04-180-002	5/18/2022
7/11/2022		30 Day warning notice	5/10/2022	RV parked in F-vard setback	Boulder Hill	102 Circle Drive W Montgomery	03-08-278-010	5/11/2022
6/1/2022		No Evidence - Neighbor will monitor	Several	Banquet Facility	Snyder	1700 Little Rock Rd. Plano	01-10-301-003	5/10/2022
5/16/2022		Removed	5/16/2022	Illegal dumping		Brisbin Rd. Minooka	09-18-300-017	5/10/2022
5/24/2022		Pool is min. 5" from property line	5/17/2022	Pool encroachment	Estates of Millbrook	8942 Wilcox Ct. Millbrook	04-16-351-005	5/10/2022
5/10/2022		Deferred to Osw Twn HwyDept	5/10/2022	Fence in ROW	Boulder Hill	9 Seneca Dr. Montgomery	03-05-430-031	5/9/2022
5/10/2022		No violation	5/10/2022	Trailer in F-yard setback	FOFC	5812 Danielle Ln. Yorkville	02-35-382-008	5/5/2022
5/10/2022		Deferred to Osw Twn HwyDept	5/10/2022	Fence in ROW	Boulder Hill	38 Hampton Rd. Montgomery	03-04-306-024	5/5/2022
5/10/2022		Deferred to Osw Twn HwyDept	5/10/2022	Fence in ROW	Boulder Hill	52 Springdale Rd. Montgomery	03-04-477-024	5/5/2022
5/10/2022		Deferred to Osw Twn HwyDept	5/10/2022	Fence in ROW	Boulder Hill	43 Saugatuck Rd. Montgomery	03-04-378-039	5/5/2022
5/9/2022		BP 12-2022-092 in progress	5/6/2022	Pool - No fence	Ronhill	12 Ronhill Rd. Yorkville	05-08-403-002	5/4/2022
5/3/2022		Using to move	5/3/2022	Semi tractor trailer	Boulder Hill	Fernwood Rd. Montgomery		5/3/2022
5/3/2022		No violation	5/3/2022	Fence debris after storm	Boulder Hill	62 Fernwood Rd. Montgomery	03-04-151-010	4/27/2022
4/28/2022		No Horses	4/27/2022	2 Horses	Oswego Plains	73 Oswego Plains Dr. Oswego	06-02-177-001	4/26/2022
5/27/2022		Can't prove inoperable	5/4/2022	Inoperable Vehicle	Cotswold FEN	61 Cotswold Dr. Yorkville	04-13-226-004	4/25/2022
8/3/2022	8/1/2022	Onsite meeting 5/17/22	5/4/2022	Junk & Debris		8450 W Highpoint Rd. Yorkville	04-13-277-005	4/25/2022
4/28/2022		Not enough evidence	4/27/2022	Multiple Violations		15416 Miller Rd. Plano	01-16-201-003	4/25/2022
4/22/2022		No Property Maintenance Code	4/22/2022	Unsafe Structure	Boulder Hill	40 Marnel Rd. Montgomery	03-04-303-029	4/20/2022
4/19/2022	5/16/2022	MA - 30 day warning	4/13/2022	Zoning Violation - Airbnb	Grove Estates	7126 Roberts Ct. Oswego	06-08-101-011	4/13/2022
4/25/2022	5/12/2022	Removed	4/12/2022	Ambulance parked in drīveway	Boulder Hill	52 Sonora Dr. Montgomery	03-04-479-032	4/12/2922
5/25/2022		30 day warning	4/12/2022	Junk & Debris	Boulder Hill	52 Eastfield Rd. Montgomery	03-04-478-022	4/12/2022
7/6/2022	7/5/2022	30 Day warning notice	4/20/2022	Pool-open pit in backyard	Willowbrook	65 E Larkspur Ln. Bristol	02-11-101-007	4/12/2022
4/14/2022		No violation	4/14/2022	Junk & Debris	Boulder Hill	76 Circle Dr E. Montgomery	03-04-376-003	4/12/2022
2707/7/0	1/5/2022	30 day warning	4/20/2022	Multiple Violations		17045 Ridge Rd. Minooka	COO-007-55-60	4/12/2022

10/4/2022		Business in R-3 Zoning	See notes	Business in R-3 Zoning	Gastville Acreage	26 Gastville Aurora	03-12-204-005	7/28/2022
	HOLD - PBZ		re-opened	Chickens - Weeds	Boulder Hill	45 Fernwood Rd. Montgomery	03-04-152-004	7/28/2022
7/26/2022	3/1/2023	No chickens-no permit req for rubbermaid shed	7/26/2022	Chickens - Weeds	Boulder Hill	45 Fernwood Rd. Montgomery	03-04-152-004	7/26/2022
F/U Coming	1/20/2023	30 Day warning notice	8/8/2022	Poss residence in portable home		11850 Fox River Dr. Newark	04-31-452-008	7/26/2022
10/21/2022		Removed all violations	10/21/2022	Multiple Violations		15919 Route 52 Newark	07-21-300-001	7/26/2022
8/31/2022	8/27/2022	30 Day warning notice	7/25/2022	Parking on non approved surface	Boulder Hill	24 Hampton Rd. Montgomery	03-04-302-004	7/25/2022
9/23/2022	10/3/2022	30 Day warning notice	7/26/2022 GIS	Junk & Debris	Boulder Hill	32 Sonora Dr. Montgomery	03-04-428-015	7/25/2022
8/23/2022		No Violation	8/4/2022	Noise - Disco club or trucking company		1250 Route 34 Oswego	03-02-400-003	7/25/2022
8/2/2022	8/27/2022	30 Day warning notice	7/26/2022	Trailer in F/yard setback	Boulder Hill	8 Circle Dr East Montgomery	03-05-402-008	7/20/2022
11/15/2022	11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Commercial Vehicle - Semi	Boulder Hill	4 Knollwood Dr. Montgomery	03-05-279-010	7/20/2022
11/15/2022	11/5/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	20 Hampton Rd. Montgomery	03-05-428-020	7/20/2022
8/31/2022		Owner changed - Removed	8/31/2022	Commercial Vehicle - Semi	Boulder Hill	39 Longbeach Rd. Montgomery	03-04-377-019	7/20/2022
10/28/2022	10/26/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	106 Tealwood Rd. Montgomery	03-04-408-003	7/20/2022
9/22/2022		Not on site	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	45 Whitney Way Montgomery	03-04-329-019	7/20/2022
9/22/2022		Not on site	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	52 Marnel Rd. Montgomery	03-04-326-005	7/20/2022
Closed	1/20/2023			Commercial Vehicle - Semi	Boulder Hill	59 Circle Dr. E. Montgomery	03-04-306-005	7/20/2022
9/22/2022		No Semi Truck	9/22/2022	Commercial Vehicle - Semi	Boulder Hill	14 Wyndham Dr. Montgomery	03-04-305-022	7/20/2022
7/20/2022		KCHHD is investigating	7/20/2022	Business - Tamale stand	Boulder Hill	44 Hampton Rd. Montgomery	03-04-306-027	7/20/2022
V22-012	6/27/2023	Matt- email - Brian notes -Court	7/19/2022	Fill in Floodplain		2511 Wildy Rd. Minooka	09-27-200-004	7/20/2022
8/2/2022	8/27/2022	30 Day warning notice	7/28/2022	Trailer in F/yard setback	FOFC	330 Austin Ct. Yorkville	02-35-301-001	7/18/2022
11/29/2022	11/28/2022	30 Day Warning Notice Reg & Cert	10/21/2022	Box Truck-Commercial Vehicle	Boulder Hill	34 Longbeach Rd. Montgomery	03-04-307-025	7/15/2022
10/25/2022		Remodel - cosmetic only	7/15/2022	Fire on 7/12/2022	Shore Heights	105 Dolores St Oswego	03-08-303-007	7/13/2022
8/31/2022	8/27/2022	30 Day warning notice	7/20/2022	Boat in F-yard setback	Boulder Hill	136 Boulder Hill Pass Montgomery	03-05-404-018	7/12/2022
8/31/2022	8/27/2022	30 Day warning notice	7/20/2022	Rec Trailer in F/Y setback	Boulder Hill	170 Boulder Hill Pass Montgomery	03-04-352-020	7/12/2022
7/20/2022	4) 2) 20000	No Evidence	7/20/2022	Tattoo business	Boulder Hill	51 Circle Drive E Montgomery	03-04-306-001	7/12/2022
1/17/2023	1/9/2023	Evirtion process started	8/3/2022	Multiple Violations	Roulder Hill	57 Circle Dr. F. Monteomen	03-04-306-004	7/12/2022
10/28/2022	72/7/2/27	Hobby Shop-not residence	77/22/27/77	Pacidence in Barn	Anny Sable Oaks	15100 luchandla Bd Minacka	09-22-200-004	7/11/30/22
TO/ 28/ 2022	13/1/2022	A-1 Home occupation-see notes	10/10/1001	Residence in Barn		14565 Jugnandie Rd. Minooka	010-015-300-016	//11/2022
7/11/2022		Not able to find evidence of rooster	7/11/2022	Roosters in R-3 zoning		43 West St. Bristol	02-16-228-012	7/11/2022
8/12/2022	8/15/2022	30 Day Warning Notice	7/13/2022	Trailer in F/yard setback	FOFC	317 Fields Dr. Yorkville	05-02-102-002	7/8/2022
11/29/2022	11/28/2022	30 Day Warning Notice	7/7/2022	Multiple Violations	Boulder Hill	59 Circle Dr. E Montgomery	03-04-306-005	7/7/2022
7/8/2022		No evidence	7/7/2022	Landscape business in R-6 zoning	Boulder Hill	10 Ingleshire Rd. Montgomery		7/6/2022
8/12/2022	8/11/2022	30 Day warning notice	7/7/2022	Boat in F-yard setback	Boulder Hill	152 Boulder Hill Pass Montgomery		7/1/2022
8/12/2022	8/11/2022	30 Day warning notice	7/7/2022	Grass Parking	Boulder Hill	29 Pickford Rd. Montgomery	03-09-153-014	7/1/2022
Closed				Landscape business	Boulder Hill	10 Ingleshire Rd. Montgomery		7/1/2022
8/2/2022	8/11/2022	Change of Occupancy - No Permit	7/7/2022	Change of Occupancy	Boulder Hill	67 Boulder Hill Pass Montgomery		7/1/2022
7/7/2022		No grass parking observed	7/7/2022	Grass Parking	Boulder Hill	31 Pickford Rd. Montgomery	03-09-153-015	7/1/2022
8/2/2022	8/27/2022	30 Day warning notice	7/26/2022	Landscape Business	Boulder Hill	22 Greenbriar Rd. Montgomery	03-04-152-013	7/1/2022
8/2/2022	8/19/2022	Vehicle operable/RV not occupied	7/19/2022	Repair-Used car business	Vil of Millbrook	8 N Hudson St. Millbrook	04-16-129-001	7/1/2022
4/12/2023	5/1/2023	Letter to disuss conditions/undable to det violation	8/3/2022	Condition 10 Special Use		3428 Roth Rd. Oswego	03-23-277-004	7/1/2022
9/12/2022	9/12/2022	10 day final warning	6/24/2022	Porch addition w/o permit	Vil of Huntsville	8 Grove St. Bristol	02-15-157-003	6/24/2022
8/3/2022	7/23/2022	30 Day Warning	6/24/2022	Sheds - No Permit	Boulder Hill	45 Fernwood Rd. Montgomery	03-04-152-004	6/23/2022
6/28/2022		Fence being installed	6/27/2022	Pool- fence still not finished	FOFC	324 Austin Ct. Yorkville	05-02-101-002	6/24/2022
6/17/2022		Referred to Bristol Township		Tall grass		3416 N Route 47 Yorkville	02-21-178-001	6/16/2022
Closed	7/13/2022	30 Day warning notice	5/10/2022	RV parked in F-yard setback	Boulder Hill	102 Circle Drive W Montgomery	03-04-376-023	6/13/2022
1/17/2023	1/9/2023	Letter to contact for Fire Rest. Permit	6/13/2022	Fire - 2 apartments & out building	Herrens Riverview Add	2245 Route 31 Oswego	03-17-102-011	6/12/2022
8/2/2022	8/27/2022	2nd notice 7/27/2022	6/21/2022	Chickens/Rooster in R-6	Boulder Hill	65 Sierra Rd. Montgomery	03-04-377-010	6/10/2022
6/15/2022		Dirt fill placed-SW permit not required	6/14/2022	Fill / Debris		Brisbin Rd. Minooka	09-18-300-017	6/7/2022
6/21/2022		Unable to see or hear rooster	6/21/2022	Rooster	Boulder Hill	4 Culver Rd. Montgomery	03-08-278-009	6/6/2022
Closed	7/6/2022	30 day warning notice	5/25/2022	Multiple Violations	Boulder Hill	80 Springdale Rd. Montgomery	03-04-477-038	6/6/2022
6/13/2022		People moving-waiting for garbage p/u	6/13/2022	Junk & Debris	Countryside	207 Georgianna St. Yorkville	02-28-301-002	6/6/2022
8/25/2022	7/9/2022	30 day warning notice		Pool - No Permit	Boulder Hill	9 Creve Ct. Montgomery	03-05-454-031	6/6/2022
0/21/2022		Sent email for location to view or near	6/9/2022	Rooster	Boulder Hill	4 Culver Rd. Montgomery	03-08-2/8-009	6/6/2022

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11/2/2022	10/30/2022	30 Day Warning Notice Reg & Cert	9/22 & 9/27	Multiple Violations	FOFC	5703 Fields Dr. Yorkville	02-35-380-006	9/19/2022
10/14/2022	Matt A 10/14/2	30 Day Warning Notice Reg & Cert Matt A 10/14/2	9/16/2022	Fill being placed in creek	County Clerks	1210 Plainfield Rd. Oswego	06-02-226-001	9/16/2022
10/28/2022	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Boat in F/Y setback	Boulder Hill	128 Tealwood Rd. Montgomery	03-04-408-014	9/16/2022
2/7/2023	1/13/2023	30 Day Warning Notice Reg & Cert	9/19/2022	Junk & Debris	Boulder Hill	76 Circle Dr E. Montgomery	03-04-376-003	9/16/2022
12/21/2022	12/16/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Trailer in F/Y setback	Boulder Hill	28 Fernwood Rd. Montgomery	03-05-229-006	9/16/2022
Closed	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Trailer in F/Y setback	Boulder Hill	24 Fernwood Rd. Montgomery	03-05-229-004	9/16/2022
Closed	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	RV in F/Y setback	Boulder Hill	28 N Bereman Rd. Montgomery	03-05-276-010	9/16/2022
10/25/2022	10/22/2022		9/19/2022	Multiple Violations	Rosehill	6111 Audrey Ave Yorkville	05-02-201-005	9/15/2022
Closed MA	MA 10/21/2022		9/7/2022	Stormwater - MA		Route 52-Lisbon Rd Newark	08-19-300-005	9/14/2022
2/7/2023	1/13/2023	30 Day Warning Notice Reg & Cert	10/7 & 10/18	Inoperable Vehicle	Boulder Hill	62 Circle Dr. E Montgomery	03-04-307-001	9/14/2022
Closed	10/23/2022	30 Day Warning Notice Reg & Cert	9/19/2022	Inoperable Vehicle	Boulder Hill	13 Pomeroy Dr. Montgomery	03-04-451-015	9/14/2022
9/21/2022	9/21/2022	Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7437 Clubhouse Dr. Yorkville	05-12-276-001	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7461 Clubhouse Dr. Yorkville	05-12-276-002	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7485 Clubhouse Dr. Yorkville	05-12-276-003	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7509 Clubhouse Dr. Yorkville	05-12-276-004	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	5537 Whitetail Ridge Dr.	06-06-450-004	9/14/2022
11/2/2022	10/31/2022	Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7221 Clubhouse Dr. Yorkville	05-12-227-005	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7372 Clubhouse Dr. Yorkville	05-12-277-004	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7102 Golfview Ct. Yorkville	06-07-130-019	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	7386 Fairway Dr. Yorkville	06-07-228-007	9/14/2022
10/17/2022		Certified letter sent 9/14/2022		No Silt fence or Vegetation filter	Whitetail Ridge	5753 Whitetail Ridge Dr	06-07-129-007	9/14/2022
10/28/2022	10/26/2022	30 Day Warning Notice Reg & Cert	9/22/2022	Commercial Vehicle	Boulder Hill	39 Hampton Rd. Montgomery	03-04-351-006	9/13/2022
9/23/2022		MA	at me I was man	Possible AirBnB	Willmans	33 Bonnie I ane Yorkville	05-09-152-001	9/13/2022
Closed	4 40 0000	Requesting Meeting	9/27/2022	Trucking Business	Dodine: IIII	6909 Schlapp Rd. Oswego	06-04-400-005	9/12/2022
Citation coming	1/13/2023	30 Day Warning Notice Reg & Cert	9/8/2022	link & Dahris	Boulder Hill	16 Wyndham Dr. Montgomen	03-04-305-023	9/8/2022
Citation coming	1/13/2023	Cally HOC parked III NOW		loonerable Vehicle	Roulder Hill	62 Circle Dr. E. Montecmen	03-04-307-001	9/8/2022
CIOSCO NA	T0/ T0/ 2027	30 Day warning Notice Reg & Cert	2/8/2022	illegal Iraining facility Business		/344 Route 4/ Yorkville	05-09-154-001	2/2/2022
10/20/2022	10/16/2022	30 Day Warning Notice Reg & Cert	9/14/2022	Illegal Pool Business		3842 Grove Rd. Oswego	03-20-400-018	9/7/2022
9/8/2022		Removed		Junk & Debris	Boulder Hill	Braeburn Montgomery	No address - blh	9/7/2022
9/8/2022		Not a violation		Possible AirBnB	Boulder Hill	12 Greenbriar Rd. Montgomery	03-05-280-017	9/7/2022
Closed				Dump Truck, trailer & bobcat in FY & junk	Rosehill	6111 Audrey Ave Yorkville		8/29/2022
9/14/2022		No Evidence of construction	9/14/2022	Building w/o Permit	Sugar Brook	157 Woodland Dr. Plano	01-29-101-003	8/29/2022
8/31/2022		Referred to HHs		Trash	Boulder Hill	51 Circle Drive E Montgomery	03-04-306-001	8/26/2022
8/30/2022		Did not observe any PBZ violations	8/26/2022	Construction	Fox Bend Estates	Wolfs Crossing Rd. Oswego	03-16-176-006	8/25/2022
9/22/2022	9/30/2022	Determined not be a violation	8/30/2022	Shed - Remodel to living qtrs	Boulder Hill	14 Barday Ct. Montgomery	03-08-280-032	8/24/2022
8/29/2022		Did not observe any PBZ violations	8/29/2022	Abandoned property	Blackhawk Springs	70 Blackhawk Springs Dr. Plano	01-35-429-002	8/24/2022
8/29/2022		Did not observe any PBZ violations	8/29/2022	Abandoned property	Blackhawk Springs	64 Blackhawk Springs Dr. Plano	01-35-430-005	8/24/2022
9/6/2022	9/30/2022	30 Day Warning Notice Reg & Cert	8/30/2022	Boat in FY & on non approved surface	Boulder Hill	10 Greenfield Rd. Montgomery	03-05-429-004	8/23/2022
11/23/2022	11/21/2022	Mot wil owner-served to spake RP & HO	2202/00/20	Poss Business & Building w/o permit	mu Janinod	32 Coffman In Plans	01-09-429-003	9/23/2022
6/31/2022	CCOC/06/0	NO ITUCK	8/30/2022	Semi tractor trailer	Shore Heights	1// Dolores St. Oswego	03-07-403-006	8/23/2022
8/21/2022		Did not observe any PBZ violations	8/29/2022	Multiple Violations	Meyerbrook	N Linden Dr. Plano	01-16-42/-001	8/22/2022
7207/9T/6		Void-Not a violation of stormwater		Dirt Piles	County Clerks	1210 Plainfield Rd. Oswego	06-02-226-001	8/16/2022
8/29/2022		Did not observe any PBZ violations	8/29/2022	Poss Garage reno to living quarters	Meyerbrook	31 S. Linden Dr. Plano	01-16-476-004	8/12/2022
8/8/2022		Unable to confirm chickens	8/8/2022	Chickens	Boulder Hill	31 Chatham Pl. Montgomery	03-04-328-008	8/5/2022
Closed	9/5/2022	30 Day warning notice-reg & cert	8/5/2022	4 Violations	Gastville Acreage	26 Gastville Aurora	03-12-204-005	8/5/2022
8/8/2022		Unable to confirm business	8/8/2022	Auto Repair business	Shore Heights	168 Dolores St. Oswego	03-07-402-014	8/4/2022
8/31/2022	9/5/2022	30 Day warning notice-reg & cert	8/5/2022	Building w/o permit		13524 C Hale Rd. Plano	01-35-100-003	8/3/2022
8/2/2022		Fence - debris	8/2/2022	Fence	Boulder Hill	62 Fernwood Rd. Montgomery	03-04-151-010	8/2/2022
10/4/2022	9/10/2022	30 Day warning - reg & cert	8/4/2022	Multiple Violations	Owners	5200 US Hwy 34 Oswego	03-18-428-005	8/1/2022
11/15/2022	11/5/2022	30 Day Warning 2 addresses - reg & cert	7/29.9/22.9/27	Commercial Vehicle (Semi Tractor)	Boulder Hill	39 Surrey Rd. Montgomery	+	8/1/2022
10/20/2022	11/5/2022	30 Day Warning Notice Reg & Cert	9/22. 9/27/2022	Commercial Vehicle (Semi Tractor)	Boulder Hill	132 Boulder Hill Pass Montgomery	03-05-404-016	8/1/2022
10/24/2022	0/5/2022	15 day notice to contact office	רכחכלולוס	Characterist records according	Darakill	CO10 Andrew Ave Verbuille	מב מז זמז ממז	רנחרי

	& Cert	10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/17/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/31/2022 11/2/2022 11/2/2022 11/2/2022	railer parked in Front yard setback/Inop Vel Commercial Vehicle parking Pool being drained into retention area Storing Vehicles, junk & debris& tall grass Semi tractor trailer Possible business-landscaping or lumber Commercial Vehicle Parking Camper parked in F-yard setback Walsh Tree Service	Riverview Heights Boulder Hill Boulder Hill Boulder Hill	19 Center Dr Uswego 59 Circle Dr. E Montgomery 15200 Ridge Rd. Minooka 158 Boulder Hill Pass Montgomery 81 Pueblo Rd. Montgomery 15476 Jughandle Rd. Minooka	03-04-306-005 09-24-100-010 03-05-430-026 03-04-378-018 09-22-200-030	10/28/2022 10/27/2022 10/28/2022 10/31/2022 10/31/2022 10/31/2022
11/18/2022 2/1/2023 2/1/2023 2/1/2023 2/1/2023 2/1/2023 2/1/26/2022 11/26/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2023 11/28/2023	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert l Boat is parked in permitted location 30 Day Warning Notice Reg & Cert no Access - Not habitable 30 Day Warning Notice Reg & Cert certified letter sent MA 30 Day Warning Notice Reg & Cert of Certified letter sent MA 30 Day Warning Notice Reg & Cert of Certified letter sent MA 30 Day Warning Notice Reg & Cert of Certified letter sent MA 30 Day Warning Notice Reg & Cert of Certified letter sent MA 30 Day Warning Notice Reg & Cert of Certified letter sent MA 30 Day Warning Notice Reg & Cert of Certified letter Reg & Cert of Certified R	10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/17/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/31/2022 11/2/2022	railer parked in Front yard setback/Inop Vel Commercial Vehicle parking Pool being drained into retention area Storing Vehicles, junk & debris& tall grass Semi tractor trailer Possible business-landscaping or lumber Commercial Vehicle Parking Camper parked in F-yard setback	Boulder Hill Boulder Hill Boulder Hill Boulder Hill	19 Center Dr. Cswego 59 Circle Dr. E. Montgomery 15200 Ridge Rd. Minooka 158 Boulder Hill Pass Montgomery 81 Pueblo Rd. Montgomery		10/28/2022 10/27/2022 10/28/2022 10/31/2022 10/31/2022
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11/18/2022 11/30/2022 2/1/2023 2/1/2023 2/1/2023 wrong addre: 11/26/2022 0N HOLD M 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert Boat is parked in permitted location 30 Day Warning Notice Reg & Cert No Access - Not habitable 30 Day Warning Notice Reg & Cert certified letter sent MA 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/17/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022	railer parked in Front yard setback/Inop Vel Commercial Vehicle parking Pool being drained into retention area Storing Vehicles, junk & debris& tall grass Semi tractor trailer Possible business-landscaping or lumber	Boulder Hill	59 Circle Dr. E. Montgomery 15200 Ridge Rd. Minooka	03-04-306-005	10/28/2022 10/27/2022 10/28/2022
11/18/2022 11/38/2022 2/1/2023 2/1/2023 2/1/2023 wrong addre: 11/26/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert Boat is parked in permitted location 30 Day Warning Notice Reg & Cert No Access - Not habitable 30 Day Warning Notice Reg & Cert certified letter sent MA 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/17/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 2/1/2022	railer parked in Front yard setback/Inop Vel Commercial Vehicle parking Pool being drained into retention area Storing Vehicles, junk & debris& tall grass Semi tractor trailer	Boulder Hill	59 Circle Dr. E Montgomery	03-04-306-005	10/28/2022
11/18/2022 11/30/2022 11/28/2022 2/1/2023 2/1/2023 11/26/2022 11/26/2022 ON HOLD M 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert v Boat is parked in permitted location 30 Day Warning Notice Reg & Cert No Access - Not habitable 30 Day Warning Notice Reg & Cert Certified letter sent MA 30 Day Warning Notice Reg & Cert No Crdin. Civil mattee	10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/17/2022 10/17/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 2/1/2022	railer parked in Front yard setback/Inop Vel Commercial Vehicle parking Pool being drained into retention area Storing Vehicles, junk & debris& tall grass	Riverview Heights	Ty Center Di Oswego		10/28/2022
11/18/2022 11/30/2022 2/1/2023 2/1/2023 wrong addre: 11/26/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert Boat is parked in permitted location 30 Day Warning Notice Reg & Cert No Access - Not habitable 30 Day Warning Notice Reg & Cert Certified letter sent MA 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/17/2022 10/17/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022	railer parked in Front yard setback/Inop Vel Commercial Vehicle parking Pool being drained into retention area	Mineral Control of the Control of th	An Cartan De Common	02-13-479-003	
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11/18/2022 11/38/2022 2/1/2023 2/1/2023 wrong addres 11/26/2022 ON HOLD M 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert 40 Day Warning Notice Reg & Cert 41 Boat is parked in permitted location 42 No Access - Not habitable 43 Day Warning Notice Reg & Cert 44 Certified letter sent MA 45 Day Warning Notice Reg & Cert 46 Day Warning Notice Reg & Cert 47 Day Warning Notice Reg & Cert 48 Day Warning Notice Reg & Cert 49 Day Warning Notice Reg & Cert 40 Day Warning Notice Reg & Cert 40 Day Warning Notice Reg & Cert 40 Day Warning Notice Reg & Cert 41 Day Warning Notice Reg & Cert 42 Day Warning Notice Reg & Cert 43 Day Warning Notice Reg & Cert 44 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022 10/21/2022 10/21/2022 9/30/2022 10/21/2022 10/21/2022 10/21/2022 10/21/2022	railer parked in Front yard setback/Inop Vel	Boulder Hill	116 Heathgate Rd. Montgomery	03-04-278-026	10/26/2022
11/128/2022 11/30/2022 11/28/2022 11/28/2022 2/1/2023 2/1/26/2022 11/26/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022 11/28/2022	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert Boat is parked in permitted location No Access - Not habitable No Access - Not habitable Certified letter sent MA 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022 10/21/2022 10/21/2022 9/30/2022 10/21/2022 10/21/2022		Boulder Hill	14 Ridgefield Rd. Montgomery	03-09-152-019	10/26/2022
11/18/2022 11/30/2022 11/28/2022 2/1/2023 2/1/2023 2/1/2022 11/26/2022 11/26/2022 0N HOLD M ON HOLD M 11/28/2022 11/28/2022 11/28/2022 11/28/2022	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert 40 Day Warning Notice Reg & Cert 41 Boat is parked in permitted location 42 Day Warning Notice Reg & Cert 43 Day Warning Notice Reg & Cert 44 Certified letter sent MA 45 Day Warning Notice Reg & Cert 46 Day Warning Notice Reg & Cert 47 Day Warning Notice Reg & Cert 48 Day Warning Notice Reg & Cert 49 Day Warning Notice Reg & Cert 40 Day Warning Notice Reg & Cert 41 Day Warning Notice Reg & Cert 42 Day Warning Notice Reg & Cert 43 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022 10/21/2022 9/30/2022 10/21/2022 10/21/2022	Trailer in Front yard setback	Boulder Hill	10 Ridgefield Rd. Montgomery	03-09-152-017	10/26/2022
11/18/2022 11/30/2023 11/28/2022 2/1/2023 2/1/2023 2/1/26/2022 11/26/2022 0N HOLD M 0N HOLD M 11/28/2022 11/28/2022 11/28/2022 11/28/2022 various	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert v Boat is parked in permitted location 30 Day Warning Notice Reg & Cert v No Access - Not habitable No Access - Not habitable 30 Day Warning Notice Reg & Cert Certified letter sent MA 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert Certified letter sent MA 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022 10/18/2022 10/21/2022 9/30/2022 10/21/2022	Trailer in Front yard setback	Boulder Hill	8 Ridgefield Rd. Montgomery	03-09-152-016	10/26/2022
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11/18/2022 11/30/2022 11/28/2022 2/1/2023 2/1/2023 wrong addres 11/26/2022 ON HOLD M ON HOLD M	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert t Boat is parked in permitted location 30 Day Warning Notice Reg & Cert (No Access - Not habitable 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert Certified letter sent MA	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022 10/21/2022 9/30/2022	Construction Business	Boulder Hill	112 Heathgate Rd. Montgomery	03-04-278-024	10/20/2022
11/18/2022 11/38/2022 11/28/2022 2/1/2023 wrong addres 11/26/2022 ON HOLD M	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert t Boat is parked in permitted location 30 Day Warning Notice Reg & Cert no Access - Not habitable 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022 10/18/2022	Billboard and storage business		14886 Walker Rd. Newark	04-27-100-003	10/20/2022
11/18/2022 11/30/2022 11/28/2022 2/1/2023 2/1/2023 ddre: 11/26/2022 ON HOLD M	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert foot is parked in permitted location 30 Day Warning Notice Reg & Cert food No Access - Not habitable 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022	Inoperable Vehicle	Boulder Hill	29 Surrey Rd. Montgomery	03-04-327-007	10/18/2022
11/18/2022 11/30/2022 11/28/2022 2/1/2023 2/1/2023 wrong addre: 11/26/2022 ON HOLD M	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert Boat is parked in permitted location 30 Day Warning Notice Reg & Cert No Access - Not habitable 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022 10/18/2022	Inoperable Vehicle	Boulder Hill	43 Greenfield Rd. Montgomery	03-05-404-046	10/18/2022
11/30/2022 11/30/2022 11/28/2022 2/1/2023 wrong addre: 11/26/2022 ON HOLD M	Requesting Meeting 30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert Boat is parked in permitted location 30 Day Warning Notice Reg & Cert No Access - Not habitable	10/18/2022 10/18/2022 10/18/2022 10/18/2022 10/17/2022	Inoperable Vehicle	Boulder Hill	44 Ingleshire Rd. Montgomery	03-04-325-010	10/14/2022
11/30/2022 11/30/2022 11/28/2022 2/1/2023 wrong addre: 11/26/2022	30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert v 30 Day Warning Notice Reg & Cert Boat is parked in permitted location 30 Day Warning Notice Reg & Cert	10/18/2022 10/18/2022 10/18/2022	Fire - Structure	Boulder Hill	50 Marnel Rd. Montgomery	03-04-326-004	10/14/2022
11/30/2022 11/30/2022 11/28/2022 2/1/2023 wrong addre- 11/26/2022	30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert Boat is parked in permitted location	10/18/2022	Landscape Business w/o Spec Use - MA		5022 Route 126 Yorkville	06-18-200-011	10/13/2022
11/18/2022 11/30/2022 11/28/2022 2/1/2023 wrong addre 11/26/2022	30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert	10/18/2022	Boat in Front yard setback	Boulder Hill	51 Old Post Rd. Montgomery	03-09-103-008	10/13/2022
11/30/2022 11/30/2022 11/28/2022 2/1/2023 wrong addre	30 Day Warning Notice Reg & Cert Tree Ordinance does not exist 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert	The last feet	RV Parking	Boulder Hill	200 Fernwood Rd. Montgomery	03-04-251-029	10/12/2022
11/30/2022 11/30/2022 11/28/2022 2/1/2023	30 Day Warning Notice Reg & Cert Tree Ordinance does not exist	10/18/2022	Auto Repair business	Boulder Hill	83 Pueblo Rd. Montgomery	03-04-378-019	10/12/2022
11/30/2022	30 Day Warning Notice Reg & Cert	10/13/2022	Property Damage Inspection	Boulder Hill	37 S Bereman Rd. Montgomery	03-05-429-031	10/12/2022
11/30/2022	Requesting Meeting	10/7/2022	Parking Lot - No Permit		609 Wheeler Rd. Plainfield	06-13-300-004	10/6/2022
77/19/2027	Delinerate a desable	10/7/2022	Auto Repair business		547 Wheeler Rd. Plainfield	06-13-300-007	10/6/2022
11017777	30 Day Warning Notice Reg & Cert	9/27/2022	Multiple Violations	Boulder Hill	39 Seneca Dr. Montgomery	03-05-430-046	10/5/2022
			Inoperable vehicle being used as shed	Boulder Hill	13 Pomeroy Dr. Montgomery	03-04-451-015	10/4/2022
			Trailer in Front yard setback	Boulder Hill	46 Hampton Rd. Montgomery	03-04-306-028	10/3/2022
11/12/2022	30 Day Warning Notice Reg & Cert	10/7/2022	Inoperable Vehicle	Boulder Hill	6 Hampton Rd. Montgomery	03-05-428-013	10/3/2022
4/10/2023	30 Day Warning Notice Reg & Cert	10/7/2022	Container in Front yard setback	Boulder Hill	52 Sierra Rd. Montgomery	03-04-376-040	10/3/2022
	No Business	10/7/2022	Landscape business		2292 Wooley Rd. Oswego	03-22-400-002	9/30/2022
	Septic Repair per HHS	9/30/2022	Construction - fill behind houses	Fields of Farm Colony	Audrey Ave Yorkville		9/29/2022
11/12/2022		10/7/2022	RV parked in Front yard setback	Boulder Hill	58 Codorus Rd. Montgomery	03-08-227-006	9/29/2022
	Excavator removed	10/21/2022	Construction Equipment in Front yard	Riverview Heights	20 Center Dr. Oswego	02-13-478-007	9/29/2022
11/19/2022		9/30/2022	Landscaping Business	Schomer Estates	8 Schomer Ln. Plano	01-14-177-001	9/29/2022
11/21/2022	Certified letter sent 10/20/2022- MA	9/30/2022	Storage Business & Billboard		14886 Walker Rd. Newark	04-27-100-003	9/29/2022
	pt occupied-no prop maintenance code	9/30/2022	Abandoned property- junk & debris	Nelson J Quinsey	82-84 Quinsey Lane Yorkville	02-34-151-005	9/28/2022
5/1/2023	30 Day Warning Notice Reg & Cert	9/27/2022	ommercial Veh, Inoper Veh & Junk & Debri	Boulder Hill	39 Seneca Dr. Montgomery	03-05-430-046	9/26/2022
11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Construction Business	Boulder Hill	46 Hampton Rd. Montgomery	03-04-306-028	9/26/2022
	C	9/26/2022	Semi tractor trailer	Boulder Hill	59 Circle Dr. E Montgomery	03-04-306-005	9/26/2022
11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	RV Parking	Boulder Hill	102 Circle Drive W Montgomery	03-08-278-010	9/23/2022
1/16/2023	30 Day Notice for Junk & Debris	9/27/2022	Multiple Violations	Boulder Hill	162 Heathgate Rd. Montgomery	03-04-428-001	9/23/2022
11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Boat & Trailer in ROW	Boulder Hill	23 Sonora Dr. Montgomery	03-04-429-001	9/22/2022
11/5/2022	30 Day Warning Notice Reg & Cert	9/27/2022	Parking on non approved surface	Boulder Hill	3 Wembley Rd. Montgomery	03-04-456-001	9/21/2022
	No Violation present	9/27/2022	railer in F/Y setback & non approved surfac	Boulder Hill	23 Old Post Rd. Montgomery	03-08-227-036	9/21/2022
11/5/2022		9/27/2022	Site Dev - Fill - No permit		E. Schoolhouse Rd.	06-09-400-004	9/21/2022
11/28/2022		9/27/2022	Trucking Business		6909 Schlapp Rd. Oswego	06-04-400-005	9/21/2022
		9/22/2022				01-23-200-028	9/21/2022
10/27/2022		9/22/2022		Voods of Blackberry oaks		02-15-251-006	9/20/2022
		9/22/2022	Junk & Debris	Boulder Hill	63 Circle Dr W Montgomery	03-08-201-012	9/20/2022
10/26/2022	\neg	9/22/2022	Junk & Debris	Boulder Hill	82 Saugatuck Rd. Montgomery	03-04-456-004	9/19/2022
	No permit required at this time		Possible remodel w/o permit		4160 Steam Mill Ct. Oswego		9/19/2022
			No permit required at this time 30 Day Warning Notice Reg & Cert Debris has been removed 30 Day Warning Notice Reg & Cert Addition added 2014-16-Ag Exempt- No Violation 15 day notice to contact office MA - 30 day warning No Violation present 30 Day Warning Notice Reg & Cert to occupied-no prop maintenance code Certified letter sent 10/20/2022-MA 30 Day Warning Notice Reg & Cert Excavator removed 30 Day Warning Notice Reg & Cert Septic Repair per HHS No Business 30 Day Warning Notice Reg & Cert 30 Day Warning Notice Reg & Cert Requesting Meeting 30 Day Warning Notice Reg & Cert	No permit required at this time 9/22/2022 30 Day Warning Notice Reg & Cert 9/22/2022 Addition added 2014-15-Ag Exempt - No Visiation 9/27/2022 Addition added 2014-15-Ag Exempt - No Visiation 9/27/2022 Addition added 2014-15-Ag Exempt - No Visiation 9/27/2022 Addition added 2014-15-Ag Exempt - No Visiation present 9/27/2022 MAA - 30 day warning Notice Reg & Cert 9/27/2022 30 Day Warning Notice Reg & Cert 9/30/2022 bt occupied-no prop maintenance code 9/30/2022 bt occupied-no prop maintenance code 9/30/2022 bt occupied-no prop maintenance code 9/30/2022 at Excavator removed 10/7/2022 30 Day Warning Notice Reg & Cert 10/21/2022 30 Day Warning Notice Reg & Cert 9/30/2022 30 Day Warning Notice Reg & Cert 10/7/2022 30 Day Warning Notice Reg & Cert 9/30/2022 30 Day Warning Notice Reg & Cert 10/7/2022 30 Day Warning Notice Reg & Cert	Possible remodel w/o permit Junk & Debris Ju	Boulder Hill Junk & Debris 9/22/2022 30 Day Warning Notice Reg & Cert Woods of Blackberry oaks Inoperable Vehicle 9/22/2022 30 Day Warning Notice Reg & Cert Construction w/o permit 9/22/2022 Addison adda 2014.15 Ag Europe A vokation Trucking Business 9/27/2022 Addison adda 2014.15 Ag Europe A vokation Trucking Business 9/27/2022 Addison adda 2014.15 Ag Europe A vokation Trucking Business 9/27/2022 Addison adda 2014.15 Ag Europe A vokation Trucking Business 9/27/2022 Addison adda 2014.15 Ag Europe A vokation Trucking Business 9/27/2022 Addison adda 2014.15 Ag Europe A vokation Trucking Business 9/27/2022 Addison adda 2014.15 Ag Europe A vokation Parking on non approved surface 9/27/2022 No Violation present Parking on non approved surface 9/27/2022 30 Day Warning Notice Reg & Cert Boulder Hill A vokation Parking on non approved surface 9/27/2022 30 Day Warning Notice Reg & Cert Boulder Hill A vokation Parking Semi tractor trailer in FOV 9/27/2022 30 Day Warning Notice Reg & Cert Boulder Hill Construction Business 9/27/2022 30 Day Warning Notice Reg & Cert Nelson J Quinsey Abandoned property- Junk & debris 9/27/2022 30 Day Warning Notice Reg & Cert Reverview Heights Construction Equipment in Front yard setback 9/30/2022 Ecriffied letter sent 10/20/2022. MA Schomer Estates Landscaping Business 9/30/2022 Day Warning Notice Reg & Cert Boulder Hill Experiment in Front yard setback 10/7/2022 30 Day Warning Notice Reg & Cert Boulder Hill Experiment in Front yard setback 10/7/2022 Day Warning Notice Reg & Cert Boulder Hill Inoperable vehicle being sused as shed Boulder Hill Inoperable vehicle English Schomer Setback 10/7/2022 Day Warning Notice Reg & Cert Boulder Hill Inoperable vehicle Schomer Setback 10/7/2022 Day Warning Notice Reg & Cert Boulder Hill Inoperable vehicle English Schomer Setback 10/7/2022 Day Warning Notice Reg & Cert 10/7/2022 Day Warning Notic	### ### ### ### ### ### ### ### ### ##

2/16/2023	2/17/2023	30 Day Warning Notice Reg & Cert	1/13/2023	Commercial Vehicle	Boulder Hill	132 Saugatuck Rd. Montgomery	03-03-352-001	12/27/2022
3/6/2023	2/17/2023	30 Day Warning Notice Reg & Cert	1/13/2023	Trailer parking on non-approved surface	Boulder Hill	2 Surrey Rd. Montgomery	03-04-155-016	12/27/2022
12/28/2022		Exempt from permit	12/28/2022	Large Construction sign		5951 Route 71 Oswego	03-19-180-001	12/21/2022
1/17/2023	1/13/2023	Not enough evidence	1/13/2023	Mechanic Shop	Boulder Hill	51 Springdale Rd. Montgomery	03-04-478-005	12/21/2022
12/28/2022		No Evidence	12/20/2022	Remodel w/o permit	Ring-Neck	35 Royce Rd. Oswego	03-27-402-005	12/19/2022
12/21/2022		No Violation	12/20/2022	Piles of Dirt - MA		7405 Route 71 Yorkville	02-26-400-023	12/15/2022
12/21/2022		No Evidence that this is not AG	12/20/2022	Possible non-ag activities on property		1910 Route 52 Minooka	09-14-300-001	12/14/2022
3/6/2023	3/2/2023	30 Day Warning Notice Reg & Cert	12/20/2022	Building w/o Permit		3601 Plainfield Rd. Oswego	03-28-100-004	12/9/2022
	8/7/2023	Owner spoke with MA		Piles of Dirt - MA		8150 S Schlapp Rd. Plainfield	06-15-100-007	12/7/2022
12/14/2022		Not enough evidence	12/9/2022	Trailer parking	Boulder Hill	12 S Bereman Rd. Montgomery	03-05-430-004	12/7/2022
3/14/2023	3/6/2023	30 Day Warning Notice Reg & Cert	12/9/2022	Semi tractor trailer	Boulder Hill	54 Marnel Rd. Montgomery	03-04-326-006	12/7/2022
	4/3/2023	30 Day Warning Notice Reg & Cert	12/9/2022	Chickens	Boulder Hill	21 Cayman Dr. Montgomery	03-09-101-002	11/30/2022
11/30/2022		Referred to HHS		Dumping and burning items brought onto prop		640 D Rance Rd. Oswego	03-24-100-009	11/28/2022
11/30/2022		Referred to HHS		Dumping and burning items brought onto prop		640 B Rance Rd. Oswego	03-24-100-008	11/28/2022
12/13/2022		Permit not req.for driveway replace	12/9/2022	Driveway Expansion & grading change, Shed	Oak Creek	36 Oak Creek Dr. Yorkville	02-26-476-003	11/28/2022
11/29/2022		No evidence of chickens	11/29/2022	Chickens	Boulder Hill	28 Spring Garden Dr. Montgomery	03-04-304-025	11/23/2022
	HOLD - PBZ			Chickens	Boulder Hill	9 S Greenbriar Rd. Montgomery	03-05-427-003	11/23/2022
	HOLD - PBZ			Chickens	Boulder Hill	58 Codorus Rd. Montgomery	03-08-227-006	11/23/2022
	HOLD - PBZ	30 Day Warning Notice Reg & Cert	11/29/2022	Chickens	Boulder Hill	58 Fernwood Rd. Montgomery	03-04-151-008	11/23/2022
12/14/2022		30 Day Warning Notice Reg & Cert	11/23/2022	Chickens	Boulder Hill	58 Codorus Rd. Montgomery	03-08-227-006	11/21/2022
	HOLD - PBZ	30 Day Warning Notice Reg & Cert	11/23/2022	Chickens	Boulder Hill	9 S. Greenbriar Rd. Montgomery	03-05-427-003	11/21/2022
11/23/2022		Not present-removed	11/23/2022	Semi tractor trailer	Boulder Hill	24 Greenbriar Rd. Montgomery	03-04-152-012	11/18/2022
11/28/2022		Email	11/23/2022	Possible building without permit		3527 Bell Rd. Minooka	09-21-100-009	11/16/2022
12/21/2022	12/21/2022	30 Day Warning Notice Reg & Cert	11/17/2022	Rooster & chickens	Foxlawn	4 Poplar Rd. Yorkville	02-31-477-005	11/15/2022
12/21/2022	12/21/2022	30 Day Warning Notice Reg & Cert	11/17/2022	Trailer in Front yard setback	Boulder Hill	65 Springdale Rd. Montgomery	03-04-478-012	11/14/2022
12/12/2022	12/9/2022		11/17, 11/23	Inoperable Vehicle	Boulder Hill	49 Winrock Rd. Montgomery	03-04-406-004	11/10/2022
12/8/2022	12/21/2022	30 Day Warning Notice Reg & Cert	11/17/2022	Building w/o Permit	Boulder Hill	306 Boulder Hill Pass Montgomery	03-09-156-007	11/10/2022
2/7/2023	1/13/2023	30 Day Warning Notice Reg & Cert	11/17/2022	Trailer parking	Boulder Hill	164 Tealwood Rd. Montgomery	03-04-430-008	11/9/2022
12/12/2022	12/5/2022	F/U	11/12/2022	RV Parking	Boulder Hill	138 Fernwood Rd. Montgomery	03-04-256-026	11/9/2022
Citation Coming	1/13/2023	30 Day Warning Notice Reg & Cert	11/9/2022	Building-No Permit/Business in A-1		14021 Arbeiter Rd Minooka	09-15-200-005	11/3/2022
11/23/2022		Applied for Permit	11/9/2022	Pool - No Permit		14824 Millhurst Rd.	01-34-300-008	11/3/2022
Closed	12/3/2022	30 Day Warning Notice Reg & Cert	11/2/2022	Commercial vehicle - box trucks	Boulder Hill	158 Boulder Hill Pass Montgomery	03-05-430-026	11/3/2022

Historic Preservation Organization Meeting

The Kendall County Historic Preservation Commission would like to invite you to a meeting on **July 17**, **2023**, **at 6:00 p.m.**, at the Harris Forest Preserve at 10460 Route 71, Yorkville. The purpose of this meeting is to explore collaborative opportunities between historic preservation groups in Kendall County and to receive updates on the activities of local historic preservation groups.

The guest speaker will be Ken Itle from Wiss, Janney, Elstner Associates, Inc. regarding the historic structure survey of unincorporated Kendall and Bristol Townships.

Please RSVP to Matt Asselmeier at masselmeier@kendallcountyil.gov or 630-553-4139 by **July 10, 2023.** Any questions or requests for additional information should also be sent to Mr. Asselmeier.



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KENDALL COUNTY HISTORIC PRESERVATION COMMISSION

111 West Fox Street • Room 204 Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

FOR IMMEDIATE RELEASE:

FOR MORE INFORMATION CONTACT:

May 16, 2023

Chairman Jeff Wehrli, (630) 553-4139

<u>Information Regarding Graves of Veterans Posted on Kendall County Website</u>

The Historic Preservation Commission of Kendall County has been researching and locating the various cemeteries in the county as a part of the documentation of our heritage. Prior to the celebration of Memorial Day, we wanted to honor the service members that were buried in Kendall County.

A copy of the Illinois Veterans' Commission Honor Roll for Kendall County from 1956 has been placed on the Kendall County website at https://www.kendallcountyil.gov/departments/planning-building-zoning/historic-preservation. It includes names and burial sites of soldiers that served in the Civil War, the Spanish American War, World Wars 1 and 2, and the Korean War. It includes names of our ancestors, grandparents, and great grandparents that have come to rest in Kendall County after serving to protect our freedom.

Please understand this list was compiled almost 70 years ago, and its accuracy is assumed, but not guaranteed. Also, please know that access to some of the plots may not be available and some might be family sites on private property. Please respect their privacy. We have also found several cemeteries that have changed names over the years. Hopefully you will recognize a name and make it part of a conversation with someone who has knowledge of your family history.

Looking through the list, you will recognize so many familiar names, and realize how many of our ancestors served our country so we could enjoy the freedom we have.

A special thanks to the Illinois Veterans' Commission and the Kendall County Historical Preservation Society at Lyon Farm for creating and preserving this document. Thank you to all!

The Kendall County Historic Preservation Commission is comprised of 5 citizen appointees who have special knowledge or training in fields closely related to historic preservation. Commissioners serve without compensation. The Commission is a recommending body to the County Board and has certain powers and authorities designated to the Commission by the County Board. The Commission normally meets the third Monday of each month. Meetings are held in the County Board Room located on the second floor (Rooms 209 & 210) of the County Administration Building, 111 W. Fox Street in Yorkville. More information about the Kendall County Historic Preservation Commission can be found at: https://www.kendallcountyil.gov/departments/planning-building-zoning/historic-preservation.

Permit Summary by Category Kendall County

Page 1 of 1 06/01/2023 10:57:16 AM

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	6	\$3,883,998	\$18,274	\$11,574
Garage	4	\$263,490	\$1,323	\$0
Accessory Buildings	8	\$295,700	\$1,442	\$0
Additions	6	\$211,808	\$1,786	\$0
Remodeling	1	\$30,000	\$514	\$0
Barns/Farm Buildings	1	\$100,000	\$0	\$0
Signs	1	\$57,000	\$0	\$0
Other	1	\$45,000	\$0	\$0
Swimming Pools	6	\$249,892	\$1,000	\$0
Decks	5	\$50,718	\$800	\$0
Electrical Upgrades	1	\$8,003	\$150	\$0
Driveway	3	\$41,000	\$200	\$0
Generator	3	\$34,543	\$330	\$0
Solar	3	\$62,451	\$900	\$0
	49	\$5,333,603	\$26,719	\$11,574

May 2022 - 4 Howes
29 Total Pernits

YTD 2022-14 Houses 146 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	15	0	0	5	4	6	0	0	0	0	0	0	0
Garage	6	0	0	0	2	4	0	0	0	0	0	0	0
Accessory Buildings	21	1	2	7	3	8	0	0	0	0	0	0	0
Additions	8	0	0	0	2	6	0	0	0	0	0	0	0
Remodeling	5	0	2	1	1	1	0	0	0	0	0	0	0
Commercial - B Zone	3	0	0	3	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	11	2	1	1	6	1	0	0	0	0	0	0	0
Signs	2	0	0	1	0	1	0	0	0	_ 0	0	0	0
Other	1	0	0	0	0	1	0	0	0	0	0	0	0
Swimming Pools	17	0	0	5	6	6	0	0	0	0	0	0	0
Decks	9	0	1	0	2	5	1	0	0	0	0	0	0
Demolitions	9	0	0	2	7	0	0	0	0	0	0	0	0
Electrical Upgrades	7	2	0	2	2	1	0	0	0	0	0	0	0
Change in Occupancy	1	0	1	0	0	0	0	0	0	0	0	0	0
Driveway	4	0	0	0	1	3	0	0	0	0	0	0	0
Generator Generator	9	3	1	0	2	3	0	0	0	0	0	0	0
Solar	30	5	5	10	7	3	0	0	0	€0	0	0	0
	158	13	13	37	45	49	1	0	0	0	0	0	0

Permit Approval Date Report Kendall County

Page 1 of 13 06/01/2023 10:56:55 AM

3/28/2023	5/9/2023	5/12/2023	4/11/2023	3/22/2023	4/12/2023	5/31/2023	4/25/2023	5/24/2023	3/17/2023	4/17/2023	issue Date
012023044 01 House	012023073 01 House	012023129 01 House	012023068 01 House	012023058 01 House	012023075 01 House	012023151 01 House	012023069 01 House	012023148 01 House	012022375 01 House	012023098 01 House	Permit ID Permit Category
09-23-300-026 RESENDIZ PHILIP AND JENNIFER	04-04-300-008 KUEFLER EDWARD	06-07-226-002 SHORT ANGELA F	05-18-250-005 BRYAN, PERCY LEE & JERRI	07-07-100-015 HERMANN RICHARD A	05-02-126-003 KEWENIG MATTHEW & JAMIE	06-14-200-013 IBRAHIM CRAIG F & GRETCHEN M	06-07-373-004 MORENO ABBY L	04-19-300-010 WIESBROOK EDWARD D & LINDA L	09-29-400-008 KAY ROLLIN MATTHEW & KAREN MELANIE	05-02-100-005 REES GINGER	Parcel Number Owner Name
15801 HARE ROAD MINOOKA, IL. 60447	15426 C MILLHURST RD PLANO, IL 60545-	5612 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	11353 BRIGHTON OAKS DR YORKVILLE, IL 60560-	17900 SHERIDAN RD NEWARK, IL 60541-	7579 AUDREY AVENUE YORKVILLE, IL. 60560	8265 OLD RIDGE ROAD PLAINFIELD, IL. 60544	5883 CHAMPIONSHIP CT YORKVILLE, IL 60560-	9416 FINNIE RD NEWARK, I 60541-	16901 OBRIEN ROAD MINOOKA, IL. 60447	6611 MINKLER RD YORKVILLE, IL. 60560	Property Address
		WHITETAIL RIDGE	BRIGHTON OAKS ESTATES		ROSEHILL		WHITETAIL RIDGE	=			Subdivision
NRK CONNOR CARPENTRY BY		CHARLES JAMES CUSTOM HOMES	SAME	WILLMAN-GROESCH GENERAL	MWK CONSTRUCTION INC.	HISG ISNER/KINDRED HOMES, INC.	ED SALGADO DESIGN BUILD		MEDOWS CONSTRUCTION		Contractor Name

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PHERBER

Permit Approval Date Report Kendall County

Page 2 of 13 06/01/2023 10:56:55 AM

4/18/2023	3/17/2023	4/25/2023	5/4/2023	5/9/2023	5/3/2023	5/3/2023	4/25/2023	4/17/2023	5/3/2023	3/13/2023	Date	Issue
032023091 03 Accessory Buildings	032023054 03 Accessory Buildings	032023107 03 Accessory Buildings	022023125 02 Garage	022023142 02 Garage	022023127 02 Garage	022023121 02 Garage	022023109 02 Garage	022023095 02 Garage	012023122 01 House	012023053 01 House	Permit Category	Permit ID
02-11-252-002 GARCIA CHRISTOPHER	01-19-200-009 RAMIREZ JORGE & RY	02-36-102-009 ANDERSON MICHAEL J & SANDRA M	02-28-452-014 RIEDY ANTHONY EDWARD LIV TRUST &	06-05-153-003 KLINGBIEL MATTHEW C & JANEL R	01-16-426-001 MULEDY MATTHEW T & CORDARO ANGELA H	09-05-400-017 1ST BAPTIST CHURCH PLAINFIELD	03-34-251-001 LUNN ALLEN E	07-15-400-003 RUTKAS MICHAEL & JENNIFER	04-30-101-012 GILKERSON NATHANIAL & MEGAN	02-06-100-010 KONICEK MICHAEL A DEC OF TRUST &	Owner Name	Parcel Number
62 W HIGHLAND DR BRISTOL, IL 60512-	17660 SEDGEWICK RD SANDWICH, IL 60548-	429 COUNTRY RD YORKVILLE, IL 60560-	607 WACKER DR YORKVILLE, IL 60560-	61 E TIMBERLAKE TRL OSWEGO, IL 60543-	68 N LINDEN DR PLANO, IL 60545-	4295 VAN DYKE RD MINOOKA, IL 60447-	5290 DOUGLAS RD OSWEGO, IL 60543-	14633 BIG GROVE RD NEWARK, IL 60541-	10050 MILLINGTON RD NEWARK, IL 60541-	11843 GALENA RD PLANO, IL 60545-	Property Address	
STORYBOOK HIGHLANDS UNIT 2		FARM COLONY	WACKERLIN SUB	ARROWHEAD HILLS UNIT 2	MEYERBROOK UNIT 1					•	Subdivision	
BOB LEE CONSTRUCTION		SILHOUETTE BUILDERS INC.			MICHAEL BURGERMEISTER						Contractor Name	

1/31/2023	5/30/2023	2/10/2023	3/30/2023	5/3/2023	3/1/2023	3/13/2023	4/18/2023	3/21/2023	3/13/2023	3/13/2023	Issue Date
032023018 03 Accessory Buildings	032023153 03 Accessory Buildings	032023027 03 Accessory Buildings	032023046 03 Accessory Buildings	032023120 03 Accessory Buildings	032023036 03 Accessory Buildings	032023043 03 Accessory Buildings	032023090 03 Accessory Buildings	032023049 03 Accessory Buildings	032023048 03 Accessory Buildings	032023050 03 Accessory Buildings	Permit ID Permit Category
04-16-376-010 STAWIARSKI RAFAL & TERESA	01-19-476-007 HRVATIN ARTHUR	02-35-312-002 VOIRIN TIMOTHY L & CRISTINA V	02-35-386-002 HIGHLAND BRADLEY M STEPHANIE L	05-07-101-003 DEMPSEY TODD A & LISA D	01-29-377-002 UNIVERSAL RESOURCE INC	02-26-476-003 WADE, KATHRYN A & DAVIS, MICHAEL D	02-27-327-023 EPPERSON RAYMOND & VALERIE	01-03-352-003 STEVENS ZACHARY & LAUREN	02-28-453-017 GENTILE FRANK D & JENNIFER G	02-35-380-011 BANACH LUKASZ & HELENA	Parcel Number Owner Name
8750 WILCOX CT NEWARK, IL 60541-	17170 FRAZIER RD PLANO, IL 60545-	7768 MADELINE DR YORKVILLE, IL 60560-	5672 FIELDS DR YORKVILLE, IL 60560-	16 HILLVIEW CT YORKVILLE, PAVILLION HEIGHTS UNIT IL 60560-	16395 C GRISWOLD SPRINGS RD PLANO, IL 60545-	36 OAK CREEK DR YORKVILLE, IL 60560-	26 N PARK DR YORKVILLE, IL BAKERS SUB 60560-	26 DAWN AVE PLANO, IL 60545-	606 WACKER DR YORKVILLE, IL 60560-	7562 MADELINE DR YORKVILLE, IL 60560-	Property Address
ESTATES OF MILLBROOK UNIT 1		FIELDS OF FARM COLONY UNIT 3	" "	;, PAVILLION HEIGHTS UNIT		OAK CREEK SUB UNIT 2	L BAKERS SUB	STAINFIELD SUB	WACKERLIN SUB	FIELDS OF FARM COLONY UNIT 2	Subdivision
	AMERICAN STEEL CARPORTS INC.	· ·					BOB LEE CONSTRUCTION	PF BUILDERS			Contractor Name

Permit Approval Date Report Kendall County

06/01/2023 10:56:55 AM Page 4 of 13

5/3/2023	5/31/2023	5/3/2023	5/11/2023	5/26/2023	5/30/2023	5/4/2023	2/8/2023	5/3/2023	5/3/2023	5/5/2023	Date	ssue
042023118 04 Additions	042023119 04 Additions	042023123 04 Additions	042023143 04 Additions	042023150 04 Additions	042023159 04 Additions	032023130 03 Accessory Buildings	032023024 03 Accessory Buildings	032023128 03 Accessory Buildings	032023124 03 Accessory Buildings	032023132 03 Accessory Buildings	Permit Category	Permit ID
09-04-100-013 SALINAS RAFAEL & MARIA M	01-14-325-007 YOUNG TIMOTHY BA & KAYLEA M	01-10-101-003 CECH MICHAEL E	01-20-352-014 WHITMER DEAN L & MARY G	09-12-300-001 OPPERMAN DANIELLE & DEAN ALAN	05-08-402-005 ARCHBOLD EDGAR E & AELITA	03-09-153-013 BELLO FROILAN GARCIA & VILLANUEVA	06-16-300-007 JAGOW KRISTIAN J & TREAT HEATHER M	02-34-276-005 WATTS JOHN R JR & PAMELA C	07-09-200-002 CHRISTOPHER & JACQUELINE ROWE	06-03-251-002 OBERHEIDE CHRISTIAN & MARCY	Owner Name	Parcel Number
12452 MCKANNA RD MINOOKA, IL 60447-	2588 J ROCK CREEK RD PLANO, IL 60545-	1148 VILMIN RD PLANO, IL 60545-	118 WOODLAND DR PLANO, IL 60545-	510 JONES RD MINOOKA, IL 60447-	6 JULIUS CT YORKVILLE, IL 60560-	27 PICKFORD RD MONTGOMERY, IL 60538-	3805 WHEELER RD YORKVILLE, IL 60560-	33 PONDEROSA DR YORKVILLE, ĮL 60560-	13320 SLEEZER ROAD NEWARK, IL. 60541	2017 DEVONSHIRE CT OSWEGO, IL 60543-	Property Address	
	ESTATES OF FOX CHASE UNIT 3		, SUGAR BROOK ESTATES UNIT 3		RONHILL ESTATES	BOULDER HILL UNIT 21		PONDEROSA SUB		SOUTHFIELD ESTATES	Subdivision	
			WILLMAN & GROESCH GC	BOB LEE CONSTRUCTION		Permitsxlala@gmail.com		JPM C HOMES			Contractor Name	

4/11/2023	3/15/2023	3/29/2023	4/12/2023	2/16/2023	2/28/2023	3/14/2023	4/24/2023	5/26/2023	4/20/2023	4/17/2023	Issue Date
082023082 08 Barns/Farm Buildings	072023047 07 Commercial - B Zone	072023066 07 Commercial - B Zone	072023070 03-34-100-027 07 Commercial - B Zone RAMIREZ LYDIA	052023030 05 Remodeling	052023032 05 Remodeling	052023051 05 Remodeling	052023105 05 Remodeling	052023152 05 Remodeling	042023076 04 Additions	042023094 04 Additions	Permit ID Permit Category
082023082 08 Barns/Farm Buildings BROMELAND ANDREW J & JENNIFER L	09-13-200-012 GOPROBALL, LLC% Jason Shelley	08-21-300-002 LISBON TOWNSHIP HIGHWAY DEPT	03-34-100-027 RAMIREZ LYDIA	03-24-201-011 HULVA GREG A & PEREZ CYNTIA GARCIA	02-06-102-003 WICKTER LAWRENCE D JR & DEBORAH H	04-15-300-001 SUN JELLY CHICAGO RV LLC	05-06-226-002 LITCHFIELD JACQUELINE T	05-18-202-003 HAAS DAVID J & KAREN S	09-04-100-004 RUELAS ALBERTICO FERNANDEZ &	07-15-400-003 RUTKAS MICHAEL & JENNIFER	Parcel Number Owner Name
15375 ROODS RD NEWARK, IL 60541-	14285 B COUNTY LINE RD SHOREWOOD, IL 60404-	15759 ROUTE 47 NEWARK, IL 60541-	5438 SCHLAPP ROAD OSWEGO, IL. 60543	12 PIONEER CT OSWEGO, 60543-	17 M ASHE RD SUGAR GROVE, IL 60554-	8574 MILLBROOK RD NEWARK, IL 60541-	11040 FOX RD YORKVILLE, IL 60560-	47 MAPLE RIDGE LN YORKVILLE, IL 60560-	12130 MCKANNA RD MINOOKA, IL 60447-	14633 BIG GROVE RD NEWARK, IL 60541-	Property Address
ξ,				O, IL EAST KENDALL ESTATES			E	MAPLE GROVE			Subdivision
	SCI DESIGN INC. BOB SANFRATELLO	WALTERS BUILDINGS	DIVISION ONE PAINTING	BMF REMODELING LLC	T-Square Construction		ABSOLUTE CONSTRUCTION INC.	ARTISAN ENTERPRISES INC.			Contractor Name

Permit Approval Date Report Kendall County

Page 6 of 13 06/01/2023 10:56:55 AM

5/4/2023	3/17/2023	4/25/2023	1/6/2023	1/31/2023	4/17/2023	3/1/2023	2/28/2023	4/4/2023	4/11/2023	4/20/2023	Issue Date	
102023131 10 Other	092023057 09 Signs	082023113 08-24-400-014 08 Barns/Farm Buildings SCHUDA JOHN	082023010 05-03-300-009 08 Barns/Farm Buildings BAUER TEMPLIN FAMILY TRUST	082023019 08 Barns/Farm Buildings	082023084 03-12-476-001 08 Barns/Farm Buildings MAURICIO LOUIS MENDOZA ALICIA	082023038 08 Barns/Farm Buildings HORTON JAMES J & NANCY L	082023033 08 Barns/Farm Buildings	082023074 03-19-180-001 08 Barns/Farm Buildings HAMMAN JAMES & LAURA	082023077 03-34-400-011 08 Barns/Farm Buildings RICKER DAVID VICTORIA M	082023103 08 Barns/Farm Buildings	ID Permit Category	Permit
06-10-200-006 KELLER FRANK	03-02-227-008 U STOR IT #2	08-24-400-014 SCHUDA JOHN	05-03-300-009 BAUER TEMPLIN FAMILY TRUST	082023019 06-08-200-012 08 Barns/Farm Buildings UNDERHILL PATRICK L & PATRICIA	03-12-476-001 MAURICIO LOUIS E & MENDOZA ALICIA	08-01-452-010 HORTON JAMES J & NANCY L	082023033 08 Barns/Farm Buildings PLANO ROTARY CLUB	03-19-180-001 HAMMAN JAMES & LAURA	03-34-400-011 RICKER DAVID LEE & VICTORIA M		Parcel Number Owner Name	
7426 SCHLAPP RD OSWEGO, IL 60543-	184 ROUTE 30 AURORA, IL 60504-	15731 BRISBIN RD. MINOOKA, IL. 60447	6670 WING RD YORKVILLE, IL 60560-	7169 GROVE RD OSWEGO, IL 60543-	139 WOLF RD OSWEGO, IL 60543-	6336 CHICAGO RD YORKVILLE, IL 60560-	1701 LITTLE ROCK RD PLANO, IL 60545-	5951 ROUTE 71 OSWEGO, 60543-	2051 PLAINFIELD RD OSWEGO, IL 60543-		Property Address	
			3		·			, ₌			Subdivision	
											Contractor Name	

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Permit Approval Date Report Kendall County

06/01/2023 10:56:55 AM Page 7 of 13

3/31/2023	3/29/2023	4/12/2023	4/12/2023	4/13/2023	4/13/2023	4/17/2023	4/25/2023	5/9/2023	5/16/2023	5/17/2023	Issue Date
122023059 12 Swimming Pools	122023065 12 Swimming Pools	122023079 12 Swimming Pools	122023093 12 Swimming Pools	122023096 12 Swimming Pools	122023097 12 Swimming Pools	122023099 12 Swimming Pools	122023114 12 Swimming Pools	122023137 12 Swimming Pools	122023144 12 Swimming Pools	122023147 12 Swimming Pools	Permit ID Permit Category
02-35-279-001 DETERDING BRENT & CHALYCE	02-35-382-002 HERBER JASON J & PAMELA A	04-08-400-011 LEITNER BRYAN SR & SHAUNA	01-32-101-002 AVENARIUS DAVID & LAURIE H	05-12-277-016 STEFANI PETER L & JENNIFER A	02-22-476-003 RAMIREZ OSCAR JR & JACQUELINE	02-34-471-001 BASSO JAMES C & REBA P	01-10-301-005 MCQUADE ROBERT & DIANE	06-05-400-020 MCCAW MATTHEW T	03-31-452-016 DIAZ RAMIRO & ANA LOTFE DE	03-05-402-004 MEZA, TERESA & MARTINEZ, JUAN	Parcel Number Owner Name
232 TALLGRASS LN YORKVILLE, IL 60560-	5968 DANIELLE LN YORKVILLE, IL 60560-	16154 ROGERS RD NEWARK, IL 60541-	16700 GRISWOLD SPRINGS RD PLANO, IL 60545-	5891 LEGACY CIR YORKVILLE, IL 60560-	39 TIMBER VIEW LN YORKVILLE, IL 60560-	8182 SHADOW CREEK LN YORKVILLE, IL 60560-	1594 LITTLE ROCK RD PLANO, IL 60545-	6755 GROVE RD OSWEGO, IL 60543-	8 OTTAWA CT OSWEGO, IL 60543-	13 BRIARCLIFF RD MONTGOMERY, IL 60538-	Property Address
	FIELDS OF FARM COLONY SUNCO POOLS UNIT 2		SANDY BLUFF DUTCH ACRES	WHITETAIL RIDGE	TIMBER RIDGE SUB UNIT 2	SHADOW CREEK SUB	BERNS FIRST SUB		NA-AU-SAY WOODS	BOULDER HILL UNIT 3	Subdivision
SWIM SHACK	Y SUNCO POOLS			FOX POOL CHICAGO	ALL PROPERTY SERVICES INC.	MUELLNER CONSTRUCTION INC.		PREMIER POOLS AND SPAS	KAYAK POOLS	AJ RECREATIONAL SERVICES	Contractor Name

Permit Approval Date Report Kendall County

Page 8 of 13 06/01/2023 10:56:55 AM

4/17/2023	2/28/2023	4/17/2023	4/12/2023	5/5/2023	5/5/2023	5/5/2023	3/22/2023	3/27/2023	3/6/2023	5/9/2023	Issue Date
142023100 14 Demolitions	132023034 13 Decks	132023085 13 Decks	132023092 13 Decks	132023133 13 Decks	132023134 13 Decks	132023136 13 Decks	122023060 12 Swimming Pools	122023064 12 Swimming Pools	122023041 12 Swimming Pools	122023141 12 Swimming Pools	Permit ID Permit Category
02-22-126-004 LEIFHEIT ELMER B & NANCY	03-28-100-004 SONNYBOY LLC	03-12-476-001 MAURICIO LOUIS E & MENDOZA ALICIA	05-12-228-008 SHARAR SHAHID	06-03-251-002 OBERHEIDE CHRISTIAN & MARCY	03-05-253-025 FORESTA JOSEPH E III & MELANIE L	05-07-326-002 PARISH RONALD D & REBECCA L	05-06-351-005 WINNINGER PATRICK R	01-14-177-002 BECKER CRAIG & PAMELA	02-35-432-001 ERMEY RYAN R & LINDSAY A	06-05-402-010 WEZNER MATTHEW R & KELLY DONADO	Parcel Number Owner Name
26 LAKEVIEW DR YORKVILLE, IL 60560-	3601 PLAINFIELD RD OSWEGO, IL 60543-	139 WOLF RD OSWEGO, IL 60543-	7130 CLUBHOUSE DR YORKVILLE, IL 60560-	2017 DEVONSHIRE CT OSWEGO, IL 60543-	13 W ALDON CT MONTGOMERY, IL 60538-	11571 ROUTE 71 YORKVILLE, IL 60560-	6 HILLSIDE DR YORKVILLE, IL 60560-	14 SCHOMER LN PLANO, IL 60545-	5610 SCHMIDT LN YORKVILLE, IL 60560-	4160 STEAM MILL CT OSWEGO, IL 60543-	Property Address
BRISTOL LAKE SUB			WHITETAIL RIDGE	SOUTHFIELD ESTATES		îu		SCHOMERS ESTATES	FIELDS OF FARM COLONY KAYAK POOLS UNIT 4 MIDWEST	HENNEBERRY WOODS UNIT 1	Subdivision
	Cannavino Construction				WOLF SPIRIT LLC				MIDWEST	FOX POOL CHICAGO BY ECOSCAPE	Contractor Name

Permit Approval Date Report Kendall County

Page 9 of 13 06/01/2023 10:56:55 AM

3/29/2023	4/18/2023	5/2/2023	3/13/2023	3/17/2023	4/14/2023	4/12/2023	4/11/2023	4/14/2023	4/14/2023	4/14/2023	Issue Date
152023067 15 Electrical Upgrades	152023101 15 Electrical Upgrades	152023117 15 Electrical Upgrades	142023052 14 Demolitions	142023055 14 Demolitions	142023089 14 Demolitions	142023080 14 Demolitions	142023083 14 Demolitions	142023086 14 Demolitions	142023087 14 Demolitions	142023088 14 Demolitions	Permit ID Permit Category
03-04-155-009 BUUCK DAVID J & AMY	03-06-476-002 SALGADO JORGE ERIC & SALGADO GERARDO	03-04-476-006 GIERDEN JOAN M LIVING TRUST	02-06-100-010 KONICEK MICHAEL A DEC OF TRUST &	02-03-200-001 RY PROPERTY	03-13-100-003 VILLAGE OF OSWEGO	02-28-278-001 PRAIRIE CREEK TRUST	07-20-200-005 BROMELAND ANDREW J & JENNIFER L	03-13-200-003 VILLAGE OF OSWEGO	03-13-200-002 VILLAGE OF OSWEGO	03-13-200-001 VILLAGE OF OSWEGO	Parcel Number Owner Name
14 PEMBROOKE RD MONTGOMERY, IL 60538-	971 ROUTE 31 OSWEGO, IL 60543-	61 SHEFFIELD RD MONTGOMERY, IL 60538-	11843 GALENA RD PLANO, I 60545-	8218 ROUTE 30 BRISTOL, IL 60512-	809 WOLF RD OSWEGO, IL 60543-	9120 ROUTE 34 YORKVILLE, IL 60560-	15375 ROODS RD NEWARK, IL 60541-	340 WOLF RD OSWEGO, IL 60543-	460 WOLF RD OSWEGO, IL 60543-	500 WOLF RD OSWEGO, IL 60543-	Property Address
BOULDER HILL UNIT 29	, in the second	BOULDER HILL UNIT 22	Г	•		•					Subdivision
KAPITAL ELECTRIC		MET ELECTRICAL & MECHANICAL			ALPINE DEMOLITION SERVICES LLC	CRAFTSMAN SERVICES		ALPINE DEMOLITION SERVICES, LLC	ALPINE DEMOLITION SERVICES	ALPINE DEMOLITION SERVICES LLC	Contractor Name

Permit Approval Date Report Kendall County

Page 10 of 13 06/01/2023 10:56:55 AM

5/17/2023	6/1/2023	4/11/2023	5/3/2023	5/26/2023	5/31/2023	2/14/2023	1/5/2023	5/30/2023	1/31/2023	3/17/2023	Issue Date
232023146 23 Generator	232023164 23 Generator	182023078 18 Driveway	182023126 18 Driveway	182023154 18 Driveway	182023160 18 Driveway	172023023 03-18-403-015 17 Change in Occupancy MERCHANTS	152023011 15 Electrical Upgrades	152023157 15 Electrical Upgrades	152023020 15 Electrical Upgrades	152023056 15 Electrical Upgrades	Permit ID Permit Category
05-12-228-020 WINTER CARYA & DONNA M	03-27-377-011 COLLINS JEFF T & JANE P	03-08-176-008 CROSS JAVAN J & SELENA M MONTANEZ	03-05-253-009 BUSIC STEPHANIE L	07-15-400-017 PETKO PAUL & DONNA	09-09-300-018 CLASSIC INVESTMENTS LLC	03-18-403-015 y MERCHANTS	06-05-400-019 CHRISTINA TYRELL	03-05-452-016 BUSBY RUTH	09-09-300-009 PADILLA JOSE L	01-36-100-025 KUTER HERBERT C & CAROL	Parcel Number Owner Name
7182 IRONWOOD CT YORKVILLE, IL 60560-	4835 DOUGLAS RD OSWEGO, IL 60543-	24 MARINA DR OSWEGO, IL 60543-	14 E RIVER RD MONTGOMERY, IL 60538-	14154 BUSHNELL SCHOOL RD NEWARK, IL 60541-		5375 ROUTE 34 OSWEGO, IL 60543-	6735 GROVE RD OSWEGO, IL 60543-	7 GARDEN DR MONTGOMERY, IL 60538-	13916 MCKANNA RD MINOOKA, IL 60447-	13010 A RIVER RD PLANO, IL 60545-	Property Address
WHITETAIL RIDGE	LEISURE LEA UNIT 1	MARINA VILLAGE RESUB	BOULDER HILL UNIT 15 REUSB			•		GARDENS OF BOULDER			Subdivision
LEE LEGLER CONSTRUCTION &	LEE LEGLER CONSTRUCTION &		PM CONSTRUCTION & CONTRACTING			172	R&K ELECTRICAL	ABC PHCE	YVONNE GREER	MIK SOLUTIONS INC.%MAX KOLODII	Contractor Name

Permit Approval Date Report Kendall County

Page 11 of 13 06/01/2023 10:56:55 AM

3/23/2023	4/3/2023	4/3/2023	4/19/2023	1/6/2023	1/6/2023	1/31/2023	2/15/2023	4/24/2023	4/25/2023	5/9/2023	Issue Date
242023063 24 Solar	242023071 24 Solar	242023072 24 Solar	242023102 24 Solar	232023013 23 Generator	232023014 23 Generator	232023021 23 Generator	232023029 23 Generator	232023104 23 Generator	232023108 23 Generator	232023138 23 Generator	Permit ID Permit Category
03-04-354-006 GALLARDO ALBERTO	03-09-108-007 BEYER JORDAN L	03-04-406-015 KELLOGG PAUL E &	08-16-100-007 SMITH ERIC & EMMA	04-02-230-005 DEPARIS HENRY L JR & DEBORAH JO	02-27-153-006 TROTSKY ALAN L & PATRICIA M	01-25-454-009 SLEEZER GARY & AMY	06-05-393-007 BAGEANIS GUS JR & ARELIS	06-13-151-004 CHICAGO TITLE LAND TRUST COMPANY	05-12-220-008 FUGLESTAD ALAN & KIM	02-23-302-004 SLADEK ZACHARY	Parcel Number Owner Name
68 HAMPTON RD MONTGOMERY, IL 60538-	140 CIRCLE DR MONTGOMERY, IL 60538-	107 TEALWOOD RD MONTGOMERY, IL 60538-	9635 CHICAGÖ RD NEWARK, IL 60541-	6100 RED GATE LN YORKVILLE, IL. 60560	4410 TUMA RD YORKVILLE, IL 60560-	12406 ANDREW ST PLANO, IL 60545-	4695 WAAKEESHA DR YORKVILLE, IL 60560-	8422 OLD RIDGE RD PLAINFIELD, IL 60586-	7341 CLUBHOUSE DR YORKVILLE, IL 60560-	7 TIMBER VIEW LN YORKVILLE, IL 60560-	Property Address
BOULDER HILL UNIT 7	BOULDER HILL UNIT 25	BOULDER HILL UNIT 27		THE WOODS OF SILVER SPRINGS	WACKERLINS 2ND SUB	SCHAEFER WOODS NORTH UNIT 3	HEARTLAND IN YORKVILLE UNIT 2		WHITETAIL RIDGE	TIMBER RIDGE SUB UNIT 2	Subdivision
SUNRUN INSTALLATION	ADT SOLAR	RETHINK ELECTRIC	ADT SOLAR	LEE LEGLER CONSTRUCTION &	LEE LEGLER CONSTRUCTION &	360 ELECTRIC	BAKER ELECTRIC & GENERATORS	BAKER ELECTRIC & GENERATORS		LEE LEGLER CONSTRUCTION &	Contractor Name

Permit Approval Date Report Kendall County

Page 12 of 13 06/01/2023 10:56:55 AM

4/25/2023	4/25/2023	5/2/2023	5/5/2023	5/15/2023	1/5/2023	4/25/2023	1/6/2023	1/19/2023	1/13/2023	2/1/2023	Issue Date
242023111 24 Solar	242023112 24 Solar	242023116 24 Solar	242023135 24 Solar	242023145 24 Solar	242023012 24 Solar	242023106 24 Solar	242023015 24 Solar	242023016 24 Solar	242023017 24 Solar	242023022 24 Solar	Permit ID Permit Category
03-04-277-041 LEWIS ALGINON M SR	03-08-352-004 SKURKA JEROME J & DEBRA R	03-34-201-001 NATIONS JEREMY T & CYNTHIA GRACE	02-35-301-603 GALARZA RICARDO	03-04-278-017 BROWN BRADLEY	03-07-402-017 KOHLER NICHOLAS W	03-05-430-010 SAMSON PARRISH & LATESHIA	03-05-279-012 STIEHM MARK JAMES	03-23-277-006 ADAMS SEAN & AMANDA K	05-07-201-002 MATLOCK DOUGLAS G & RHONDA L	03-05-276-003 GRAEBER SHARON	Parcel Number Owner Name
38 AFTON DR MONTGOMERY, IL 60538-	40 CENTURY DR OSWEGO, IL 60543-	5020 DOUGLAS RD OSWEGO, IL 60543-	339 AUSTIN CT YORKVILLE, IL 60560-	33 AFTON DR MONTGOMERY, IL 60538-	162 DOLORES ST OSWEGO, IL 60543-	24 S BEREMAN RD MONTGOMERY, IL 60538-	60 BRIARCLIFF RD MONTGOMERY, IL 60538-	1135 WOOLLEY RD OSWEGO, IL 60543-	7425 PAVILLION RD YORKVILLE, IL 60560-	44 N BEREMAN RD MONTGOMERY, IL 60538-	Property Address
BOULDER HILL UNIT 26	WORMLEYS CENTURY ESTATES	DOUGLAS HILL SUB	FIELDS OF FARM COLONY SUNRUN	BOULDER HILL UNIT 26	, SHORE HEIGHTS UNIT 2	BOULDER HILL UNIT 6	BOULDER HILL UNIT 13			BOULDER HILL UNIT 15 REUSB	Subdivision
SUNRUN INSTALLATION	SUNRUN INSTALLATION	GNRE SOLAR -SAM EVANS	NSTALLATION	BRIGHT PLANET SOLAR	BRIGHT PLANET SOLAR	SUNRUN	BRIGHT PLANET SOLAR	FREEDOM FOREVER IL LLC	SUNRUN INSTALLATION	REVOLUTION SOLAR, INC.	Contractor Name

Permit Approval Date Report Kendall County

Page 13 of 13 06/01/2023 10:56:55 AM

4/25/2023	5/30/2023	2/9/2023	2/9/2023	2/14/2023	5/2/2023	3/1/2023	3/6/2023	3/13/2023	3/23/2023	3/23/2023	Issue Date	
242023110 24 Solar	242023158 24 Solar	242023025 24 Solar	242023026 24 Solar	242023028 24 Solar	242023115 24 Solar	242023039 24 Solar	242023042 24 Solar	242023045 24 Solar	242023061 24 Solar	242023062 24 Solar	Permit ID Permit Category	:
03-04-181-013 THRASHER JENNIFER	03-08-301-005 BURBRIDGE JAMES O JR	05-08-301-001 WOODWARD JOHN	02-36-400-006 PIEPER RONALD R & KAREN E	03-04-406-003 HURST CAREN L	02-07-100-009 DODD NICHOLAS A LIV TRUST	05-19-100-008 JOHNSON LOIS A REV LVG TRUST	05-03-200-031 TORRES ARNULFO S & RUFINA	06-02-102-002 HANEY RYAN P & THOMAS DANA R	05-03-300-009 BAUER TEMPLIN FAMILY TRUST	03-08-281-005 FOMBY, JANIAL & WALSH, LISA	Parcel Number Owner Name	
33 INGLESHIRE RD MONTGOMERY, IL 60538-	112 LAURIE LN OSWEGO, IL 60543-	7595 E HIGHPOINT RD YORKVILLE, IL 60560-	6520 RESERVATION RD YORKVILLE, IL 60560-	47 WINROCK RD MONTGOMERY, IL 60538-	1286 ELDAMAIN RD PLANO, IL 60545-	9374 LISBON RD YORKVILLE, IL 60560-	8110 B ROUTE 71 YORKVILLE, IL 60560-	6145 SOUTHFIELD LN OSWEGO, IL 60543-	6670 WING RD YORKVILLE, IL 60560-	107 CIRCLE DR MONTGOMERY, IL 60538-	Property Address	
BOULDER HILL UNIT 29	SHORE HEIGHTS UNIT 1			BOULDER HILL UNIT 27		<u>.</u> "		SOUTHFIELD ESTATES			Subdivision	
SUNRUN INSTALLATION	BRS FIELD OPS LLC	SUNRUN INSTALLATION	SUNRUN INSTALLATION	BRIGHT PLANET SOLAR	SUNRUN INSTALLATION	Revolution Solar	SUNRUN INSTALLATION	ALLEY SOLAR ELECTRIC	SUNRUN INSTALLATION	SUNRUN INSTALLATION	Contractor Name	

PLANNING BUILDING & ZONING RECEIPTS 2023

			\$98,898.43	\$4,000.00	\$43,359.62	\$3,428.00	\$48,110.81	YR END TOTAL
\$264,487.95	\$15,184.61							November
\$249,303.34	\$48,857.45							October
\$200,445.89	\$26,794.38							September
\$173,651.51	\$25,754.63							August
\$147,896.88	\$18,978.87							July
\$128,918.01	\$9,828.89							enul
\$119,089.12	\$21,056.55	\$98,898.43	\$25,324.74	\$1,000.00	\$13,102.02	\$50.00	\$11,172.72	May
\$98,032.57	\$16,538.38	\$73,573.69	\$33,177.45	\$1,000.00	\$15,633.11	\$50.00	\$16,494.34	April
\$81,494.19	\$30,294.30	\$40,396.24	\$12,669.20	\$0.00	\$3,441.25	\$1,962.00	\$7,265.95	March
\$51,199.89	\$7,433.47	\$27,727.04	\$3,080.00	\$0.00	\$0.00	\$50.00	\$3,030.00	February
\$43,766.42	\$11,644.18	\$24,647.04	\$8,592.98	\$1,000.00	\$3,162.98	\$50.00	\$4,380.00	January
\$32,122.24	\$32,122.24	\$16,054.06	\$16,054.06	\$1,000.00	\$8,020.26	\$1,266.00	\$5,767.80	December
FY 22	FY 22	FY 23	FY 23	ROADWAY	CASH	FEES	FEES	DATE
IOIAL	MONTHLY	TOTAL	MONTHLY	OFFSITE	LAND-	ZONING	BUILDING	